

STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Statewide

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

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STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Statewide

Summary of Plan by Fund Source

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Fund Source

Fund Source	2026	2027	2028	2029	2030	Total Sources
State	2,262,877,714	1,767,173,064	761,676,705	774,133,078	573,861,568	6,139,722,129
Debt	933,992,172	343,475,000	351,161,250	243,000,000	178,075,300	2,049,703,722
Federal	156,076,250	62,456,344	33,860,389	108,922,351	91,924,111	453,239,445
Other	702,330,047	618,296,123	352,514,241	585,272,500	279,696,295	2,538,109,206
Grand Total	**4,055,276,183**	**2,791,400,531**	**1,499,212,585**	**1,711,327,929**	**1,123,557,274**	**11,180,774,502**



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Statewide

Summary of Plan by Functional Group

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Functional Group

Fund Source	2026	2027	2028	2029	2030	Total Sources
State	**2,262,877,714**	**1,767,173,064**	**761,676,705**	**774,133,078**	**573,861,568**	**6,139,722,129**
Conservation, Natural Resources and Development	744,433,422	67,607,750	75,335,500	67,240,000	65,350,000	1,019,966,672
Correctional and Public Safety	84,167,452	99,136,483	108,328,500	101,589,183	54,500,000	447,721,618
Executive and Administrative	118,117,853	31,822,552	22,090,129	51,291,795	51,289,368	274,611,697
Health and Social Services	10,799,905	928,750	1,177,575	259,250		13,165,480
K-12 Education and Cultural	79,815,361	62,808,000	9,350,000	7,200,000	64,500,000	223,673,361
Regulatory			5,750,000			5,750,000
Senior Institutions and Regional Campuses	893,119,034	703,922,503	330,645,001	278,206,250	228,275,000	2,434,167,788
Technical Colleges	314,493,687	800,797,026	201,000,000	261,346,600	101,547,200	1,679,184,513
Transportation	17,931,000	150,000	8,000,000	7,000,000	8,400,000	41,481,000
Debt	**933,992,172**	**343,475,000**	**351,161,250**	**243,000,000**	**178,075,300**	**2,049,703,722**
Senior Institutions and Regional Campuses	933,992,172	343,475,000	351,161,250	243,000,000	178,075,300	2,049,703,722
Federal	**156,076,250**	**62,456,344**	**33,860,389**	**108,922,351**	**91,924,111**	**453,239,445**
Conservation, Natural Resources and Development	61,559,296	110,000	270,000	520,000	50,000	62,509,296
Executive and Administrative	70,272,283	14,170,094	14,057,664	72,292,601	69,974,111	240,766,753
Health and Social Services	14,271,650	1,286,250	3,532,725	849,750	300,000	20,240,375
Senior Institutions and Regional Campuses	9,973,021	46,890,000				56,863,021
Transportation			16,000,000	35,260,000	21,600,000	72,860,000
Other	**702,330,047**	**618,296,123**	**352,514,241**	**585,272,500**	**279,696,295**	**2,538,109,206**
Conservation, Natural Resources and Development	80,834,470	5,636,750	6,470,000	38,325,000	800,000	132,066,220
Correctional and Public Safety	5,331,024	23,872,243	901,090	1,750,000	776,845	32,631,202
Executive and Administrative	61,004,640	5,010,219	113,103,750	2,188,500	1,309,500	182,616,609
Health and Social Services	5,386,445				200,000	5,586,445
K-12 Education and Cultural	4,601,687	250,001	2,750,001	2,522,000		10,123,689
Regulatory	4,713,209	5,342,015	18,490,150	950,000		29,495,374
Senior Institutions and Regional Campuses	415,085,670	486,036,000	138,900,000	493,277,000	250,609,950	1,783,908,620
Technical Colleges	121,547,902	90,973,895	56,399,250	44,050,000	25,000,000	337,971,047
Transportation	3,825,000	1,175,000	15,500,000	2,210,000	1,000,000	23,710,000
Grand Total	**4,055,276,183**	**2,791,400,531**	**1,499,212,585**	**1,711,327,929**	**1,123,557,274**	**11,180,774,502**



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Statewide

Summary of Plan by Business Area

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
State						
Conservation, Natural Resources and Development	**744,433,422**	**67,607,750**	**75,335,500**	**67,240,000**	**65,350,000**	**1,019,966,672**
Clemson University Public Service and Agriculture			15,000,000			15,000,000
Department of Agriculture	1,500,000	1,000,000		3,000,000		5,500,000
Department of Natural Resources	52,365,832	20,439,500	25,335,500	46,040,000		144,180,832
Department of Parks, Recreation and Tourism	130,967,590	46,168,250	10,000,000	18,200,000	65,350,000	270,685,840
Patriots Point Development Authority			25,000,000			25,000,000
South Carolina State University Public Service and Agriculture	59,600,000					59,600,000
State Ports Authority	500,000,000					500,000,000
Correctional and Public Safety	**84,167,452**	**99,136,483**	**108,328,500**	**101,589,183**	**54,500,000**	**447,721,618**
Department of Corrections	10,326,899	68,783,548	84,390,000	74,250,000	31,500,000	269,250,447
Department of Juvenile Justice	70,200,000	22,000,000	23,530,000	23,000,000	23,000,000	161,730,000
Department of Public Safety	2,400,000	3,352,935		2,444,683		8,197,618
Law Enforcement Training Council	1,240,553		408,500	1,894,500		3,543,553
State Law Enforcement Division		5,000,000				5,000,000
Executive and Administrative	**118,117,853**	**31,822,552**	**22,090,129**	**51,291,795**	**51,289,368**	**274,611,697**
Department of Administration	63,089,945	12,643,562	11,908,678	12,353,781	11,276,796	111,272,762
Department of Veterans' Affairs	8,541,263	10,500,000	1,207,250	30,580,500	30,190,500	81,019,513
Office of Adjutant General	46,486,645	8,678,990	8,974,201	8,357,514	9,822,072	82,319,422
Health and Social Services	**10,799,905**	**928,750**	**1,177,575**	**259,250**		**13,165,480**
Commission for the Blind				57,000		57,000
Department of Public Health		500,000				500,000
Vocational Rehabilitation Department	10,799,905	428,750	1,177,575	202,250		12,608,480
K-12 Education and Cultural	**79,815,361**	**62,808,000**	**9,350,000**	**7,200,000**	**64,500,000**	**223,673,361**
Education Television Commission	33,595,563			4,800,000		38,395,563
Governor's School for Agriculture at John de la Howe	8,600,000	31,300,000	8,850,000	400,000	14,500,000	63,650,000
Governor's School for Science & Mathematics	2,150,000	24,788,000				26,938,000
Governor's School for the Arts and Humanities	11,000,000					11,000,000
School for the Deaf and Blind	11,419,798	6,720,000	500,000	2,000,000	50,000,000	70,639,798

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
State						
State Museum	13,050,000					13,050,000
Regulatory			**5,750,000**			**5,750,000**
Department of Labor, Licensing and Regulation			5,750,000			5,750,000
Senior Institutions and Regional Campuses	**893,119,034**	**703,922,503**	**330,645,001**	**278,206,250**	**228,275,000**	**2,434,167,788**
Clemson University		150,000,000				150,000,000
Coastal Carolina University	24,400,000	39,500,000	4,300,000	12,800,000		81,000,000
College of Charleston	9,682,828	32,700,000				42,382,828
Francis Marion University	53,000,000	5,000,000	3,000,000	3,000,000	3,000,000	67,000,000
Lander University	26,000,000	30,300,002	67,000,000	47,500,000	113,350,000	284,150,002
Medical University of South Carolina	6,500,000					6,500,000
South Carolina State University	115,019,310	8,250,000	40,000,000	32,400,000		195,669,310
The Citadel	70,400,000	76,000,000	95,000,000	53,000,000		294,400,000
University of South Carolina - Aiken	8,350,000	46,000,000	70,000,000			124,350,000
University of South Carolina - Beaufort		30,000,000		30,750,000		60,750,000
University of South Carolina - Columbia	485,000,000	233,900,000				718,900,000
University of South Carolina - Lancaster			10,000,000		5,000,000	15,000,000
University of South Carolina - Salkehatchie	4,000,000	9,800,000			15,000,000	28,800,000
University of South Carolina - Sumter	9,006,900		2,500,001	6,400,000	3,800,000	21,706,901
University of South Carolina - Union		9,480,001	19,000,000			28,480,001
University of South Carolina - Upstate	51,000,000	5,000,000		30,500,000	33,000,000	119,500,000
Winthrop University	30,759,996	27,992,500	19,845,000	61,856,250	55,125,000	195,578,746
Technical Colleges	**314,493,687**	**800,797,026**	**201,000,000**	**261,346,600**	**101,547,200**	**1,679,184,513**
Aiken Technical College	8,150,000	10,700,000	2,500,000			21,350,000
Central Carolina Technical College	12,310,000	104,500,000				116,810,000
Denmark Technical College		59,000,000	20,000,000			79,000,000
Florence-Darlington Technical College		207,851,098	36,500,000			244,351,098
Greenville Technical College	20,055,865	54,000,000		58,000,000	35,000,000	167,055,865

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
State						
Horry-Georgetown Technical College	10,000,000	45,000,000	30,000,000	23,000,000	25,000,000	133,000,000
Midlands Technical College	2,100,000	95,000,000	20,000,000	70,000,000		187,100,000
Northeastern Technical College	3,000,000	3,518,000	22,000,000			28,518,000
Orangeburg-Calhoun Technical College	7,124,662	24,111,000				31,235,662
Piedmont Technical College	27,800,000	18,488,217	37,100,000	32,700,000	9,047,200	125,135,417
Spartanburg Community College	95,055,785	76,020,000				171,075,785
Technical College of the Lowcountry	16,451,647	10,799,132				27,250,779
Tri-County Technical College	8,500,000	11,000,000	4,000,000	32,000,000	10,000,000	65,500,000
Trident Technical College	44,925,728	50,159,579	19,000,000	25,000,000	6,000,000	145,085,307
Williamsburg Technical College	14,520,000	10,650,000				25,170,000
York Technical College	44,500,000	20,000,000	9,900,000	20,646,600	16,500,000	111,546,600
Transportation	**17,931,000**	**150,000**	**8,000,000**	**7,000,000**	**8,400,000**	**41,481,000**
Aeronautics Commission	1,325,000	150,000				1,475,000
Department of Transportation	16,606,000		8,000,000	7,000,000	8,400,000	40,006,000
Total State	**2,262,877,714**	**1,767,173,064**	**761,676,705**	**774,133,078**	**573,861,568**	**6,139,722,129**

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
Debt						
Senior Institutions and Regional Campuses	**933,992,172**	**343,475,000**	**351,161,250**	**243,000,000**	**178,075,300**	**2,049,703,722**
Clemson University		101,000,000	82,500,000	25,000,000	30,000,000	238,500,000
Coastal Carolina University	35,000,000	70,000,000	29,355,000	5,000,000		139,355,000
College of Charleston	155,117,172	172,475,000			108,075,300	435,667,472
Lander University			60,000,000			60,000,000
Medical University of South Carolina				160,000,000	20,000,000	180,000,000
South Carolina State University	79,800,000					79,800,000
University of South Carolina - Columbia	646,575,000		116,500,000	53,000,000		816,075,000
University of South Carolina - Upstate					20,000,000	20,000,000
Winthrop University	17,500,000		62,806,250			80,306,250
Total Debt	**933,992,172**	**343,475,000**	**351,161,250**	**243,000,000**	**178,075,300**	**2,049,703,722**

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
Federal						
Conservation, Natural Resources and Development	**61,559,296**	**110,000**	**270,000**	**520,000**	**50,000**	**62,509,296**
Clemson University Public Service and Agriculture	7,000,000					7,000,000
Department of Natural Resources	14,226,375					14,226,375
Department of Parks, Recreation and Tourism	3,800,401		100,000			3,900,401
South Carolina State University Public Service and Agriculture	36,532,520	110,000	170,000	520,000	50,000	37,382,520
Executive and Administrative	**70,272,283**	**14,170,094**	**14,057,664**	**72,292,601**	**69,974,111**	**240,766,753**
Department of Veterans' Affairs				59,085,000	56,828,571	115,913,571
Office of Adjutant General	70,272,283	14,170,094	14,057,664	13,207,601	13,145,540	124,853,182
Health and Social Services	**14,271,650**	**1,286,250**	**3,532,725**	**849,750**	**300,000**	**20,240,375**
Commission for the Blind				243,000	300,000	543,000
Vocational Rehabilitation Department	14,271,650	1,286,250	3,532,725	606,750		19,697,375
Senior Institutions and Regional Campuses	**9,973,021**	**46,890,000**				**56,863,021**
Coastal Carolina University	5,000,000					5,000,000
South Carolina State University	4,973,021	25,390,000				30,363,021
University of South Carolina - Columbia		21,500,000				21,500,000
Transportation			**16,000,000**	**35,260,000**	**21,600,000**	**72,860,000**
Department of Transportation			16,000,000	35,260,000	21,600,000	72,860,000
Total Federal	**156,076,250**	**62,456,344**	**33,860,389**	**108,922,351**	**91,924,111**	**453,239,445**

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
Other						
Conservation, Natural Resources and Development	**80,834,470**	**5,636,750**	**6,470,000**	**38,325,000**	**800,000**	**132,066,220**
Clemson University Public Service and Agriculture	5,375,000					5,375,000
Department of Agriculture				36,100,000		36,100,000
Department of Natural Resources	12,420,000	1,030,000	550,000	675,000		14,675,000
Department of Parks, Recreation and Tourism	7,525,150	156,750	400,000		300,000	8,381,900
Forestry Commission	45,528,000		20,000			45,548,000
Patriots Point Development Authority	8,986,320					8,986,320
South Carolina State University Public Service and Agriculture	1,000,000	4,450,000	5,500,000	1,550,000	500,000	13,000,000
Correctional and Public Safety	**5,331,024**	**23,872,243**	**901,090**	**1,750,000**	**776,845**	**32,631,202**
Department of Corrections	373,101	17,126,255				17,499,356
Department of Public Safety	1,478,888	800,000	901,090	1,750,000	776,845	5,706,823
Law Enforcement Training Council	308,772	2,030,017				2,338,789
State Law Enforcement Division	3,170,263	3,915,971				7,086,234
Executive and Administrative	**61,004,640**	**5,010,219**	**113,103,750**	**2,188,500**	**1,309,500**	**182,616,609**
Department of Administration	50,604,640	2,260,219	1,400,000	954,000		55,218,859
Department of Veterans' Affairs	400,000	2,750,000	111,703,750	1,234,500	1,309,500	117,397,750
Office of Adjutant General	10,000,000					10,000,000
Health and Social Services	**5,386,445**				**200,000**	**5,586,445**
Commission for the Blind					200,000	200,000
Vocational Rehabilitation Department	5,386,445					5,386,445
K-12 Education and Cultural	**4,601,687**	**250,001**	**2,750,001**	**2,522,000**		**10,123,689**
Education Television Commission	900,000	250,001	2,750,001	2,522,000		6,422,002
Governor's School for Science & Mathematics	534,561					534,561
School for the Deaf and Blind	167,126					167,126
State Museum	3,000,000					3,000,000
Regulatory	**4,713,209**	**5,342,015**	**18,490,150**	**950,000**		**29,495,374**
Department of Employment and Workforce	2,214,981	1,182,015	1,620,150			5,017,146
Department of Labor, Licensing and Regulation	1,148,228	3,250,000	14,250,000	950,000		19,598,228

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
Other						
Department of Motor Vehicles	1,350,000	910,000	2,620,000			4,880,000
Senior Institutions and Regional Campuses	**415,085,670**	**486,036,000**	**138,900,000**	**493,277,000**	**250,609,950**	**1,783,908,620**
Clemson University	12,000,000	215,000,000	25,000,000	30,100,000	20,000,000	302,100,000
Coastal Carolina University	98,450,000	79,500,000		37,000,000		214,950,000
College of Charleston	46,226,729	107,276,000	69,490,000	197,902,000	171,828,700	592,723,429
Francis Marion University	2,600,000					2,600,000
Lander University	1,900,000					1,900,000
Medical University of South Carolina	48,668,738		40,000,000	200,000,000	20,000,000	308,668,738
South Carolina State University	25,500,000	360,000				25,860,000
The Citadel	13,365,200					13,365,200
University of South Carolina - Aiken		4,000,000				4,000,000
University of South Carolina - Beaufort				17,250,000		17,250,000
University of South Carolina - Columbia	153,605,003	76,000,000				229,605,003
University of South Carolina - Upstate	9,170,000				25,000,000	34,170,000
Winthrop University	3,600,000	3,900,000	4,410,000	11,025,000	13,781,250	36,716,250
Technical Colleges	**121,547,902**	**90,973,895**	**56,399,250**	**44,050,000**	**25,000,000**	**337,971,047**
Aiken Technical College	20,578,480					20,578,480
Central Carolina Technical College		20,000				20,000
Denmark Technical College		3,000,000				3,000,000
Florence-Darlington Technical College	20,000		1,000,000			1,020,000
Greenville Technical College	15,520,000	23,000,000	38,000,000	6,050,000	15,000,000	97,570,000
Horry-Georgetown Technical College	7,500,000					7,500,000
Midlands Technical College	7,447,145	5,900,000	7,999,250			21,346,395
Northeastern Technical College			6,400,000			6,400,000
Orangeburg-Calhoun Technical College	823,118	4,014,000				4,837,118
Piedmont Technical College	170,000	23,000,000				23,170,000
Spartanburg Community College	12,812,243					12,812,243
State Board for Technical & Comprehensive Education	40,000					40,000

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Plan by Business Area

Fund Source	2026	2027	2028	2029	2030	Total Sources
Other						
Technical College of the Lowcountry	14,629,500					14,629,500
Tri-County Technical College	26,000,000	20,500,000	3,000,000	38,000,000	10,000,000	97,500,000
Trident Technical College	14,507,416	11,039,895				25,547,311
Williamsburg Technical College	1,500,000	500,000				2,000,000
Transportation	**3,825,000**	**1,175,000**	**15,500,000**	**2,210,000**	**1,000,000**	**23,710,000**
Department of Transportation	3,825,000	1,175,000	15,500,000	2,210,000	1,000,000	23,710,000
Total Other	**702,330,047**	**618,296,123**	**352,514,241**	**585,272,500**	**279,696,295**	**2,538,109,206**



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Statewide

Summary of Proposed Permanent Improvement Projects

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Clemson University Public Service and Agriculture						
Plan Year 2026						
Brody Property Acquisition	1/5				55,000	55,000
US Army Corps of Engineers Land Swap	2/5				20,000	20,000
LPH Land Purchase	3/5				300,000	300,000
Clemson Veterinary Diagnostic Center	4/5			7,000,000	5,000,000	12,000,000
Plan Year 2026 Total				7,000,000	5,375,000	12,375,000
Plan Year 2028						
Extension Education Training Facility - Sandhill	5/5	15,000,000				15,000,000
Plan Year 2028 Total		15,000,000				15,000,000
Clemson University Public Service and Agriculture Total		**15,000,000**		**7,000,000**	**5,375,000**	**27,375,000**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Agriculture						
Plan Year 2026						
Pee Dee State Farmers Market Event Lawn	1/4	1,500,000				1,500,000
Plan Year 2026 Total		1,500,000				1,500,000
Plan Year 2027						
Pee Dee State Farmers Market Warehouse Renovation	2/4	1,000,000				1,000,000
Plan Year 2027 Total		1,000,000				1,000,000
Plan Year 2029						
SC State Farmers Market Redevelopment Project	3/4				36,100,000	36,100,000
Pee Dee State Farmers Market (PDSFM) Redevelopment	4/4	3,000,000				3,000,000
Plan Year 2029 Total		3,000,000			36,100,000	39,100,000
Department of Agriculture Total		**5,500,000**			**36,100,000**	**41,600,000**

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Natural Resources						
Plan Year 2026						
Marlboro - Lake Paul Wallace Dam Repair	1/103	25,000,000			1,000,000	26,000,000
State Lakes - Renovation/ Replacement of Water Cont	2/103				500,000	500,000
Lancaster - Spring Stevens Hatchery Spillway/Water C	3/103	1,200,000				1,200,000
Oconee - Walhalla State Fish Hatchery Renovation [P24-6093]	4/103	10,200,000				10,200,000
Lexington - Hatchery System Feed Storage Building	5/103	500,050				500,050
Beaufort - Turnure House Renovation [P24-6117]	6/103	500,000				500,000
Colleton - Bennett's Point Field Station Renovations [P24-6106]	7/103	394,525		5,925		400,450
Colleton - Bear Island - Mosquito Dike Improvement	8/103	324,000				324,000
Georgetown - Samworth WMA Dirleton House Renovations [P24-6114]	9/103	529,200				529,200
Aiken - Aiken Gopher Tortoise HP Land Acquisition (Korn Tract) [P24-6094]	10/103				1,020,000	1,020,000
Aiken - Gopher Branch HP Land Acquisition (Mixon Tract) [P24-6127]	11/103				70,000	70,000
Aiken - Greystone HP Land Acquisition (CSLT) [P24-6095]	12/103				5,020,000	5,020,000
Calhoun - Congaree Bluffs HP Land Acquisition (Creech)	13/103				20,000	20,000
Charleston - Botany Bay HP Land Acquisition (TT)	14/103				20,000	20,000
Charleston - Fort Lamar Heritage Preserve Land Acquisition (CCPRC)	15/103				20,000	20,000
Charelston - Botany Bay HP/WMA Land Donation (Ocella Creek) [P24-6113]	16/103				20,000	20,000
Chester - Landsford Canal WMA Land Donation (OSI) [P24-6020]	17/103				20,000	20,000
Colleton - Crosby Oxypolis HP Land Acquisition (Williams)	18/103				20,000	20,000
Colleton - St Helena Sound HP/ WMA Land Acquisition (SFI-M)	19/103	20,000				20,000
Colleton - Saint Helena Sound WMA Land Acquisition (S Fenwick Isl-Wise)	20/103			20,000		20,000
Edgefield - Horse Creek HP Land Acquisition (A)	21/103				20,000	20,000

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Natural Resources						
Plan Year 2026						
Florence - Woodbury HP/WMA Addition Land Acquisition (Snow's Island) [P24-6112]	22/103			8,500,000	1,520,000	10,020,000
Florence - Woodbury WMA Land Acquisition (River Forks) [P24-6109]	23/103			2,950,000	20,000	2,970,000
Greenville - Bunched Arrowhead HP Land Acquisition (Shelton) [P24-6122]	24/103				120,000	120,000
Greenville - Cedar Mountain HP/ WMA Land Acquisition (Bramlett-NLT) [P24-6065]	25/103				1,520,000	1,520,000
Greenville - North Saluda River WMA Land Donation (NLT)	26/103	20,000				20,000
Greenville - North Saluda Trout Access Land Acquisition (Addition A)	27/103				20,000	20,000
Greenville - North Saluda Trout Access Land Acquisition (Addition B)	28/103	20,000				20,000
Greenville - North Saluda Trout Access Land Acquisition (Addition C)	29/103	20,000				20,000
Greenville - North Saluda Trout Access Land Acquisition (Addition D)	30/103	20,000				20,000
Greenville - North Saluda Trout Access Land Acquisition (Addition E)	31/103	20,000				20,000
Greenville - Middle South Saluda Trout Access Land Acquisition (Addition A)	32/103	20,000				20,000
Georgetown - Cecil Green Mountain HP Land Acquisition (AC)	33/103	20,000				20,000
Hampton - Palachucola WMA Land Acquisition (Webb-Drew)	34/103				20,000	20,000
Horry - Lewis Ocean Bay HP/WMA Land Acquisition (WT)	35/103				20,000	20,000
Horry - Little Pee Dee HP Land Acquisition (Addition A)	36/103				20,000	20,000
Horry - Little Pee Dee HP Land Acquisition (GI)	37/103	20,000				20,000
Horry - Waccamaw River HP/WMA Land Acquisition (Addition A)	38/103				20,000	20,000
Horry - Waccamaw River HP/WMA Land Acquisition (Addition B)	39/103				20,000	20,000
Horry - Waccamaw River HP/WMA Land Acquisition (OSI-4 Parcels)	40/103				60,000	60,000
Horry - Waccamaw River HP/WMA Land Acquisition (River Oaks)	41/103				20,000	20,000
Jasper - Coosawhatchie HP/WMA Land Acquisition VIII (TNC-Bigby)	42/103			1,800,000		1,800,000

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Natural Resources						
Plan Year 2026						
Jasper - Coosawhatchie HP/WMA Land Acquisition Part IX (SP)	43/103				20,000	20,000
Lancaster - Catawba WMA Land Acquisition (BT)	44/103	20,000				20,000
Lexington - Congaree Creek HP Land Acquisition (SB)	45/103				20,000	20,000
Lexington - Shealy's Pond HP Land Acquisition	46/103				20,000	20,000
Marion - Marsh WMA Land Acquisition (Waterfront Preservation) [P24-6097]	47/103	270,000		750,000		1,020,000
Oconee - Chauga River Land Acquisition (Addition A)	48/103	60,000				60,000
Oconee - Chauga River Land Acquisition (Addition B)	49/103	60,000				60,000
Pickens - Brown Mountain/Grassy Knob HP/WMA Land Acquisition (NLT)	50/103				20,000	20,000
Pickens - Jocassee Gorges HP/ WMA Land Acquisition (His Way) [P24-6115]	51/103				495,000	495,000
Pickens - Pickens Dove Field Expansion (Bagwell)	52/103	20,000				20,000
Pickens - South Saluda River WMA Land Acquisition (W)	53/103	30,000				30,000
Richland - Wateree River WMA Land Acquisition (Goodwill)	54/103	20,000				20,000
Sumter/Lee - Bobwhite Hills WMA Land Acquisition (Player Tract) [P24-6099]	55/103				715,000	715,000
Colleton - McKenzie Field Station Renovations [P24-6116]	56/103	200,000		200,450		400,450
Charleston - CCEHBR Building Demolition [P24-6104]	57/103	1,452,040				1,452,040
Lexington - Bundrick Island Dock Replacement	58/103	550,512				550,512
Charleston - Ft. Johnson Mechanical Infrastructure Renovations [P24-6070]	59/103	9,419,633				9,419,633
Charleston - Ft. Johnson Historic House Renovations [P24-6079]	60/103	1,435,872				1,435,872
Plan Year 2026 Total		52,365,832		14,226,375	12,420,000	79,012,207
Plan Year 2027						
Chester - Mountain Lakes Dams 1 & 2 Maintenance	61/103	950,000				950,000
Barnwell - Lake Edgar Brown Water Exchange Improvement	62/103	1,555,500				1,555,500

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Natural Resources						
Plan Year 2027						
Lexington - Cohen Campbell Hatchery - Renovations and Impoundment Repair	63/103	2,600,000				2,600,000
Barnwell - Barnwell State Fish Hatchery Restoration [P24-6045]	64/103	3,200,000				3,200,000
Charleston - Ft Johnson Fire Alarm & Sprinkler Replacements	65/103	330,000				330,000
Berkeley - Dennis Wildlife Center - Administration Building Renovation	66/103	3,000,000				3,000,000
Berkeley - Dennis Center - Replace Regional Workshop	67/103	3,000,000				3,000,000
Charleston - Botany Bay WMA Shop Construction	68/103				700,000	700,000
Charleston - Santee Coastal WMA Murphy Island Dock	69/103				260,000	260,000
Chesterfield - Cheraw Fish Hatchery Renovation	70/103	1,235,000				1,235,000
Georgetown - Samworth WMA - Big Field Dike Renovation	71/103	1,200,000				1,200,000
Oconee - Walhalla Hatchery Bunk House Renovation	72/103	360,000				360,000
Newberry - Belfast WMA Roof Replacement Main House	73/103	250,000				250,000
Richland - Wateree River HP/WMA Pond Impoundment Rehabilitation	74/103	2,100,000				2,100,000
Aiken - Jackson Branch HP/WMA Land Acquisition	75/103				50,000	50,000
Barnwell - Barnwell Office Renovations [P24-6119]	76/103	230,000				230,000
Florence-Lynches River Scenic WMA Land Acquisition (Humphries) [P24-6103]	77/103	429,000				429,000
Lancaster - Flat Creek Public Dove Field (HGM) [P24-6055]	78/103				20,000	20,000
Plan Year 2027 Total		20,439,500			1,030,000	21,469,500
Plan Year 2028						
Chester - Lake Oliphant Dam Maintenance	79/103	950,000				950,000
Beaufort - Replace Waddell Mariculture Center Pumphouse	80/103	2,900,000				2,900,000
Berkeley - Dennis Wildlife Center Hatchery Maintenance	81/103	13,865,500				13,865,500
Lexington - Cohen Campbell Hatchery - Renovate Production Ponds	82/103	1,500,000				1,500,000

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Natural Resources						
Plan Year 2028						
Hampton - Hamilton Ridge Historic House Renovation	83/103	3,000,000				3,000,000
Lexington - Hatchery Coordination - Grass Carp Testing Lab	84/103	500,000				500,000
Lexington - Renovate Styx Receiving Compound	85/103	2,500,000				2,500,000
Richland - Wateree River HP Road Culvert Colonel Creek	86/103				450,000	450,000
Horry - Lewis Ocean Bay HP Land Donation - Mitigation (BB)	87/103				20,000	20,000
Greenville - Bunched Arrowhead HP Land Acquisition (R)	88/103	20,000				20,000
Hampton - Duckfield Plantation WMA Land Acquisition	89/103	20,000				20,000
Lancaster - Forty Acre Rock HP Mitigation Land Donation (HGM Tract 3) [P24-6064]	90/103				20,000	20,000
Lancaster - Forty Acre Rock HP Mitigation Land Donation (HGM Tract 4) [P24-6076]	91/103				20,000	20,000
Lancaster - Liberty Hill WMA Land Acquisition (WH)	92/103	20,000				20,000
Lancaster/Kershaw - Liberty Hill WMA Land Acquisition (TCF-BH)	93/103	20,000				20,000
Lexington - Peachtree Rock HP Land Acquisition (PR)	94/103	20,000				20,000
Marion - Little Pee Dee HP Land Acquisition (GF)	95/103				20,000	20,000
Marion - Little Pee Dee HP Land Acquisition (OMT)	96/103				20,000	20,000
Marion - Little Pee Dee HP Land Acquisition (SM)	97/103	20,000				20,000
Plan Year 2028 Total		25,335,500			550,000	25,885,500
Plan Year 2029						
Charleston - Battleground Trust Land Donation (Ft Johnson COC)	98/103	20,000				20,000
Charleston - Battleground Trust Land Donation (Ft Johnson MUSC)	99/103	20,000				20,000
Fort Johnson Multi Agency Facility	100/103	45,000,000				45,000,000
Hampton - Lake Warren Dam Maintenance	101/103	1,000,000				1,000,000
Union - Lake Long Fishing Piers	102/103				425,000	425,000
Lexington - Congaree Creek HP Workshop	103/103				250,000	250,000

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Natural Resources						
Plan Year 2029						
Plan Year 2029 Total		46,040,000			675,000	46,715,000
Department of Natural Resources Total		**144,180,832**		**14,226,375**	**14,675,000**	**173,082,207**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Parks, Recreation and Tourism						
Plan Year 2026						
Venues at Arsenal Hill Improvements	1/69	18,225,000			1,775,000	20,000,000
Cheraw State Park Cabins	2/69	1,600,000		2,500,000		4,100,000
Paving Agreement with SCDOT	3/69	8,500,000			1,670,000	10,170,000
Charles Towne Landing Puma Habitat Replacement	4/69	500,000			720,999	1,220,999
Welcome Center Rebuild - North Augusta	5/69	9,434,951				9,434,951
Blacksburg Welcome Center Rebuild and Beautification	6/69	8,000,000				8,000,000
Ramsey Grove Duck Impoundments	7/69	500,000				500,000
Statewide Dam Spillway Repairs	8/69	8,250,000				8,250,000
Day-use Restroom Renovations	9/69	2,000,000				2,000,000
Lake Greenwood Campground Improvements	10/69	250,000				250,000
Campground Bathhouse Improvements	11/69	4,000,000				4,000,000
Hampton Plantation Boardwalk and Dock	12/69	500,000				500,000
Repair Kayak Launch at Aiken	13/69	300,000				300,000
Restoration of 1930's CCC Structures	14/69	12,000,000				12,000,000
Pine Island Facility Enhancements	15/69	4,735,000				4,735,000
Misty Lake Facility Enhancements	16/69	4,000,000				4,000,000
Dearborn New Park Development	17/69	5,000,000				5,000,000
Ramsey Grove New Park Development	18/69	10,010,000				10,010,000
Statewide Property Acquisition - Phase 1	19/69	10,000,000				10,000,000
May Forest New Park Development	20/69	7,530,000				7,530,000
Property Acquisition - Caesars Headwaters	21/69	20,000			1,000,000	1,020,000
Paris Mountain McJunkin Property Purchase	22/69	1,000,000			20,000	1,020,000
Calhoun Falls State Park Marina Replacement	23/69	2,350,000				2,350,000
Edisto Beach State Park Bank Stabilization	24/69	42,876		300,401	184,151	527,428
Nisbet Tract Donation	25/69	20,000				20,000
Black River New Park Development	26/69	9,500,991				9,500,991

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Parks, Recreation and Tourism						
Plan Year 2026						
Croft State Park - Boy Scouts / Equestrian	27/69	750,000				750,000
New Park Staff Housing Renovations	28/69	550,000				550,000
Blackstock Plantation Construction Donation	29/69	1,338,772				1,338,772
Property Acquisition - Wingard - Pipsissewa Passage	30/69	20,000			1,000,000	1,020,000
Property Acquisition – Glassy Mountain Foothills	31/69	20,000		1,000,000		1,020,000
Property Acquisition – Hutto Tract	32/69	20,000			155,000	175,000
Cheraw State Park Boardwalk	33/69				1,000,000	1,000,000
Plan Year 2026 Total		130,967,590		3,800,401	7,525,150	142,293,141
Plan Year 2027						
Ranger Residence Renovations	34/69	1,500,000				1,500,000
Hunting Island State Park Cabins	35/69	10,000,000				10,000,000
Water System Upgrades	36/69	2,000,000				2,000,000
Wastewater System Upgrades	37/69	2,000,000				2,000,000
Table Rock Nature Center Deck	38/69	343,250			156,750	500,000
Build Park Office at Lake Wateree SP	39/69	350,000				350,000
Build Park Office at Goodale SP	40/69	350,000				350,000
Cabin Upgrades	41/69	14,000,000				14,000,000
Camper Cabins	42/69	3,525,000				3,525,000
Hickory Knob Upgrades	43/69	3,000,000				3,000,000
Asbestos/Mold/Mildew Remediation - Phase 6	44/69	1,000,000				1,000,000
Campground Upgrades/Full Service Sites - Phase 1	45/69	3,000,000				3,000,000
SCPRT Support Center Improvements	46/69	3,600,000				3,600,000
Mountain Laurel Campground Upgrades	47/69	1,500,000				1,500,000
Plan Year 2027 Total		46,168,250			156,750	46,325,000
Plan Year 2028						
Welcome Center Rebuild - Little River	48/69	6,000,000				6,000,000

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Parks, Recreation and Tourism						
Plan Year 2028						
Kings Mountain CCC Bathhouse Renovation	49/69	4,000,000				4,000,000
LWCF Boardwalk Repairs - Lake Juniper (Cheraw SP)	50/69			100,000	100,000	200,000
Fairplay Welcome Center Wastewater Treatment Plant	51/69				300,000	300,000
Plan Year 2028 Total		10,000,000		100,000	400,000	10,500,000
Plan Year 2029						
State Lake Management	52/69	3,000,000				3,000,000
Shoreline Stabilization - Part 2	53/69	5,950,000				5,950,000
Welcome Center Rebuild - Landrum	54/69	5,000,000				5,000,000
Statewide Dam Spillway Repairs II	55/69	3,750,000				3,750,000
CTL Animal Forest: Shorebird Netting Replacement	56/69	250,000				250,000
CTL Animal Forest: Turkey Exhibit Netting Replacement	57/69	250,000				250,000
Plan Year 2029 Total		18,200,000				18,200,000
Plan Year 2030						
Historic Homes Repair/Renovations, Statewide	58/69	10,000,000				10,000,000
Habitat Restoration	59/69				300,000	300,000
Statewide Trail Improvements and Repairs	60/69	500,000				500,000
Myrtle Beach Pier	61/69	3,000,000				3,000,000
Hickory Knob Pro Shop Renovation	62/69	500,000				500,000
Lake Wateree State Park Campground Upgrades	63/69	2,000,000				2,000,000
Build Park Office at Sadlers Creek State Park	64/69	350,000				350,000
Colonial Dorchester Visitor's Center	65/69	3,000,000				3,000,000
Lake Warren Park Improvements	66/69	1,000,000				1,000,000
Edisto Beach State Park Beach Restoration	67/69	12,500,000				12,500,000
Huntington Beach State Park Beach Restoration	68/69	12,500,000				12,500,000
Hunting Island State Park Beach Restoration	69/69	20,000,000				20,000,000
Plan Year 2030 Total		65,350,000			300,000	65,650,000

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Department of Parks, Recreation and Tourism						
Department of Parks, Recreation and Tourism Total		**270,685,840**		**3,900,401**	**8,381,900**	**282,968,141**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Forestry Commission						
Plan Year 2026						
Buckfield Project	1/5				8,050,000	8,050,000
Beech Hill Project	2/5				4,045,000	4,045,000
Lost Creek Project	3/5				1,433,000	1,433,000
Chelsea Plantation	4/5				32,000,000	32,000,000
Plan Year 2026 Total					45,528,000	45,528,000
Plan Year 2028						
Millaree Project	5/5				20,000	20,000
Plan Year 2028 Total					20,000	20,000
Forestry Commission Total					**45,548,000**	**45,548,000**

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
Patriots Point Development Authority						
Plan Year 2026						
Pier Repairs	1/4				986,320	986,320
Laffey Dry Dock	2/4				3,000,000	3,000,000
USS Yorktown Remediation	3/4				5,000,000	5,000,000
Plan Year 2026 Total					8,986,320	8,986,320
Plan Year 2028						
Patriots Point Gift Shop Building	4/4	25,000,000				25,000,000
Plan Year 2028 Total		25,000,000				25,000,000
Patriots Point Development Authority Total		**25,000,000**			**8,986,320**	**33,986,320**

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
South Carolina State University Public Service and Agriculture						
Plan Year 2026						
Camp Harry E. Daniels Redevelopment Project (Calhoun County)	1/16	20,000,000		14,000,000		34,000,000
Ag Research and Education Center (AREC)	2/16			7,532,520		7,532,520
Animal Research and Education Center	3/16	20,000,000				20,000,000
Building Renovation (Catawba Region)	4/16			30,000	1,000,000	1,030,000
Midlands Cluster (Cayce Facility) Renovations	5/16			14,570,000		14,570,000
Olar Research & Extension Farm Expansion	6/16	19,600,000		400,000		20,000,000
Plan Year 2026 Total		59,600,000		36,532,520	1,000,000	97,132,520
Plan Year 2027						
Facility Acquisition (Orangeburg County)	7/16			45,000	1,475,000	1,520,000
Facility Acquisition (Santee-Wateree Region)	8/16			45,000	1,475,000	1,520,000
Facility Acquisition (Greenville)	9/16			20,000	1,500,000	1,520,000
Plan Year 2027 Total				110,000	4,450,000	4,560,000
Plan Year 2028						
Building Renovation (Orangeburg)	10/16			50,000	1,000,000	1,050,000
Building Renovation (Santee-Wateree)	11/16			50,000	1,000,000	1,050,000
Facility Acquisition (Beaufort County)	12/16			20,000	2,500,000	2,520,000
Building Renovation (Greenville)	13/16			50,000	1,000,000	1,050,000
Plan Year 2028 Total				170,000	5,500,000	5,670,000
Plan Year 2029						
Building Renovation (Beaufort County)	14/16			500,000	50,000	550,000
Facility Acquisition (Greenwood)	15/16			20,000	1,500,000	1,520,000
Plan Year 2029 Total				520,000	1,550,000	2,070,000
Plan Year 2030						
Building Renovation (Greenwood)	16/16			50,000	500,000	550,000
Plan Year 2030 Total				50,000	500,000	550,000
South Carolina State University Public Service and Agriculture Total		**59,600,000**		**37,382,520**	**13,000,000**	**109,982,520**

Summary of Proposed Permanent Improvement Projects

Conservation, Natural Resources and Development	Rank	State	Debt	Federal	Other	Total Sources
State Ports Authority						
Plan Year 2026						
Navy Base Intermodal Facility	1/1	500,000,000				500,000,000
Plan Year 2026 Total		500,000,000				500,000,000
State Ports Authority Total		**500,000,000**				**500,000,000**

Summary of Proposed Permanent Improvement Projects

Correctional and Public Safety	Rank	State	Debt	Federal	Other	Total Sources
Department of Corrections						
Plan Year 2026						
Add Icon System at Turbeville CI. Remini Dorm	1/38	2,000,000				2,000,000
Kershaw CI - 2 Chiller & Cooling Tower Replacement	2/38	3,000,000				3,000,000
Add Icon System to 7 Institutional Lock-Up Dorms	3/38	2,000,000				2,000,000
Statewide Roofing Replace and Repair	4/38	2,500,000				2,500,000
Kirkland CI - Replace Shingles on 7 Housing Units	5/38	826,899			373,101	1,200,000
Plan Year 2026 Total		10,326,899			373,101	10,700,000
Plan Year 2027						
Roof Replacing and Repair, Kirkland and Broad River CI. Admin and Support Buildings.	6/38	15,000,000				15,000,000
Add 256 Bed Housing Unit to Broad River Complex	7/38	35,000,000				35,000,000
Replacement of Underground High Voltage Cables and Transformers at Lieber, McCormick and Evans CI.	8/38	8,500,000				8,500,000
Statewide Roofing	9/38	8,000,000				8,000,000
TygerRiver CI Lower Yard - Lockup Replace Roof	10/38				2,000,000	2,000,000
Perimeter Road Security Fence	11/38				400,000	400,000
Lee Engineering Room Upgrades	12/38	2,283,548				2,283,548
Lieber CI - Kitchen Floor Resurface	13/38				226,255	226,255
Methane Recapture Project	14/38				14,500,000	14,500,000
Plan Year 2027 Total		68,783,548			17,126,255	85,909,803
Plan Year 2028						
Add 256 bed housing unit to Broad River Complex	15/38	35,000,000				35,000,000
Manning CI - Add HVAC to Tunnel	16/38	10,000,000				10,000,000
Kirkland CI Training Trailer Replacement	17/38	2,000,000				2,000,000
Wateree CI Waste Water Treatment Plant Upgrade	18/38	15,000,000				15,000,000
Major Maintenance and Repairs	19/38	8,000,000				8,000,000
Lee Lockup Slider Door Replacement	20/38	2,000,000				2,000,000

Summary of Proposed Permanent Improvement Projects

Correctional and Public Safety	Rank	State	Debt	Federal	Other	Total Sources
Department of Corrections						
Plan Year 2028						
Razor wire replacement of perimeter fence interior top and dog run at 19 institutions.	21/38	6,390,000				6,390,000
MacDougall CI - Demolish and Rebuild Palmer Building	22/38	6,000,000				6,000,000
Plan Year 2028 Total		84,390,000				84,390,000
Plan Year 2029						
Add 256 Housing Unit to Broad River Complex	23/38	35,000,000				35,000,000
Mech. & Elect. Equipment Upgrades & Replacements	24/38	6,000,000				6,000,000
General Maintenance-Fire alarm Replacement	25/38	9,000,000				9,000,000
Tyger River CI. Wastewater Treatment Plant Upgrade	26/38	15,000,000				15,000,000
Renovations at the Central Inmate Bus Terminal	27/38	1,250,000				1,250,000
Academy Range Training Facility	28/38	2,000,000				2,000,000
Camille Mental Health Therapy Class Room	29/38	2,250,000				2,250,000
Broad River Mental Health Therapy Class Room	30/38	2,250,000				2,250,000
Tyger River Range House	31/38	500,000				500,000
Regional Office - Turbeville	32/38	600,000				600,000
CERT Building Lieber	33/38	400,000				400,000
Plan Year 2029 Total		74,250,000				74,250,000
Plan Year 2030						
Major Maintenance and Repair	34/38	8,000,000				8,000,000
Security/Detention Systems & Equipment	35/38	5,000,000				5,000,000
General Maintenance - Roofing	36/38	2,500,000				2,500,000
General Maintenance - Floor Repairs/Replacements	37/38	1,000,000				1,000,000
Wateree CI Waste Water Treatment Plant Upgrade	38/38	15,000,000				15,000,000
Plan Year 2030 Total		31,500,000				31,500,000
Department of Corrections Total		**269,250,447**			**17,499,356**	**286,749,803**

Summary of Proposed Permanent Improvement Projects

Correctional and Public Safety	Rank	State	Debt	Federal	Other	Total Sources
Department of Juvenile Justice						
Plan Year 2026						
SCDJJ Infirmary	1/38	15,000,000				15,000,000
MEDC (BRRC) Additional Roof Replacements	2/38	3,675,000				3,675,000
MEDC Gatehouse Replacement	3/38	2,000,000				2,000,000
DJJ Kitchen and Laundry Building Replacements	4/38	6,500,000				6,500,000
UEDC & CEDC Safety and Security Upgrades	5/38	8,000,000				8,000,000
Emergency Security Renovations	6/38	12,500,000				12,500,000
Birchwood High School Renovation	7/38	8,000,000				8,000,000
Air Handler Replacements at UEC, CEC, and JDC Annex	8/38	3,000,000				3,000,000
Interior Fencing for MEDC	9/38	4,000,000				4,000,000
Wellness Center Roof	10/38	1,000,000				1,000,000
JDC Sallyport Improvements	11/38	1,700,000				1,700,000
Demolish Buildings	12/38	1,825,000				1,825,000
Convert Laurel to Evaluation Center	13/38	3,000,000				3,000,000
Plan Year 2026 Total		70,200,000				70,200,000
Plan Year 2027						
Dispatch Building Replacement	14/38	5,000,000				5,000,000
Demolish Buildings	15/38	4,000,000				4,000,000
New Administration Building	16/38	5,000,000				5,000,000
CIOC Renovation	17/38	3,250,000				3,250,000
Paving Repairs and Resurfacing	18/38	4,000,000				4,000,000
Tree Removal for Security	19/38	750,000				750,000
Plan Year 2027 Total		22,000,000				22,000,000
Plan Year 2028						
Building Access Control	20/38	280,000				280,000
Major Maintenance and Repairs	21/38	3,000,000				3,000,000
Demolish Buildings	22/38	4,000,000				4,000,000
Records/Storage Building	23/38	4,000,000				4,000,000
HVAC Replacements	24/38	2,000,000				2,000,000
New Warehouse	25/38	7,000,000				7,000,000

Summary of Proposed Permanent Improvement Projects

Correctional and Public Safety	Rank	State	Debt	Federal	Other	Total Sources
Department of Juvenile Justice						
Plan Year 2028						
Additional Security Fencing	26/38	3,000,000				3,000,000
Roof Replacement for CEC	27/38	250,000				250,000
Plan Year 2028 Total		23,530,000				23,530,000
Plan Year 2029						
Emergency Generator Replacement	28/38	2,500,000				2,500,000
Demolish Buildings	29/38	3,000,000				3,000,000
General Maintenance-Fire Alarm Replacements	30/38	7,000,000				7,000,000
Remodel Old R&E Gym For Storage	31/38	1,500,000				1,500,000
Remodel Moultrie Building	32/38	4,000,000				4,000,000
PSO Building Replacement	33/38	5,000,000				5,000,000
Plan Year 2029 Total		23,000,000				23,000,000
Plan Year 2030						
Major Maintenance and Repairs	34/38	3,000,000				3,000,000
Maintenance/Support Services Building	35/38	7,000,000				7,000,000
Safety and Security Upgrades	36/38	5,000,000				5,000,000
Camp Upgrades	37/38	5,000,000				5,000,000
BRRC Perimeter Upgrade	38/38	3,000,000				3,000,000
Plan Year 2030 Total		23,000,000				23,000,000
Department of Juvenile Justice Total		**161,730,000**				**161,730,000**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Correctional and Public Safety	Rank	State	Debt	Federal	Other	Total Sources
Department of Public Safety						
Plan Year 2026						
DPS/DMV Headquarters Parking Lot Expansion	1/9				1,478,888	1,478,888
DMV Headquarters Ground Floor HVAC Renovation	2/9	2,400,000				2,400,000
Plan Year 2026 Total		2,400,000			1,478,888	3,878,888
Plan Year 2027						
DPS Headquarters 300 Ton Chiller Replacement - 2	3/9				800,000	800,000
DMV Headquarters Air Handler/ Controls Replacements	4/9	3,352,935				3,352,935
Plan Year 2027 Total		3,352,935			800,000	4,152,935
Plan Year 2028						
DPS Headquarters 70-Ton Chiller Replacement	5/9				401,090	401,090
Highway Patrol Facilities Statewide Paving	6/9				500,000	500,000
Plan Year 2028 Total					901,090	901,090
Plan Year 2029						
DMV Headquarters First Floor HVAC Renovation	7/9	2,444,683				2,444,683
DPS/DMV Passenger Elevator Upgrades	8/9				1,750,000	1,750,000
Plan Year 2029 Total		2,444,683			1,750,000	4,194,683
Plan Year 2030						
DPS/DMV Warehouse HVAC replacement	9/9				776,845	776,845
Plan Year 2030 Total					776,845	776,845
Department of Public Safety Total		**8,197,618**			**5,706,823**	**13,904,441**

Summary of Proposed Permanent Improvement Projects

Correctional and Public Safety	Rank	State	Debt	Federal	Other	Total Sources
Law Enforcement Training Council						
Plan Year 2026						
Renovate North and West Dorm Restrooms	1/5	1,240,553			308,772	1,549,325
Plan Year 2026 Total		1,240,553			308,772	1,549,325
Plan Year 2027						
Renovate East Dorm Restrooms and Replace HVAC System	2/5				1,752,292	1,752,292
Water Heater Replacements	3/5				277,725	277,725
Plan Year 2027 Total					2,030,017	2,030,017
Plan Year 2028						
Weapons Range Roof Replacements	4/5	408,500				408,500
Plan Year 2028 Total		408,500				408,500
Plan Year 2029						
Air Handler and Fan Coil Replacements	5/5	1,894,500				1,894,500
Plan Year 2029 Total		1,894,500				1,894,500
Law Enforcement Training Council Total		**3,543,553**			**2,338,789**	**5,882,342**

Summary of Proposed Permanent Improvement Projects

Correctional and Public Safety	Rank	State	Debt	Federal	Other	Total Sources
State Law Enforcement Division						
Plan Year 2026						
CJIS HVAC Replacement	1/9				454,678	454,678
Headquarters Cyber Remodel	2/9				2,110,585	2,110,585
Aviation Facility - Land Acquisition	3/9				20,000	20,000
Pee Dee Generator	4/9				250,000	250,000
Forensics Lab Air Compressor	5/9				125,000	125,000
Replace Energy Management System	6/9				210,000	210,000
Plan Year 2026 Total					3,170,263	3,170,263
Plan Year 2027						
4416 Cooling Tower	7/9				200,000	200,000
CJIS Roof	8/9				390,500	390,500
Aviation Facility - Construction	9/9	5,000,000			3,325,471	8,325,471
Plan Year 2027 Total		5,000,000			3,915,971	8,915,971
State Law Enforcement Division Total		**5,000,000**			**7,086,234**	**12,086,234**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Department of Administration						
Plan Year 2026						
D50-6174 Columbia Mills Building - Energy Savings Performance Contract	1/88				15,050,000	15,050,000
Sumter Street Building - Roof Replacement	2/88	720,000				720,000
Calhoun and Supreme Court Office Space Renovations	3/88				1,641,410	1,641,410
SC Archives & History Building - Clean Steam Boiler Replacement	4/88	460,000				460,000
D50-6112 Wade Hampton Building - Flooring Repair and Replacement Annualized	5/88	767,983				767,983
D50-6181 Supreme Court Building First and Second Floor Carpet Replacement	6/88				487,500	487,500
SC Data Center - Parking Lot Repairs and Resurfacing	7/88	340,000				340,000
D50-6158 SC Data Center - Replace UPS A-Side Modules and Battery String	8/88				2,953,219	2,953,219
D50-6139 State Fleet - Construct New Pole Building	9/88				924,197	924,197
D50-6179 Assembly Street Parking Deck - Elevator Modernization	10/88	56,470			430,809	487,279
D50-6166 Columbia Mills Building - SCCRR&MM Gist Gallery Renovation	11/88				300,000	300,000
Dennis Building Swing Space Upfit	12/88				300,000	300,000
Wade Hampton Window Refurbishment or Replacement	13/88	4,900,000				4,900,000
Calhoun Building Flooring Replacement	14/88	435,030				435,030
McEachern Parking Reinforcement & Restriping	15/88	500,000			96,481	596,481
SC Data Center - Replace ATS #3 & #7 and Emergency Breaker Retrofit	16/88				840,000	840,000
SC Data Center - Replace CRAC Units 3, 8, 7 & 9	17/88				685,000	685,000
D50-6103 SC State House - VAV Replacement, HVAC Controls & AHU #1 Re-Build	18/88	3,338,477			126,024	3,464,501
Federal Surplus - Replace Federal Surplus Warehouse	19/88				10,910,000	10,910,000
Brown Building - HVAC Pumps Replacement Project	20/88	290,000				290,000
Supreme Court Pump Replacement	21/88	285,000				285,000

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Department of Administration						
Plan Year 2026						
State Library Building - Plaza Deck Repairs	22/88	650,000				650,000
Supreme Court Bathroom Renovations	23/88	400,000				400,000
State Owned Buildings Security Upgrades	24/88	24,000,000				24,000,000
Mills/Jarrett Elevator Modernization	25/88	308,985				308,985
Laurel Street Warehouse - Electrical Panelboards & Switchboard Replacement	26/88	338,000				338,000
Columbia Mills SCSM 1st and 4th Floor Buildout	27/88	5,000,000				5,000,000
SCSM Reimagine the Experience Permanent Gallery Improvement	28/88	20,000,000				20,000,000
Security Alarm System & Wayfinding Emergency Public Announcement System	29/88	300,000				300,000
D50-6094 Dennis Building - Attorney General's Office 1st, 2nd, & 3rd Floor Densification	30/88				15,000,000	15,000,000
Columbia Mills Generator Replacement Project	31/88				363,000	363,000
Mills/Jarrett Repave Parking Lot	32/88				497,000	497,000
Plan Year 2026 Total		63,089,945			50,604,640	113,694,585
Plan Year 2027						
Sumter St Brick Wall Repointing East, South, West	33/88	650,000				650,000
FM Energy Facility Generator Addition	34/88	1,600,000				1,600,000
Gressette Building Replace VAVs, Ductwork, and Penthouse AHU Supply Fans	35/88	754,000				754,000
Senate Street Lodge Replace Roof	36/88				400,000	400,000
Supreme Court Replace Lower Roof	37/88	450,000				450,000
State Library Replace Sanitary Sewer Drains	38/88	250,000				250,000
Dennis Building 1st Floor AHU, VAVs and Water Line, Lighting and Ceiling Tiles	39/88	1,800,744				1,800,744
Dennis Bldg 2nd and 3rd Floor HVAC and Water Lines	40/88	1,500,000				1,500,000
Sumter Street Parking Lot Resurfacing	41/88	400,000				400,000

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Department of Administration						
Plan Year 2027						
State House Passenger Elevators Modernization	42/88	900,000				900,000
Laurel Street Warehouse Parking Lot Resurfacing	43/88				750,000	750,000
Blatt Building VAVs, Ceiling, Lights & Carpet Fl 2 (Annualized)	44/88	1,200,000				1,200,000
SC Data Center - Replace CRAC Units 2, 6, 10 & 11	45/88				500,000	500,000
State House Rebuild AHUs #4-#9	46/88	1,199,037			560,219	1,759,256
Calhoun Hallway Lighting & Interlocking Ceiling	47/88	300,000				300,000
Mills/Jarrett Mills Roof Replacement	48/88	200,000			50,000	250,000
State House Steam & Chilled Water Supply & Return	49/88	1,439,781				1,439,781
Plan Year 2027 Total		12,643,562			2,260,219	14,903,781
Plan Year 2028						
McEachern Parking Facility Replace Lights with LED	50/88	700,000				700,000
Wade Hampton Water Fountains and Drain Lines	51/88	500,000				500,000
SCDAH Flooring Replacement	52/88	425,000				425,000
Columbia Mills Pave Parking Lot	53/88	398,781				398,781
Wade Hampton Bathrooms & Domestic Water Lines	54/88	1,000,000				1,000,000
Data Center Fire Protection Replacement Project	55/88	608,168				608,168
Dennis Bldg 4th and 5th Floor Water Lines	56/88	1,500,000				1,500,000
Gressette Fire Alarm System Replacement	57/88	499,609				499,609
FM Energy Facility Replace Boiler #1 and Chilled Water Pumps	58/88	2,250,000				2,250,000
Brown Building Fire Alarm System Replacement	59/88	386,000				386,000
State House Interior Lighting Upgrades (LED)	60/88				1,400,000	1,400,000
FM Energy Replace Cooling Tower #1	61/88	700,000				700,000
Laurel Street Warehouse Replace Roof	62/88	587,120				587,120
Gressette Replace 5th Floor VAVs, Ductwork, and Pentouse AHU Supply Fans	63/88	754,000				754,000

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Department of Administration						
Plan Year 2028						
Brown Bldg VAVs, Lighting & Ceiling Tiles (2nd Fl)	64/88	1,600,000				1,600,000
Plan Year 2028 Total		11,908,678			1,400,000	13,308,678
Plan Year 2029						
Dennis Bldg 6th and 7th Floor Water Lines	65/88	1,500,000			200,000	1,700,000
Gressette Building Replace VAV Boxes, Ductwork, and Pentouse AHU Supply Fans (4th Floor)	66/88				754,000	754,000
Brown Building Replace VAV Boxes, Lighting and Ceiling Tiles (3rd Floor)	67/88	1,600,000				1,600,000
Columbia Mills Elevator Modernization	68/88	635,000				635,000
Blatt Building VAVs, Ceiling, Lights & Carpet Fl 2 (Annualized)	69/88	1,500,000				1,500,000
Assembly Street Parking Deck Concrete Repair	70/88	1,653,750				1,653,750
McEachern Parking Facility Fire Protection	71/88	2,371,571				2,371,571
Blatt Building Electrical Renovations	72/88	899,000				899,000
Mills/Jarrett Building Lightning Protection System	73/88	250,000				250,000
Archives and History Replace 3rd Floor AHUs	74/88	759,460				759,460
Laurel Street Warehouse Upgrade Fire Protection and Suppression	75/88	570,000				570,000
FM Energy Facility Electrical Modernization	76/88	615,000				615,000
Plan Year 2029 Total		12,353,781			954,000	13,307,781
Plan Year 2030						
Gressette Building Replace VAV Boxes, Ductwork, and Pentouse AHU Supply Fans (3rd Floor)	77/88	503,000				503,000
Brown Building Replace VAV Boxes, Lighting and Ceiling Tiles (2nd Floor)	78/88	1,600,000				1,600,000
Archives and History Replace Fire Alarm System and Sprinkler	79/88	878,407				878,407
Senate Street Lodge Replace Cooling Towers	80/88	500,000				500,000
Blatt Replace FACP and Devices	81/88	952,000				952,000
Supreme Court HVAC Replacement	82/88	1,300,000				1,300,000
Brown Building Replace Building Automation System	83/88	728,000				728,000

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Department of Administration						
Plan Year 2030						
Archives and History Elevator Modernization	84/88	569,278				569,278
FM Energy Facility Replace Boiler #2 and DHW System	85/88	614,600				614,600
Laurel Street Warehouse HVAC Renovation	86/88	761,271				761,271
Brown Building Elevator Modernization	87/88	2,000,000				2,000,000
Blatt Building Roof Replacement	88/88	870,240				870,240
Plan Year 2030 Total		11,276,796				11,276,796
Department of Administration Total		**111,272,762**			**55,218,859**	**166,491,621**

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Department of Veterans' Affairs						
Plan Year 2026						
Campbell Laundry Boiler	1/18	300,000				300,000
Campbell Shower Renovation and Modifications	2/18	900,000				900,000
State Veterans' Cemetery, Committal Shelter II	3/18	1,541,263				1,541,263
Campbell Fan Coil Unit Replacement	4/18	5,500,000				5,500,000
Veterans Victory House Walk-in Refrigerator Freezer	5/18				400,000	400,000
Campbell Backup Power Docking Station	6/18	300,000				300,000
Plan Year 2026 Total		8,541,263			400,000	8,941,263
Plan Year 2027						
Campbell Boiler – Cleaver Brooks	7/18				450,000	450,000
Veterans Victory House Curry Nurse Station Renovation	8/18				800,000	800,000
Campbell Flooring Replacement	9/18				500,000	500,000
Campbell Veterans Nursing Home Rooms Renovations	10/18	2,000,000				2,000,000
Campbell Asphalt Replacement	11/18				1,000,000	1,000,000
Stone Veterans Nursing Home Improvements	12/18	8,500,000				8,500,000
Plan Year 2027 Total		10,500,000			2,750,000	13,250,000
Plan Year 2028						
Stone VA Flooring Replacement	13/18	607,250			3,750	611,000
State Veterans' Nursing Home Construction (Lexington)	14/18				111,700,000	111,700,000
Veterans Victory House Shower Improvements	15/18	600,000				600,000
Plan Year 2028 Total		1,207,250			111,703,750	112,911,000
Plan Year 2029						
State Veterans' Nursing Home Construction (Horry)	16/18	30,580,500		59,085,000	1,234,500	90,900,000
Plan Year 2029 Total		30,580,500		59,085,000	1,234,500	90,900,000
Plan Year 2030						
State Veterans' Nursing Home Construction (Orangeburg)	17/18	29,290,500		56,828,571	1,309,500	87,428,571
Campbell Metal Roof Replacememt	18/18	900,000				900,000

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Department of Veterans' Affairs						
Plan Year 2030						
Plan Year 2030 Total		30,190,500		56,828,571	1,309,500	88,328,571
Department of Veterans' Affairs Total		**81,019,513**		**115,913,571**	**117,397,750**	**314,330,834**

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Office of Adjutant General						
Plan Year 2026						
Moncks Corner Readiness Center Fire Repairs	1/55	375,527		375,527		751,054
USPFO Warehouse Latrines	2/55			1,100,480		1,100,480
McEntire Joint National Guard Base - Land Management	3/55	149,575				149,575
Unit Training and Equipment Site (UTES) Exterior Painting	4/55			250,137		250,137
Multi-Purpose Machine Gun Range Construction	5/55	2,176,244		10,787,389		12,963,633
SCEMD (Pine Ridge Armory) Building Expansion	6/55	16,587,998		14,500,000		31,087,998
Office of the Adjutant General Facility Upgrades (Annual)	7/55	2,949,928		1,238,966		4,188,894
Statewide Readiness Center Stand-By Emergency Generators (Annual)	8/55	2,275,625		2,275,625		4,551,250
Georgetown Armory Roof Replacement	9/55	625,000		625,000		1,250,000
RC / FMS Parking Improvements (Annual)	10/55	694,072		704,572		1,398,644
Exercise Field Shelter	11/55			1,905,000		1,905,000
Youth Challenge Academy Administrative Buildings Roof Replacements	12/55			300,000		300,000
NG Federal Facilities Revitalization (Annual)	13/55			1,436,011		1,436,011
Graniteville Land Purchase	14/55	205,000				205,000
(H29) USC Aiken - Cyber Integration Center 9835-B and Aiken Readiness Center 9835-A	15/55	9,016,241		19,824,464	10,000,000	38,840,705
Clark's Hill Training Site Cabin Renovation	16/55			500,000		500,000
McEntire Joint National Guard Base Land Purchase - Coalie Martin Tract	17/55	951,450				951,450
Rock Hill HVAC	18/55	220,000		220,000		440,000
Exercise Field Shelter	19/55			1,582,891		1,582,891
Armory Revitalizations 2024-2025 (Annual)	20/55	9,366,460		9,366,461		18,732,921
Statewide Readiness Center Female Latrines (Annual)	21/55	244,625		733,875		978,500
Training Sites TT Enlisted Barracks Replc (Annual)	22/55			1,896,985		1,896,985
Graniteville Armory Roof Repairs	23/55	648,900		648,900		1,297,800
Plan Year 2026 Total		46,486,645		70,272,283	10,000,000	126,758,928

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Office of Adjutant General						
Plan Year 2027						
Armory Revitalizations 2024-2025 (Annual)	24/55	5,633,539		5,633,540		11,267,079
Statewide Readiness Center Female Latrines (Annual)	25/55	140,875		422,625		563,500
Statewide Readiness Center Stand-By Generators (Annual)	26/55	261,625		784,875		1,046,500
Training Sites TT Enlisted Barracks Replc (Annual)	27/55			2,857,603		2,857,603
RC / FMS Parking Improvements (Annual)	28/55	1,010,451		1,010,451		2,020,902
NG Federal Facilities Revitalization (Annual)	29/55			1,828,500		1,828,500
RC / FMS Roof Repairs (Annual)	30/55	632,500		632,500		1,265,000
Office of the Adjutant General Facility Upgrades	31/55	500,000		500,000		1,000,000
Armory Revitalizations 2026-2027 (Annual)	32/55	500,000		500,000		1,000,000
Plan Year 2027 Total		8,678,990		14,170,094		22,849,084
Plan Year 2028						
Armory Revitalizations 2026-2027 (Annual)	33/55	6,325,000		6,325,000		12,650,000
Statewide Readiness Ctr Female Latrines (Annual)	34/55	244,625		733,875		978,500
Statewide Readiness Center Stand-By Generators (Annual)	35/55	261,625		784,875		1,046,500
Training Sites TT Enlisted Barracks Replc (Annual)	36/55			2,857,603		2,857,603
Office of the Adjutant General Facility Upgrades	37/55	500,000		500,000		1,000,000
RC / FMS Parking Improvements (Annual)	38/55	1,010,451		1,010,451		2,020,902
NG Federal Facilities Revitalization (Annual)	39/55			1,213,360		1,213,360
RC / FMS Roof Repairs (Annual)	40/55	632,500		632,500		1,265,000
Plan Year 2028 Total		8,974,201		14,057,664		23,031,865
Plan Year 2029						
Armory Revitalizations 2026-2027 (Annual)	41/55	6,325,000		6,325,000		12,650,000
Statewide Readiness Ctr Female Latrines (Annual)	42/55	127,938		383,812		511,750
Statewide Readiness Center Stand-By Generators (Annual)	43/55	261,625		784,875		1,046,500

Summary of Proposed Permanent Improvement Projects

Executive and Administrative	Rank	State	Debt	Federal	Other	Total Sources
Office of Adjutant General						
Plan Year 2029						
Training Sites TT Enlisted Barracks Replc (Annual)	44/55			2,857,603		2,857,603
RC / FMS Parking Improvements (Annual)	45/55	1,010,451		1,010,451		2,020,902
NG Federal Facilities Revitalization (Annual)	46/55			1,213,360		1,213,360
RC / FMS Roof Repairs (Annual)	47/55	632,500		632,500		1,265,000
Plan Year 2029 Total		8,357,514		13,207,601		21,565,115
Plan Year 2030						
Armory Revitalizations 2029-2030 (Annual)	48/55	6,325,001		6,324,999		12,650,000
Statewide Readiness Center Female Latrines (Annual)	49/55	255,875		767,625		1,023,500
Statewide Readiness Center Stand-By Generators (Annual)	50/55	261,625		784,875		1,046,500
Training Sites TT Enlisted Barracks Replc (Annual)	51/55			2,259,750		2,259,750
Office of the Adjutant General Facility Upgrades (Annual)	52/55	1,336,620		151,980		1,488,600
RC/ FMS Parking Improvements (Annual)	53/55	1,010,451		1,010,451		2,020,902
NG Federal Facilities Revitalization (Annual)	54/55			1,213,360		1,213,360
RC / FMS Roof Repairs (Annual)	55/55	632,500		632,500		1,265,000
Plan Year 2030 Total		9,822,072		13,145,540		22,967,612
Office of Adjutant General Total		**82,319,422**		**124,853,182**	**10,000,000**	**217,172,604**

Summary of Proposed Permanent Improvement Projects

Health and Social Services	Rank	State	Debt	Federal	Other	Total Sources
Commission for the Blind						
Plan Year 2029						
Remove and Replace Existing Parking Lot - Columbia Campus	1/2	57,000		243,000		300,000
Plan Year 2029 Total		57,000		243,000		300,000
Plan Year 2030						
Replace Drain Lines in Building C - Columbia Campus	2/2			300,000	200,000	500,000
Plan Year 2030 Total				300,000	200,000	500,000
Commission for the Blind Total		**57,000**		**543,000**	**200,000**	**800,000**

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Health and Social Services	Rank	State	Debt	Federal	Other	Total Sources
Department of Public Health						
Plan Year 2027						
Hayne Lab Exterior Sealing, Cleaning and Painting to include possible asbestos abatement	1/1	500,000				500,000
Plan Year 2027 Total		500,000				500,000
Department of Public Health Total		**500,000**				**500,000**

Summary of Proposed Permanent Improvement Projects

Health and Social Services	Rank	State	Debt	Federal	Other	Total Sources
Vocational Rehabilitation Department						
Plan Year 2026						
Berkeley-Dorchester VR Center Re-roofing	1/15	494,000		194,600		688,600
Conway VR Center Repaving	2/15	141,750		425,250		567,000
Lexington VR Center Repaving	3/15	176,850		530,550		707,400
ITTC/Rehabilitation Engineering Building Repaving	4/15	150,000		450,000		600,000
Evaluation Center/State Office Repaving	5/15	150,000		450,000		600,000
Dorm Building VR Ctr Replacement - Heat Pump Units	6/15	73,750		221,250		295,000
Holmesview Center Rebuilding	7/15	9,613,555		12,000,000	5,386,445	27,000,000
Plan Year 2026 Total		10,799,905		14,271,650	5,386,445	30,458,000
Plan Year 2027						
Muscular Development Center Reroofing	8/15	112,500		337,500		450,000
State Office Building Replacement of VAV Boxes	9/15	147,500		442,500		590,000
Beaufort VR Center Repaving	10/15	168,750		506,250		675,000
Plan Year 2027 Total		428,750		1,286,250		1,715,000
Plan Year 2028						
State Office Building Reroofing	11/15	195,000		585,000		780,000
Spartanburg VR Center Reroofing	12/15	330,850		992,550		1,323,400
Greenville VR Center Reroofing	13/15	365,825		1,097,475		1,463,300
Florence VR Reroofing	14/15	285,900		857,700		1,143,600
Plan Year 2028 Total		1,177,575		3,532,725		4,710,300
Plan Year 2029						
Lancaster VR Center Reroofing	15/15	202,250		606,750		809,000
Plan Year 2029 Total		202,250		606,750		809,000
Vocational Rehabilitation Department Total		**12,608,480**		**19,697,375**	**5,386,445**	**37,692,300**

Summary of Proposed Permanent Improvement Projects

K-12 Education and Cultural	Rank	State	Debt	Federal	Other	Total Sources
Education Television Commission						
Plan Year 2026						
ETV Sumter Studio Facility	1/20	24,997,000				24,997,000
HVAC Upgrades at Transmission and Interconnection Facilities	2/20	2,848,563				2,848,563
Emergency UPS for TCC Site	3/20				500,000	500,000
Emergency Generator for Beaufort Studio	4/20	750,000				750,000
Fire Suppression System - Central Technology Room	5/20				400,000	400,000
Phase B - HVAC and Transmitter Upgrades	6/20	5,000,000				5,000,000
Plan Year 2026 Total		33,595,563			900,000	34,495,563
Plan Year 2027						
TCC News and Public Affairs Department Renovations	7/20				250,001	250,001
Plan Year 2027 Total					250,001	250,001
Plan Year 2028						
TCC Parking Lot Upgrade	8/20				500,000	500,000
Cottageville Microwave Site Land Grading	9/20				250,001	250,001
Lake City Tower Modifications	10/20				500,000	500,000
Wallace Tower Modifications	11/20				500,000	500,000
WRET (Spartanburg) Tower Modifications	12/20				500,000	500,000
Orangeburg Tower Modification	13/20				500,000	500,000
Plan Year 2028 Total					2,750,001	2,750,001
Plan Year 2029						
WNTV (Greenville) Tower Modifications	14/20				500,000	500,000
Tower 3 Modifications	15/20				250,000	250,000
Tower 4 Modifications	16/20				500,000	500,000
Florence Transmitter Building Exterior Work	17/20				272,000	272,000
Fire Suppression - Transmitter Sites	18/20	4,800,000				4,800,000
Tower 1 Modifications	19/20				500,000	500,000
Tower 2 Modifications	20/20				500,000	500,000
Plan Year 2029 Total		4,800,000			2,522,000	7,322,000

Summary of Proposed Permanent Improvement Projects

K-12 Education and Cultural	Rank	State	Debt	Federal	Other	Total Sources
Education Television Commission						
Education Television Commission Total		**38,395,563**			**6,422,002**	**44,817,565**

K-12 Education and Cultural	Rank	State	Debt	Federal	Other	Total Sources
Governor's School for Agriculture at John de la Howe						
Plan Year 2026						
Meat Processing Facility	1/13	5,000,000				5,000,000
De La Howe Site Work	2/13	3,000,000				3,000,000
Remodel Hester Cottage	3/13	600,000				600,000
Plan Year 2026 Total		8,600,000				8,600,000
Plan Year 2027						
New Sidewalks	4/13	600,000				600,000
Resurface Roads	5/13	3,000,000				3,000,000
School Supportive Facilities Renovations	6/13	1,700,000				1,700,000
L.S. Brice Demolition / New Construction	7/13	19,000,000				19,000,000
Arena	8/13	7,000,000				7,000,000
Plan Year 2027 Total		31,300,000				31,300,000
Plan Year 2028						
Student Dorm Space	9/13	8,000,000				8,000,000
Horse Barn	10/13	850,000				850,000
Plan Year 2028 Total		8,850,000				8,850,000
Plan Year 2029						
Campus Security Cameras	11/13	400,000				400,000
Plan Year 2029 Total		400,000				400,000
Plan Year 2030						
Lakeside Pavilion	12/13	12,000,000				12,000,000
Camp Ground on the Lake	13/13	2,500,000				2,500,000
Plan Year 2030 Total		14,500,000				14,500,000
Governor's School for Agriculture at John de la Howe Total		**63,650,000**				**63,650,000**

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Summary of Proposed Permanent Improvement Projects

K-12 Education and Cultural	Rank	State	Debt	Federal	Other	Total Sources
Governor's School for Science & Mathematics						
Plan Year 2026						
Residence Hall Elevator Modernization Project	1/4	300,000			364,561	664,561
GSSM HVAC UNIT REPLACEMENT	2/4	1,850,000				1,850,000
Residence Hall Flooring Replacement	3/4				170,000	170,000
Plan Year 2026 Total		2,150,000			534,561	2,684,561
Plan Year 2027						
GSSM Master Plan Phase 1	4/4	24,788,000				24,788,000
Plan Year 2027 Total		24,788,000				24,788,000
Governor's School for Science & Mathematics Total		**26,938,000**			**534,561**	**27,472,561**

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Summary of Proposed Permanent Improvement Projects

K-12 Education and Cultural	Rank	State	Debt	Federal	Other	Total Sources
Governor's School for the Arts and Humanities						
Plan Year 2026						
Residence Hall Renovation	1/2	10,000,000				10,000,000
Gallery/Flexible Instructional Space	2/2	1,000,000				1,000,000
Plan Year 2026 Total		11,000,000				11,000,000
Governor's School for the Arts and Humanities Total		**11,000,000**				**11,000,000**

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Summary of Proposed Permanent Improvement Projects

K-12 Education and Cultural	Rank	State	Debt	Federal	Other	Total Sources
School for the Deaf and Blind						
Plan Year 2026						
2021 Campus Wide Improvements	1/12	4,059,798			167,126	4,226,924
Voss Gym HVAC	2/12	2,820,000				2,820,000
Walker Hall Paint	3/12	350,000				350,000
Bus Awnings	4/12	340,000				340,000
Henderson Hall Dorm Renovation	5/12	3,850,000				3,850,000
Plan Year 2026 Total		11,419,798			167,126	11,586,924
Plan Year 2027						
Close House Overhall	6/12	220,000				220,000
Walker Hall Kitchen Renovation	7/12	500,000				500,000
HVAC Replacement - Deaf School, CLRC, Dobson House	8/12	1,000,000				1,000,000
Transportation Infrastructure	9/12	5,000,000				5,000,000
Plan Year 2027 Total		6,720,000				6,720,000
Plan Year 2028						
Demolition of Hall Dorm and Central Kitchen	10/12	500,000				500,000
Plan Year 2028 Total		500,000				500,000
Plan Year 2029						
New Transportation Facility	11/12	2,000,000				2,000,000
Plan Year 2029 Total		2,000,000				2,000,000
Plan Year 2030						
New Education Facilities	12/12	50,000,000				50,000,000
Plan Year 2030 Total		50,000,000				50,000,000
School for the Deaf and Blind Total		**70,639,798**			**167,126**	**70,806,924**

Summary of Proposed Permanent Improvement Projects

K-12 Education and Cultural	Rank	State	Debt	Federal	Other	Total Sources
State Museum						
Plan Year 2026						
ReImagine the Experience Gallery Upgrades	1/3	12,000,000			3,000,000	15,000,000
Security Camera System Replacement	2/3	650,000				650,000
West Wing Security Camera Expansion	3/3	400,000				400,000
Plan Year 2026 Total		13,050,000			3,000,000	16,050,000
State Museum Total		**13,050,000**			**3,000,000**	**16,050,000**

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Summary of Proposed Permanent Improvement Projects

Regulatory	Rank	State	Debt	Federal	Other	Total Sources
Department of Employment and Workforce						
Plan Year 2026						
C. Lem Harper Building -Replace Water Source HP Units	1/8				977,255	977,255
Greenville UI Building - Fire Alarm System Upgrade Code Compliance	2/8				177,600	177,600
David Bldg-Suite 630 HVAC Replacement	3/8				396,594	396,594
C Lem Harper Building - Window Leak Repairs	4/8				663,532	663,532
Plan Year 2026 Total					2,214,981	2,214,981
Plan Year 2027						
C Lem Harper Building - Waterproofing	5/8				402,865	402,865
Robert E. David Building - Roof Replacement	6/8				779,150	779,150
Plan Year 2027 Total					1,182,015	1,182,015
Plan Year 2028						
C. Lem Harper Building - Replace Roof	7/8				1,093,150	1,093,150
C. Lem Harper Building - (2) Hydraulic Elevator Renovation	8/8				527,000	527,000
Plan Year 2028 Total					1,620,150	1,620,150
Department of Employment and Workforce Total					**5,017,146**	**5,017,146**

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Summary of Proposed Permanent Improvement Projects

Regulatory	Rank	State	Debt	Federal	Other	Total Sources
Department of Labor, Licensing and Regulation						
Plan Year 2026						
Replace and Install 6 Emergency Generators	1/5				1,148,228	1,148,228
Plan Year 2026 Total					1,148,228	1,148,228
Plan Year 2027						
Erect New Fire Training Burn Building	2/5				2,252,500	2,252,500
Assessment and Repairs of FLAG Fire Training Props	3/5				997,500	997,500
Plan Year 2027 Total					3,250,000	3,250,000
Plan Year 2028						
Construct and Renovate US&R HQ and Command Center	4/5	5,750,000			14,250,000	20,000,000
Plan Year 2028 Total		5,750,000			14,250,000	20,000,000
Plan Year 2029						
Renovation of Denny Building	5/5				950,000	950,000
Plan Year 2029 Total					950,000	950,000
Department of Labor, Licensing and Regulation Total		**5,750,000**			**19,598,228**	**25,348,228**

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Summary of Proposed Permanent Improvement Projects

Regulatory	Rank	State	Debt	Federal	Other	Total Sources
Department of Motor Vehicles						
Plan Year 2026						
Fountain Inn Improvement	1/8				790,000	790,000
Orangeburg Improvement	2/8				560,000	560,000
Plan Year 2026 Total					1,350,000	1,350,000
Plan Year 2027						
St Matthews Improvement	3/8				405,000	405,000
Lexington Improvement	4/8				505,000	505,000
Plan Year 2027 Total					910,000	910,000
Plan Year 2028						
Ladson Improvement	5/8				605,000	605,000
Rock HIll Improvement	6/8				605,000	605,000
Charleston - Leeds Avenue Improvement	7/8				605,000	605,000
Columbia - Shop Road Improvement	8/8				805,000	805,000
Plan Year 2028 Total					2,620,000	2,620,000
Department of Motor Vehicles Total					**4,880,000**	**4,880,000**

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Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Clemson University						
Plan Year 2026						
Edwards Hall Renovation	1/10				12,000,000	12,000,000
Plan Year 2026 Total					12,000,000	12,000,000
Plan Year 2027						
NextGen Computing Center	2/10	80,000,000	25,000,000		72,000,000	177,000,000
Maintenance & Renovations	3/10	15,000,000				15,000,000
Science Lab Building Construction	4/10	35,000,000	50,000,000		56,000,000	141,000,000
Clemson Center for Human Genetics, Building 2	5/10	20,000,000	26,000,000		25,000,000	71,000,000
Parkway Area Utility Improvements	6/10				12,000,000	12,000,000
Memorial Stadium Premium Addition and Infrastructure	7/10				50,000,000	50,000,000
Plan Year 2027 Total		150,000,000	101,000,000		215,000,000	466,000,000
Plan Year 2028						
Martin Hall Replacement	8/10		82,500,000		25,000,000	107,500,000
Plan Year 2028 Total			82,500,000		25,000,000	107,500,000
Plan Year 2029						
University Library Depot	9/10		25,000,000		30,100,000	55,100,000
Plan Year 2029 Total			25,000,000		30,100,000	55,100,000
Plan Year 2030						
Long Hall Renovation	10/10		30,000,000		20,000,000	50,000,000
Plan Year 2030 Total			30,000,000		20,000,000	50,000,000
Clemson University Total		**150,000,000**	**238,500,000**		**302,100,000**	**690,600,000**

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Coastal Carolina University						
Plan Year 2026						
Central Energy Plant Renovations	1/23	8,600,000				8,600,000
Land Acquisition for Pedestrian Walkway	2/23				1,000,000	1,000,000
Pedestrian Walkway	3/23	5,000,000		5,000,000	1,500,000	11,500,000
Wheelwright Auditorium Renovation	4/23	6,800,000				6,800,000
Track and Field Facility	5/23				8,000,000	8,000,000
Humanities Building Renovation	6/23	4,000,000			1,500,000	5,500,000
Land Acquisition for Residence Halls	7/23				1,350,000	1,350,000
Construction of New Residence Halls	8/23		35,000,000		25,000,000	60,000,000
Health and Human Performance Building and Parking Garage	9/23				60,100,000	60,100,000
Plan Year 2026 Total		24,400,000	35,000,000	5,000,000	98,450,000	162,850,000
Plan Year 2027						
Student Union Annex II	10/23	34,000,000				34,000,000
Central Energy Plant Expansion (Gateway District)	11/23	5,500,000				5,500,000
HTC Center Expansion	12/23				7,000,000	7,000,000
Land Acquisition for Integrated Science and Technology Building	13/23				1,000,000	1,000,000
Integrated Science and Technology Center	14/23				56,000,000	56,000,000
Land Acquisition on Waties Island	15/23				1,000,000	1,000,000
Waties Technology, Education and Research Station	16/23				6,000,000	6,000,000
Land Acquisition for Convocation Center	17/23				2,500,000	2,500,000
Convocation Center	18/23		70,000,000		6,000,000	76,000,000
Plan Year 2027 Total		39,500,000	70,000,000		79,500,000	189,000,000
Plan Year 2028						
Acquisition of Residence Halls Community	19/23		29,355,000			29,355,000
Central Energy Plant Expansion (Housing)	20/23	4,300,000				4,300,000
Plan Year 2028 Total		4,300,000	29,355,000			33,655,000
Plan Year 2029						
Williams Brice Building Renovation	21/23	6,000,000				6,000,000

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Coastal Carolina University						
Plan Year 2029						
Athletic Operations Building	22/23		5,000,000		37,000,000	42,000,000
Central Energy Plant Expansion (Athletics)	23/23	6,800,000				6,800,000
Plan Year 2029 Total		12,800,000	5,000,000		37,000,000	54,800,000
Coastal Carolina University Total		**81,000,000**	**139,355,000**	**5,000,000**	**214,950,000**	**440,305,000**

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
College of Charleston						
Plan Year 2026						
Central Energy Facility and Piping Infrastructure Upgrades	1/28				19,000,000	19,000,000
Berry Residence Hall and Honors Program Renovation (Annualized)	2/28				23,000,000	23,000,000
College Lodge Residence Hall Demolition	3/28				4,226,729	4,226,729
Project 205 New Construction	4/28	9,682,828	155,117,172			164,800,000
Plan Year 2026 Total		9,682,828	155,117,172		46,226,729	211,026,729
Plan Year 2027						
New Academic Building One	5/28	32,700,000	48,750,000		18,550,000	100,000,000
159 Calhoun Redevelopment	6/28		47,675,000		2,325,000	50,000,000
Kelly House Apts. Limited Renovation	7/28				22,400,000	22,400,000
81 Wentworth Demolition and Replacement	8/28		76,050,000		3,950,000	80,000,000
Maybank Hall Limited Renovation	9/28				28,431,000	28,431,000
New Welcome Center	10/28				9,000,000	9,000,000
JC Long Building Renovation	11/28				22,620,000	22,620,000
Plan Year 2027 Total		32,700,000	172,475,000		107,276,000	312,451,000
Plan Year 2028						
RSS Building Limited Renovation	12/28				45,360,000	45,360,000
King George Inn Renovation	13/28				6,600,000	6,600,000
Patriots Point Athletic Complex Renovation	14/28				7,000,000	7,000,000
4 and 10 Green Way Renovations	15/28				6,552,000	6,552,000
107 Wentworth Renovation	16/28				3,978,000	3,978,000
Plan Year 2028 Total					69,490,000	69,490,000
Plan Year 2029						
BellSouth Building Renovation	17/28				101,000,000	101,000,000
Silcox PE and Health Center Interior Renovation	18/28				35,800,000	35,800,000
Thaddeus Street Education Center Renovation	19/28				43,134,000	43,134,000
George Street and St. Philip Street Hardscaping	20/28				11,000,000	11,000,000
26 Coming and 114 Wentworth St Renovations	21/28				6,968,000	6,968,000

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
College of Charleston						
Plan Year 2029						
Plan Year 2029 Total					197,902,000	197,902,000
Plan Year 2030						
New LX Residence Hall Construction	22/28		53,675,300		11,244,700	64,920,000
15/17/19 St Philips Street Renovation and Expansion	23/28				36,504,000	36,504,000
55, 57, and 59 Coming Street Renovations	24/28				8,528,000	8,528,000
New Central Warehouse Land and Construction	25/28				36,756,000	36,756,000
298 and 300 Meeting Street Renovations	26/28				18,876,000	18,876,000
New Parking Deck Construction	27/28		54,400,000		29,920,000	84,320,000
Strategic Land Acquisition	28/28				30,000,000	30,000,000
Plan Year 2030 Total			108,075,300		171,828,700	279,904,000
College of Charleston Total		**42,382,828**	**435,667,472**		**592,723,429**	**1,070,773,729**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Francis Marion University						
Plan Year 2026						
Medical Education Facility	1/8	21,000,000			1,500,000	22,500,000
Environmental Sciences/Forestry Building - Construction	2/8	18,000,000			1,100,000	19,100,000
Leatherman Science Facility & McNair Science Building Renovation	3/8	9,000,000				9,000,000
Hyman Fine Arts Center Building Renovation	4/8	5,000,000				5,000,000
Plan Year 2026 Total		53,000,000			2,600,000	55,600,000
Plan Year 2027						
Rogers Library Renovation	5/8	5,000,000				5,000,000
Plan Year 2027 Total		5,000,000				5,000,000
Plan Year 2028						
Deferred Maintenance Needs	6/8	3,000,000				3,000,000
Plan Year 2028 Total		3,000,000				3,000,000
Plan Year 2029						
Deferred Maintenance Needs	7/8	3,000,000				3,000,000
Plan Year 2029 Total		3,000,000				3,000,000
Plan Year 2030						
Deferred Maintenance Needs	8/8	3,000,000				3,000,000
Plan Year 2030 Total		3,000,000				3,000,000
Francis Marion University Total		**67,000,000**			**2,600,000**	**69,600,000**

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COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Lander University						
Plan Year 2026						
Library Information Commons	1/31	8,000,000			1,900,000	9,900,000
Jackson Library Repurposing	2/31	10,000,000				10,000,000
Graduate School Renovation and Site Upgrades	3/31	3,500,000				3,500,000
Student Dining Hall Kitchen Renovation	4/31	4,500,000				4,500,000
Plan Year 2026 Total		26,000,000			1,900,000	27,900,000
Plan Year 2027						
Fire Monitoring Alarm System Repairs / Upgrades	5/31	3,800,000				3,800,000
Construct Student Parking Lots	6/31	2,500,001				2,500,001
Campus Wide Roof Maintenance	7/31	5,000,000				5,000,000
Athletic Complex Competition Field Surface	8/31	2,500,001				2,500,001
Willson Street Pedestrian Mall and Parking	9/31	4,500,000				4,500,000
Carnell Learning Center Building Renovation	10/31	12,000,000				12,000,000
Plan Year 2027 Total		30,300,002				30,300,002
Plan Year 2028						
Student Housing Complex Development	11/31		60,000,000			60,000,000
Centennial Hall Renovation	12/31	15,000,000				15,000,000
Campus Tennis Court Repair/ Reconstruction	13/31	2,500,000				2,500,000
Campus Energy Management and Control System	14/31	3,500,000				3,500,000
Bearcat Village Student Housing Renovation or Replacement	15/31	30,000,000				30,000,000
Chipley Hall Renovation	16/31	10,000,000				10,000,000
Grier Student Center Dining Hall Expansion	17/31	6,000,000				6,000,000
Plan Year 2028 Total		67,000,000	60,000,000			127,000,000
Plan Year 2029						
Genesis Hall Building Envelope and HVAC Renovations	18/31	2,500,000				2,500,000
Campuswide Elevator Repair, Replacements, and Upgrades	19/31	2,500,000				2,500,000
Cultural Center Renovation	20/31	25,000,000				25,000,000

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COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Lander University						
Plan Year 2029						
PEES Building Renovation	21/31	5,000,000				5,000,000
Barratt Hall Renovation	22/31	7,000,000				7,000,000
Student Housing Sprinkler Fire Protection Systems	23/31	2,500,000				2,500,000
Laura Lander Hall Renovation	24/31	3,000,000				3,000,000
Plan Year 2029 Total		47,500,000				47,500,000
Plan Year 2030						
Chipley Hall Repurposing	25/31	8,350,000				8,350,000
Workforce Development Building	26/31	25,000,000				25,000,000
Campus Wide - Elevator Repair, Replacement, and Modernizations	27/31	3,000,000				3,000,000
Administrative Building	28/31	8,000,000				8,000,000
Grier Building Renovation	29/31	20,000,000				20,000,000
Finis Horne Arena Renovation	30/31	35,000,000				35,000,000
Campus Elevated Parking Garage	31/31	14,000,000				14,000,000
Plan Year 2030 Total		113,350,000				113,350,000
Lander University Total		**284,150,002**	**60,000,000**		**1,900,000**	**346,050,002**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Medical University of South Carolina						
Plan Year 2026						
MUSC Campus Connector Bridges	1/8	6,500,000			48,668,738	55,168,738
Plan Year 2026 Total		6,500,000			48,668,738	55,168,738
Plan Year 2028						
Clinical Sciences Building Renovation	2/8				40,000,000	40,000,000
Plan Year 2028 Total					40,000,000	40,000,000
Plan Year 2029						
Hollings Cancer Center Renovation Floors 1-3	3/8				35,000,000	35,000,000
MUSC Parking Deck	4/8		60,000,000		30,000,000	90,000,000
New Research Building	5/8		100,000,000		100,000,000	200,000,000
Thurmond Gazes Building Renovations	6/8				20,000,000	20,000,000
Facilities Shops Building	7/8				15,000,000	15,000,000
Plan Year 2029 Total			160,000,000		200,000,000	360,000,000
Plan Year 2030						
Innovation District Incubator Space	8/8		20,000,000		20,000,000	40,000,000
Plan Year 2030 Total			20,000,000		20,000,000	40,000,000
Medical University of South Carolina Total		**6,500,000**	**180,000,000**		**308,668,738**	**495,168,738**

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COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
South Carolina State University						
Plan Year 2026						
Truth Hall Renovation	1/11	10,000,000	10,000,000	4,973,021		24,973,021
New Student Residence Hall	2/11		50,000,000			50,000,000
E. D Hodge Hall Renovation	3/11				25,000,000	25,000,000
Whittaker Library Replacement	4/11	30,319,310				30,319,310
Replacement Of Smith Hammond Middleton Convacation Academic Center	5/11	60,000,000				60,000,000
Health & Wellness Center	6/11		19,800,000		200,000	20,000,000
M. Maceo Nance Hall Renovation	7/11	14,700,000			300,000	15,000,000
Plan Year 2026 Total		115,019,310	79,800,000	4,973,021	25,500,000	225,292,331
Plan Year 2027						
Wilkinson Hall Renovations	8/11	8,250,000		1,750,000		10,000,000
Reserve Offices Training Corp. Center	9/11			23,640,000	360,000	24,000,000
Plan Year 2027 Total		8,250,000		25,390,000	360,000	34,000,000
Plan Year 2028						
Staley Hall Replacement	10/11	40,000,000				40,000,000
Plan Year 2028 Total		40,000,000				40,000,000
Plan Year 2029						
Renovation of Historic/Abandoned Buildings	11/11	32,400,000				32,400,000
Plan Year 2029 Total		32,400,000				32,400,000
South Carolina State University Total		**195,669,310**	**79,800,000**	**30,363,021**	**25,860,000**	**331,692,331**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
The Citadel						
Plan Year 2026						
Engineering Replacement Building	1/8	70,400,000			13,365,200	83,765,200
Plan Year 2026 Total		70,400,000			13,365,200	83,765,200
Plan Year 2027						
McAlister Field House Renovation	2/8	8,000,000				8,000,000
Duckett Hall Renovation	3/8	25,000,000				25,000,000
New Supplemental Housing	4/8	6,000,000				6,000,000
Faculty & Staff Housing Renovations-Phase 2	5/8	8,000,000				8,000,000
Deas Hall Renovation	6/8	29,000,000				29,000,000
Plan Year 2027 Total		76,000,000				76,000,000
Plan Year 2028						
Thompson Hall Reno/Addition	7/8	95,000,000				95,000,000
Plan Year 2028 Total		95,000,000				95,000,000
Plan Year 2029						
Byrd Hall Renovation	8/8	53,000,000				53,000,000
Plan Year 2029 Total		53,000,000				53,000,000
The Citadel Total		**294,400,000**			**13,365,200**	**307,765,200**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Aiken						
Plan Year 2026						
Science Building Enhancement and Modernization	1/7	8,350,000				8,350,000
Plan Year 2026 Total		8,350,000				8,350,000
Plan Year 2027						
Nursing/Health Sciences Building Expansion	2/7	20,000,000				20,000,000
Penland Renovation/Welcome Center	3/7	10,000,000				10,000,000
Deferred Maintenance, Renovations and Upgrades	4/7	16,000,000				16,000,000
Food Service Building	5/7				4,000,000	4,000,000
Plan Year 2027 Total		46,000,000			4,000,000	50,000,000
Plan Year 2028						
Engineering & Cyber Building	6/7	50,000,000				50,000,000
Student Activities Center Renovation & Expansion	7/7	20,000,000				20,000,000
Plan Year 2028 Total		70,000,000				70,000,000
University of South Carolina - Aiken Total		**124,350,000**			**4,000,000**	**128,350,000**

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Beaufort						
Plan Year 2027						
Nursing Education and Simulation Center	1/2	30,000,000				30,000,000
Plan Year 2027 Total		30,000,000				30,000,000
Plan Year 2029						
Convocation Center	2/2	30,750,000			17,250,000	48,000,000
Plan Year 2029 Total		30,750,000			17,250,000	48,000,000
University of South Carolina - Beaufort Total		**60,750,000**			**17,250,000**	**78,000,000**

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Columbia						
Plan Year 2026						
Land Acquisition - Neurological & Rehabilitation Center	1/25	5,575,000				5,575,000
Campus Residential Development - Sumter Street Sites	2/25		200,000,000		100,000,000	300,000,000
Thomas Cooper Library Renovation	3/25		49,025,000		975,000	50,000,000
Williams-Brice Stadium Renovations	4/25		350,000,000			350,000,000
McKissick Museum Renovation	5/25		47,550,000			47,550,000
Barnwell College Renovation	6/25				43,630,000	43,630,000
River District Development Project	7/25				1,000,000	1,000,000
S.T.E.M Building	8/25	100,000,000				100,000,000
Coker College Maintenance Renovation	9/25	35,000,000				35,000,000
Rutledge Building Development Lease-Out	10/25				1	1
Carolina Gardens Development Lease-Out	11/25				1	1
College & Henderson Street Homes Development Lease-Out	12/25				1	1
Norfolk Southern Railway Parcels Land Acquisition	13/25				3,000,000	3,000,000
College Street / Sumter Street Land Acquisition	14/25				5,000,000	5,000,000
Clinical Neurological and Rehabilitation Center Construction	15/25	344,425,000				344,425,000
Plan Year 2026 Total		485,000,000	646,575,000		153,605,003	1,285,180,003
Plan Year 2027						
Pharmacy Center on Health Sciences Campus	16/25	90,000,000				90,000,000
College Street / Sumter Street Land Acquisition	17/25				5,000,000	5,000,000
Campus Utility Capital Renewal & Maintenance Reno	18/25	104,900,000				104,900,000
Civil Rights History and Research Center	19/25	4,000,000		1,500,000	18,500,000	24,000,000
ROTC Building for Veterans and Military Center of Excellence	20/25	10,000,000		20,000,000	2,500,000	32,500,000
Deferred Maintenance, Renovations and Upgrades	21/25				50,000,000	50,000,000
Student Union Renovation/ Expansion	22/25	25,000,000				25,000,000
Plan Year 2027 Total		233,900,000		21,500,000	76,000,000	331,400,000

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Columbia						
Plan Year 2028						
Capstone Residence Hall Renovation	23/25		70,000,000			70,000,000
South Tower Renovation	24/25		46,500,000			46,500,000
Plan Year 2028 Total			116,500,000			116,500,000
Plan Year 2029						
Columbia Hall Renovation	25/25		53,000,000			53,000,000
Plan Year 2029 Total			53,000,000			53,000,000
University of South Carolina - Columbia Total		**718,900,000**	**816,075,000**	**21,500,000**	**229,605,003**	**1,786,080,003**

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COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Lancaster						
Plan Year 2028						
Softball and Baseball Complex	1/2	10,000,000				10,000,000
Plan Year 2028 Total		10,000,000				10,000,000
Plan Year 2030						
Indoor Athletic Training Facility/ Offices	2/2	5,000,000				5,000,000
Plan Year 2030 Total		5,000,000				5,000,000
University of South Carolina - Lancaster Total		**15,000,000**				**15,000,000**

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Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Salkehatchie						
Plan Year 2026						
Student Commons and Conference Center	1/4	4,000,000				4,000,000
Plan Year 2026 Total		4,000,000				4,000,000
Plan Year 2027						
Deferred Maintenance, Renovations, and Upgrades	2/4	5,550,000				5,550,000
Athletic Complex and Community Pavilion	3/4	4,250,000				4,250,000
Plan Year 2027 Total		9,800,000				9,800,000
Plan Year 2030						
New Arena Gymnasium Replacement	4/4	15,000,000				15,000,000
Plan Year 2030 Total		15,000,000				15,000,000
University of South Carolina - Salkehatchie Total		**28,800,000**				**28,800,000**

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COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Sumter						
Plan Year 2026						
FY25 Campus Roof Renovations	1/5	3,500,000				3,500,000
Collaboration Lab	2/5	5,506,900				5,506,900
Plan Year 2026 Total		9,006,900				9,006,900
Plan Year 2028						
Business Administration Building Renovation	3/5	2,500,001				2,500,001
Plan Year 2028 Total		2,500,001				2,500,001
Plan Year 2029						
Anderson Library Renovation for Student Success Center	4/5	6,400,000				6,400,000
Plan Year 2029 Total		6,400,000				6,400,000
Plan Year 2030						
Soccer and Cross Country Complex	5/5	3,800,000				3,800,000
Plan Year 2030 Total		3,800,000				3,800,000
University of South Carolina - Sumter Total		**21,706,901**				**21,706,901**

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COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Union						
Plan Year 2027						
Facilities Management Center	1/3	2,500,001				2,500,001
Deferred Maintenance, Renovations and Upgrades	2/3	6,980,000				6,980,000
Plan Year 2027 Total		9,480,001				9,480,001
Plan Year 2028						
Gymnasium/ Convocation/ Civic Center	3/3	19,000,000				19,000,000
Plan Year 2028 Total		19,000,000				19,000,000
University of South Carolina - Union Total		**28,480,001**				**28,480,001**

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COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
University of South Carolina - Upstate						
Plan Year 2026						
John M. Rampey Jr. Center Acquisition	1/11				20,000	20,000
College of Nursing Center Construction	2/11	45,000,000				45,000,000
Track & Field Infrastructure	3/11				6,250,000	6,250,000
Recreation and Tourism Management Center- Stage 1	4/11	6,000,000				6,000,000
George Dean Johnson Jr 3rd Floor Renovation	5/11				2,900,000	2,900,000
Plan Year 2026 Total		51,000,000			9,170,000	60,170,000
Plan Year 2027						
Deferred Maintenance, Renovations and Upgrades	6/11	5,000,000				5,000,000
Plan Year 2027 Total		5,000,000				5,000,000
Plan Year 2029						
Media Building Renovation and Addition	7/11	20,000,000				20,000,000
Horace C Smith Building Interior Renovation	8/11	7,000,000				7,000,000
Soccer Facility	9/11	3,500,000				3,500,000
Plan Year 2029 Total		30,500,000				30,500,000
Plan Year 2030						
Horace C Smith Building Addition	10/11	18,000,000				18,000,000
Arena & Convocation Center Construction	11/11	15,000,000	20,000,000		25,000,000	60,000,000
Plan Year 2030 Total		33,000,000	20,000,000		25,000,000	78,000,000
University of South Carolina - Upstate Total		**119,500,000**	**20,000,000**		**34,170,000**	**173,670,000**

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Winthrop University						
Plan Year 2026						
Dacus Library Renovation	1/33	6,000,000				6,000,000
Tillman Hall building Renovation	2/33	15,750,000				15,750,000
Thomson Cafeteria Renovation	3/33	2,500,000	17,500,000			20,000,000
Winthrop Lake Dam Renovation	4/33	2,500,000				2,500,000
Courtyard Renovation Part 2	5/33				3,600,000	3,600,000
Dinkins Hall Renovation	6/33	4,009,996				4,009,996
Plan Year 2026 Total		30,759,996	17,500,000		3,600,000	51,859,996
Plan Year 2027						
Boiler Plant Renovation & Steam System Repairs Phase 2	7/33	6,615,000				6,615,000
Culp Chiller Plant Renovation	8/33	5,512,500				5,512,500
New Fine Art Shops	9/33	9,250,000				9,250,000
Building Envelope Repairs - Misc. Buildings	10/33	3,307,500				3,307,500
Coliseum Mechanical System Renovation	11/33	3,307,500				3,307,500
Margaret Nance Residence Hall Bathroom Renovations	12/33				3,900,000	3,900,000
Plan Year 2027 Total		27,992,500			3,900,000	31,892,500
Plan Year 2028						
Thurmond Hall Mechanical Renovation	13/33	8,268,750				8,268,750
McLaurin Hall Mechanical Renovation	14/33	8,268,750				8,268,750
Campus Electrical System Renovation Part 2	15/33	3,307,500				3,307,500
Amphitheater Renovation	16/33				4,410,000	4,410,000
Courtyard Apartment Renovation - Part 3	17/33		5,512,500			5,512,500
Margaret Nance Residence Hall Building Renovation	18/33		11,025,000			11,025,000
New Residence Hall	19/33		38,000,000			38,000,000
Lee Wicker Residence Hall Mechanical Renovation	20/33		8,268,750			8,268,750
Plan Year 2028 Total		19,845,000	62,806,250		4,410,000	87,061,250
Plan Year 2029						
Rutledge Hall Building Renovation	21/33	15,000,000				15,000,000

Summary of Proposed Permanent Improvement Projects

Senior Institutions and Regional Campuses	Rank	State	Debt	Federal	Other	Total Sources
Winthrop University						
Plan Year 2029						
Bancroft Hall Mechanical & Electrical Renovation	22/33	8,268,750				8,268,750
McBryde Hall Building Renovation	23/33	11,025,000				11,025,000
Campus-wide Energy Efficiency Improvements	24/33	11,025,000				11,025,000
Coliseum Renovation	25/33	16,537,500				16,537,500
Thomson Residence Hall Mechanical & Electrical Renovation	26/33				11,025,000	11,025,000
Plan Year 2029 Total		61,856,250			11,025,000	72,881,250
Plan Year 2030						
Kinard Hall Building Renovation	27/33	16,537,500				16,537,500
Withers Hall Mechanical & Electrical Renovation	28/33	11,025,000				11,025,000
Renovation of General Athletic Facilities	29/33	5,512,500				5,512,500
McLaurin Hall Building Renovation	30/33	11,025,000				11,025,000
Thurmond Hall Building Renovation	31/33	11,025,000				11,025,000
Phelps Residence Hall Mechanical Renovation	32/33				8,268,750	8,268,750
Roddey Residence Hall Demolition	33/33				5,512,500	5,512,500
Plan Year 2030 Total		55,125,000			13,781,250	68,906,250
Winthrop University Total		**195,578,746**	**80,306,250**		**36,716,250**	**312,601,246**

STATE OF SOUTH CAROLINA
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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Aiken Technical College						
Plan Year 2026						
Nursing Building Construction	1/5	3,650,000			20,578,480	24,228,480
700 Building Renovations	2/5	4,500,000				4,500,000
Plan Year 2026 Total		8,150,000			20,578,480	28,728,480
Plan Year 2027						
Building D Renovation (1200 Building)	3/5	8,000,000				8,000,000
Green Space/Quad	4/5	2,700,000				2,700,000
Plan Year 2027 Total		10,700,000				10,700,000
Plan Year 2028						
Gregg-Graniteville Student Activities Center Reno	5/5	2,500,000				2,500,000
Plan Year 2028 Total		2,500,000				2,500,000
Aiken Technical College Total		**21,350,000**			**20,578,480**	**41,928,480**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Central Carolina Technical College						
Plan Year 2026						
Renovation to Fire and Security Systems	1/10	8,500,000				8,500,000
Maintenance, Renovation and Repair	2/10	3,810,000				3,810,000
Plan Year 2026 Total		12,310,000				12,310,000
Plan Year 2027						
M600 roof and window replacement	3/10	3,000,000				3,000,000
Health Science HVAC & Boiler replacement	4/10	2,500,000				2,500,000
Kershaw Campus Expansion	5/10	30,000,000				30,000,000
Renovate Facility in Lee County	6/10	7,000,000				7,000,000
Health Sciences Building renovation	7/10	5,000,000				5,000,000
Renovation of AMTTC	8/10	9,000,000				9,000,000
Replace M100A Building	9/10	18,000,000				18,000,000
Broad Street Property (Technical High School)	10/10	30,000,000			20,000	30,020,000
Plan Year 2027 Total		104,500,000			20,000	104,520,000
Central Carolina Technical College Total		**116,810,000**			**20,000**	**116,830,000**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Denmark Technical College						
Plan Year 2027						
Renovation of Industrial Tech Bldg 200 & 300	1/6	3,500,000			3,000,000	6,500,000
Renovation of Barnwell Site at Ellington Rd	2/6	7,500,000				7,500,000
Student Center	3/6	10,000,000				10,000,000
Campus Bathroom Renovations	4/6	3,000,000				3,000,000
New Building: Cybersecurity, Energy, Healthcare	5/6	35,000,000				35,000,000
Plan Year 2027 Total		59,000,000			3,000,000	62,000,000
Plan Year 2028						
Residential Facility	6/6	20,000,000				20,000,000
Plan Year 2028 Total		20,000,000				20,000,000
Denmark Technical College Total		**79,000,000**			**3,000,000**	**82,000,000**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Florence-Darlington Technical College						
Plan Year 2026						
Land Acquisition - Darlington County Campus	1/7				20,000	20,000
Plan Year 2026 Total					20,000	20,000
Plan Year 2027						
Darlington County Campus	2/7	46,208,906				46,208,906
Construction & Industrial Trades Training Facility	3/7	41,642,192				41,642,192
Health Science Campus	4/7	80,000,000				80,000,000
Student Success Center	5/7	40,000,000				40,000,000
Plan Year 2027 Total		207,851,098				207,851,098
Plan Year 2028						
Marion Cty Workforce Development Training Ctr	6/7	32,500,000				32,500,000
Physical Plant/Maintenance Shop Building	7/7	4,000,000			1,000,000	5,000,000
Plan Year 2028 Total		36,500,000			1,000,000	37,500,000
Florence-Darlington Technical College Total		**244,351,098**			**1,020,000**	**245,371,098**

Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Greenville Technical College						
Plan Year 2026						
Work Force Development Campus	1/18	17,000,000			13,000,000	30,000,000
Brashier Middle College Bldg 203 HVAC Replacement	2/18	3,055,865				3,055,865
Bldg. 104 UT Demolition	3/18				2,520,000	2,520,000
Plan Year 2026 Total		20,055,865			15,520,000	35,575,865
Plan Year 2027						
Center for Cybersecurity and AI (103)	4/18	39,000,000			6,000,000	45,000,000
New Dental Education Building	5/18	15,000,000			17,000,000	32,000,000
Plan Year 2027 Total		54,000,000			23,000,000	77,000,000
Plan Year 2028						
Center for Manufacturing and Innovation Phase II	6/18				30,000,000	30,000,000
Building 202 Upfit	7/18				3,000,000	3,000,000
Building 302 Upfit	8/18				5,000,000	5,000,000
Plan Year 2028 Total					38,000,000	38,000,000
Plan Year 2029						
Industrial Tech 106 Replacement	9/18	40,000,000				40,000,000
Nursing 117 Roof Replacement	10/18				3,000,000	3,000,000
Central Energy Plant Upgrades	11/18	3,000,000				3,000,000
Northwest Secondary Entrance	12/18				3,050,000	3,050,000
McKinney Automotive Renovation	13/18	15,000,000				15,000,000
Plan Year 2029 Total		58,000,000			6,050,000	64,050,000
Plan Year 2030						
Building 121/122 Upfot	14/18	15,000,000				15,000,000
Michelin Building Renovation	15/18				8,000,000	8,000,000
NW Campus Phase II	16/18	20,000,000				20,000,000
University Center Roof Replacement	17/18				3,000,000	3,000,000
McAlister Redevelopment	18/18				4,000,000	4,000,000
Plan Year 2030 Total		35,000,000			15,000,000	50,000,000
Greenville Technical College Total		**167,055,865**			**97,570,000**	**264,625,865**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Horry-Georgetown Technical College						
Plan Year 2026						
Renovation of Grand Strand Speir Building 1000	1/8	10,000,000				10,000,000
Renovation of Building 5000-Conway	2/8				7,500,000	7,500,000
Plan Year 2026 Total		10,000,000			7,500,000	17,500,000
Plan Year 2027						
Construction of General Purpose Building - Conway	3/8	30,000,000				30,000,000
Acquisition of Real Property - Land/ Bldg. - Horry	4/8	10,000,000				10,000,000
Acquisition of Real Property - Land/ Building- Georgetown	5/8	5,000,000				5,000,000
Plan Year 2027 Total		45,000,000				45,000,000
Plan Year 2028						
Construction of General Purpose Building - GS	6/8	30,000,000				30,000,000
Plan Year 2028 Total		30,000,000				30,000,000
Plan Year 2029						
Renovate/Expand Bldgs. 500, 600, 700, 800, and 900	7/8	23,000,000				23,000,000
Plan Year 2029 Total		23,000,000				23,000,000
Plan Year 2030						
Construction of General Purpose Building - GT	8/8	25,000,000				25,000,000
Plan Year 2030 Total		25,000,000				25,000,000
Horry-Georgetown Technical College Total		**133,000,000**			**7,500,000**	**140,500,000**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Midlands Technical College						
Plan Year 2026						
CDL Facility	1/13				3,147,145	3,147,145
AMSC Expansion	2/13	2,100,000			700,000	2,800,000
New Operations Building - Beltline Campus	3/13				3,600,000	3,600,000
Plan Year 2026 Total		2,100,000			7,447,145	9,547,145
Plan Year 2027						
New Addition to AMSC Building	4/13	12,000,000				12,000,000
New Welding Building	5/13	10,000,000				10,000,000
Additions to Congaree Hall	6/13	5,000,000				5,000,000
DHL Building Purchase	7/13				5,900,000	5,900,000
DHL Building Renovation	8/13	8,000,000				8,000,000
One Stop Central Hub - Beltline	9/13	60,000,000				60,000,000
Plan Year 2027 Total		95,000,000			5,900,000	100,900,000
Plan Year 2028						
Airport Amphitheater	10/13				5,000,000	5,000,000
Granby Hall Renovation	11/13				2,999,250	2,999,250
Granby Hall Conference Center	12/13	20,000,000				20,000,000
Plan Year 2028 Total		20,000,000			7,999,250	27,999,250
Plan Year 2029						
One Stop Central Hub - Airport	13/13	70,000,000				70,000,000
Plan Year 2029 Total		70,000,000				70,000,000
Midlands Technical College Total		**187,100,000**			**21,346,395**	**208,446,395**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Northeastern Technical College						
Plan Year 2026						
McBee Campus Development	1/4	3,000,000				3,000,000
Plan Year 2026 Total		3,000,000				3,000,000
Plan Year 2027						
Cheraw Campus Maintenance	2/4	3,518,000				3,518,000
Plan Year 2027 Total		3,518,000				3,518,000
Plan Year 2028						
Cheraw Campus 100 Building Upgrades	3/4	5,500,000				5,500,000
Technology Center - Dillon	4/4	16,500,000			6,400,000	22,900,000
Plan Year 2028 Total		22,000,000			6,400,000	28,400,000
Northeastern Technical College Total		**28,518,000**			**6,400,000**	**34,918,000**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Orangeburg-Calhoun Technical College						
Plan Year 2026						
Health Science Building Mechanical/ Electrical Upgrades	1/3	7,124,662			823,118	7,947,780
Plan Year 2026 Total		7,124,662			823,118	7,947,780
Plan Year 2027						
Advanced Manufacturing Training Facility	2/3	21,086,000			4,014,000	25,100,000
Renovations to Building J	3/3	3,025,000				3,025,000
Plan Year 2027 Total		24,111,000			4,014,000	28,125,000
Orangeburg-Calhoun Technical College Total		**31,235,662**			**4,837,118**	**36,072,780**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Piedmont Technical College						
Plan Year 2026						
Land - Edgefield Center for Manufacturing Excellence	1/12				150,000	150,000
Edgefield Center for Manufacturing Excellence	2/12	15,000,000				15,000,000
Land - Technical Innovation Center - Greenwood County	3/12				20,000	20,000
Library and Student Engagement Center	4/12	12,800,000				12,800,000
Plan Year 2026 Total		27,800,000			170,000	27,970,000
Plan Year 2027						
Technical Innovation Center - Greenwood County	5/12	6,488,217			23,000,000	29,488,217
Newberry Center for Manufacturing Excellence	6/12	5,000,000				5,000,000
Life Cycle Infrastructure Improvements	7/12	7,000,000				7,000,000
Plan Year 2027 Total		18,488,217			23,000,000	41,488,217
Plan Year 2028						
Health Science Building - Phase II	8/12	37,100,000				37,100,000
Plan Year 2028 Total		37,100,000				37,100,000
Plan Year 2029						
Greenwood Campus Restroom Renovations	9/12	3,200,000				3,200,000
New Industrial Technology Center	10/12	29,500,000				29,500,000
Plan Year 2029 Total		32,700,000				32,700,000
Plan Year 2030						
New Facilities & Maintenance Building	11/12	4,500,000				4,500,000
County Campus Renovations and Deferred Maintenance	12/12	4,547,200				4,547,200
Plan Year 2030 Total		9,047,200				9,047,200
Piedmont Technical College Total		**125,135,417**			**23,170,000**	**148,305,417**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Spartanburg Community College						
Plan Year 2026						
Cherokee Campus Spark Center	1/10	14,000,000			6,000,000	20,000,000
Cherokee Academic Building Construction	2/10	30,000,000				30,000,000
Industrial Spark Building Acquisition	3/10	18,020,000				18,020,000
Union County Building Acquisition	4/10				20,000	20,000
Giles Administrative and Academic Building Construction	5/10	23,207,757			6,792,243	30,000,000
Union Campus Bldg Expansion	6/10	6,800,000				6,800,000
Spartanburg Powers A-Wing Renovations	7/10	3,028,028				3,028,028
Plan Year 2026 Total		95,055,785			12,812,243	107,868,028
Plan Year 2027						
Tyger River Campus Facade Renovations	8/10	4,000,000				4,000,000
Giles Campus-New Central Academic Building	9/10	65,000,000				65,000,000
Giles Campus -Property Acquisition	10/10	7,020,000				7,020,000
Plan Year 2027 Total		76,020,000				76,020,000
Spartanburg Community College Total		**171,075,785**			**12,812,243**	**183,888,028**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
State Board for Technical & Comprehensive Education						
Plan Year 2026						
Land Acquisition for AESC	1/2				20,000	20,000
Scout Training Center Land Acquisition	2/2				20,000	20,000
Plan Year 2026 Total					40,000	40,000
State Board for Technical & Comprehensive Education Total					**40,000**	**40,000**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Technical College of the Lowcountry						
Plan Year 2026						
Student & Community Center Bldg 12 Renovation	1/4	2,951,647				2,951,647
Academic and Workforce Center at New River Campus	2/4	13,500,000			14,629,500	28,129,500
Plan Year 2026 Total		16,451,647			14,629,500	31,081,147
Plan Year 2027						
Renovate Buildings 2 & 6 Exteriors	3/4	3,799,132				3,799,132
Demolition of 22,23,24, and new Health Science Lab	4/4	7,000,000				7,000,000
Plan Year 2027 Total		10,799,132				10,799,132
Technical College of the Lowcountry Total		**27,250,779**			**14,629,500**	**41,880,279**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Tri-County Technical College						
Plan Year 2026						
Anderson Campus Transportation, Logistics, and Utility Center	1/10	8,500,000			22,500,000	31,000,000
HVAC Program Relocation - WTC	2/10				3,500,000	3,500,000
Plan Year 2026 Total		8,500,000			26,000,000	34,500,000
Plan Year 2027						
Pendleton Campus - Miller Hall Renovation	3/10				8,000,000	8,000,000
Pendleton Campus Central Plaza Phase IV	4/10				3,000,000	3,000,000
Easley Campus Academic Building	5/10	5,000,000			7,500,000	12,500,000
Oconee Campus - Forestry	6/10	6,000,000			2,000,000	8,000,000
Plan Year 2027 Total		11,000,000			20,500,000	31,500,000
Plan Year 2028						
Pendleton Campus IBDC Renovation	7/10	4,000,000			3,000,000	7,000,000
Plan Year 2028 Total		4,000,000			3,000,000	7,000,000
Plan Year 2029						
Advanced Manufacturing & Automation Center	8/10	25,000,000			25,000,000	50,000,000
Pendleton Campus - Anderson Hall Renovation	9/10	7,000,000			13,000,000	20,000,000
Plan Year 2029 Total		32,000,000			38,000,000	70,000,000
Plan Year 2030						
Fulp Hall Renovation - Pendleton Campus	10/10	10,000,000			10,000,000	20,000,000
Plan Year 2030 Total		10,000,000			10,000,000	20,000,000
Tri-County Technical College Total		**65,500,000**			**97,500,000**	**163,000,000**

Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Trident Technical College						
Plan Year 2026						
Berkeley Campus Renovation - Transportation & Logistics Center	1/12	36,806,515			8,826,629	45,633,144
Thornley Campus Building 920 Roof Replacement Phase 1 (Southeast Side)	2/12	3,300,000				3,300,000
Palmer Campus Roof Replacement	3/12	4,300,000				4,300,000
Thornley Campus Building 630 Renovation	4/12	519,213			5,680,787	6,200,000
Plan Year 2026 Total		44,925,728			14,507,416	59,433,144
Plan Year 2027						
Thornley Campus Buildings 700/800 Defense Sector-Advanced Manufacturing-SCIEAT	5/12	36,615,579			9,153,895	45,769,474
Thornley Campus Building 400 Defense Sector-Welding and Ship Building Renovation Phase 1	6/12	7,544,000			1,886,000	9,430,000
Thornley Campus Buildings 300, 410, & 500 Student Services One Stop Renovation	7/12	6,000,000				6,000,000
Plan Year 2027 Total		50,159,579			11,039,895	61,199,474
Plan Year 2028						
Thornley Campus Building 920 Roof Replacement - Phase 2 (Northwest Side)	8/12	3,300,000				3,300,000
Thornley Bldg 510 HVAC Replacement	9/12	9,700,000				9,700,000
Thornley Campus Buildings 100, 200, and 300 Academic Refresh	10/12	6,000,000				6,000,000
Plan Year 2028 Total		19,000,000				19,000,000
Plan Year 2029						
Palmer Campus Renovation	11/12	25,000,000				25,000,000
Plan Year 2029 Total		25,000,000				25,000,000
Plan Year 2030						
Thornley Campus HVAC Improvements - Buildings 940 & 950	12/12	6,000,000				6,000,000
Plan Year 2030 Total		6,000,000				6,000,000
Trident Technical College Total		**145,085,307**			**25,547,311**	**170,632,618**

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Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
Williamsburg Technical College						
Plan Year 2026						
Land and Building Acquisition	1/3	20,000				20,000
Health Science Building	2/3	14,500,000			1,500,000	16,000,000
Plan Year 2026 Total		14,520,000			1,500,000	16,020,000
Plan Year 2027						
Auditorium/ Community Center	3/3	10,650,000			500,000	11,150,000
Plan Year 2027 Total		10,650,000			500,000	11,150,000
Williamsburg Technical College Total		**25,170,000**			**2,000,000**	**27,170,000**

Summary of Proposed Permanent Improvement Projects

Technical Colleges	Rank	State	Debt	Federal	Other	Total Sources
York Technical College						
Plan Year 2026						
New Health Science Building	1/9	28,000,000				28,000,000
EV & Auto Body Training Renovation-Building G	2/9	4,500,000				4,500,000
New Building Construction Trades Facility	3/9	12,000,000				12,000,000
Plan Year 2026 Total		44,500,000				44,500,000
Plan Year 2027						
Welding Renovations Building D-Phase II	4/9	4,500,000				4,500,000
New Truck Driver & Utility Line Worker Training Building	5/9	11,500,000				11,500,000
Health Care Facility Renovation - Lancaster County	6/9	4,000,000				4,000,000
Plan Year 2027 Total		20,000,000				20,000,000
Plan Year 2028						
Automotive Renovation - Building F	7/9	9,900,000				9,900,000
Plan Year 2028 Total		9,900,000				9,900,000
Plan Year 2029						
Renovate A Building	8/9	20,646,600				20,646,600
Plan Year 2029 Total		20,646,600				20,646,600
Plan Year 2030						
Building Construction Trades Facilities Management Addition - Phase II	9/9	16,500,000				16,500,000
Plan Year 2030 Total		16,500,000				16,500,000
York Technical College Total		**111,546,600**				**111,546,600**

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Transportation	Rank	State	Debt	Federal	Other	Total Sources
Aeronautics Commission						
Plan Year 2026						
Exterior Painting & Window Replacement for SCAC Administrative Building	1/3	925,000				925,000
Roofing and Coating for SCAC main Hangar Guard Building, and Quonset Hangar	2/3	400,000				400,000
Plan Year 2026 Total		1,325,000				1,325,000
Plan Year 2027						
Refinish and Seal Hangar Floor	3/3	150,000				150,000
Plan Year 2027 Total		150,000				150,000
Aeronautics Commission Total		**1,475,000**				**1,475,000**

Summary of Proposed Permanent Improvement Projects

Transportation	Rank	State	Debt	Federal	Other	Total Sources
Department of Transportation						
Plan Year 2026						
I-26 EB Rest Area Reconstruction, Charleston Co.	1/29	16,606,000				16,606,000
Anderson County Salt Shed Construction	2/29				300,000	300,000
Campobello Section Shed Salt Shed Construction	3/29				300,000	300,000
McCormick County Maintenance Salt Shed Construction	4/29				300,000	300,000
Fairfield County Salt Shed Construction	5/29				360,000	360,000
Sumter County I-95 Salt Shed Construction	6/29				360,000	360,000
Pickens County Salt Spreader Shed Construction	7/29				340,000	340,000
Kershaw County Salt Shed Construction (I-20)	8/29				360,000	360,000
Horry County Maintenance Salt Shed Construction	9/29				360,000	360,000
Hampton County Maintenance Salt Shed Construction	10/29				300,000	300,000
Aiken County Salt Shed Construction	11/29				300,000	300,000
Charleston Maintenance Salt Building Reconstruction	12/29				300,000	300,000
Equipment Depot Restrooms and Conference Room	13/29				245,000	245,000
Plan Year 2026 Total		16,606,000			3,825,000	20,431,000
Plan Year 2027						
District Six Office Mechanical, Electrical and Plumbing renovations	14/29				275,000	275,000
Florence Maintenance Sewer Line Replacement	15/29				400,000	400,000
Dillon County Complex Renovation	16/29				500,000	500,000
Plan Year 2027 Total					1,175,000	1,175,000
Plan Year 2028						
Newberry County Complex Renovations	17/29				1,000,000	1,000,000
Clarendon County Maintenance Complex Construction	18/29				8,500,000	8,500,000
I-26 Rest Areas at MM 122 Calhoun Co.	19/29	4,000,000		16,000,000		20,000,000
Sumter I-95 NB (Santee) Rest Area Replacement	20/29	4,000,000			6,000,000	10,000,000

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Summary of Proposed Permanent Improvement Projects

Transportation	Rank	State	Debt	Federal	Other	Total Sources
Department of Transportation						
Plan Year 2028						
Plan Year 2028 Total		8,000,000		16,000,000	15,500,000	39,500,000
Plan Year 2029						
Kershaw Section Shed Renovation	21/29				500,000	500,000
SCDOT HQ Roof replacement	22/29				1,170,000	1,170,000
I-95 Rest Areas at MM139 in Sumter County	23/29	4,000,000		16,000,000		20,000,000
I-77 Rest Areas at MM66 in Chester Co.	24/29	3,000,000		17,000,000		20,000,000
Statewide Traffic Management Addition/Renovation	25/29			2,260,000	540,000	2,800,000
Plan Year 2029 Total		7,000,000		35,260,000	2,210,000	44,470,000
Plan Year 2030						
Eastover Section Shed Renovations	26/29				500,000	500,000
York Section Shed Renovation	27/29				500,000	500,000
I-85 Rest Areas at MM18 in Anderson Co.	28/29	4,000,000		16,000,000		20,000,000
I-385 Rest Area at MM7 in Laurens Co.	29/29	4,400,000		5,600,000		10,000,000
Plan Year 2030 Total		8,400,000		21,600,000	1,000,000	31,000,000
Department of Transportation Total		**40,006,000**		**72,860,000**	**23,710,000**	**136,576,000**



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Aeronautics Commission

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aeronautics Commission

Project Name

Exterior Painting & Window Replacement for SCAC Administrative Building

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/2
Project Number	5293	**Overall Priority**	1/3

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Building Envelope/Windows/Walls	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Capital Reserve Fund - Capital	$275,000	Fee-Architectural, Engineering & Other	$46,000
[CP] State Appropriation - Capital	$350,000	Renovations-Building Exteriors	$879,000
[CP] State Appropriation - Capital	$300,000		
	$925,000		$925,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($2,000)			($2,000)

Summary of Work

(Phase II - #9501) The project requires cleaning and prep work to prepare the surface for paint. An architecture firm will be engaged to do the project specifications and some construction management. the project will be bid and awarded to the lowest bidder.
this project requires removal and replacement of the building's exterior windows. An architecture firm will be engaged to do project specifications and some construction management. the project will be bid and awarded to the lowest bidder.

Rationale

The exterior of the administrative office area of the SC Aeronautics Commission was painted over 18 years ago and needs to be painted. The building exterior has begun to show signs of corrosion, which if left untreated would lead to additional maintenance costs in the future. the painting project should extend the life of the facility.
The exterior windows of the administrative office area and public use areas of the SC Aeronautics Commission need to be replaced. The buildings windows have begun to show signs of delamination between the panes, and some have had to have repair work done for leaks. There continues to be some leaks around the windows.

Alternatives Considered

Initially the plan was to replace the glass panes only due to delamination, but upon further inspection by contractors and a consultant, it was determined that the glass and frames should be replaced due to corrosion and deterioration.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aeronautics Commission

Project Name
Roofing and Coating for SCAC main Hangar Guard Building, and Quonset Hangar

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/2
Project Number	5294	**Overall Priority**	2/3

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Roof	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$6,000	Fee-Architectural, Engineering & Other	$20,000
[CP] State Appropriation	$394,000	Roofing-Repairs & Renovations	$380,000
	$400,000		$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	1 Year/One Time		($5,000)
	Net Cost / (Savings): ($5,000)			($5,000)

Summary of Work

(Phase I - #9502) A consultant will be engaged to evaluate the project and develop a plan. Roof will need to be evaluated for the type and amount of work needed to be repaired. The best type of roof will be determined and any repairs needed to the base before the new roof can be applied. Specifications will be determined in order to bid the project.

Rationale

The Main hangar, Guard Building and Quonset Hangar have roof leaks that have been patched over time. Due to the age, deterioration, and added damages that continue to develop, it is time to replace the roof coverings on all three buildings.
Each facility will require different roof replacement products, of which, the Quoset Hangar will need a specialty foam/coating product. Also, the Quoset Hangar will require some sheet metal and paint work on each of the ends.
If left unresolved, additional maintenance costs will continue to occur and expand over time. The project requires cleaning and other work to remove the old roof systems and/or coatings. The estimated costs are $400,000.

Alternatives Considered

Various types of roofing materials will be considered as to what is best for each building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aeronautics Commission

Project Name

Refinish and Seal Hangar Floor

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5296	**Overall Priority**	3/3

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	Interior Finishes/Flooring/Fixtures	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$150,000	Renovations-Buildings & Additions-Interiors	$150,000
	$150,000		$150,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	1 Year/One Time	$150,000	
	Net Cost / (Savings): $150,000		$150,000	

Summary of Work

Prep and refinish approximately 14,500 square feet of existing hangar floor.

Rationale

Storage and maintenance of state aircraft fleet causes fuel and chemicals to drip on floor and over the years has led to deterioration of the hangar floor coating. Maintaining this coating is critical to extending the life of the concrete.

Alternatives Considered

The only alternative is delaying the work, but this will only cause additional deterioration.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Aiken Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aiken Technical College

Project Name

Nursing Building Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/2
Project Number	4499	**Overall Priority**	1/5

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	25	Other	100
		Program/Academic	75		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$11,500,000	Basic Equipment	$1,500,000
[CP] AFS - Other Funds	$8,942,351	Bond Issue Costs-Capital Projects	$500,000
[CP] AFS - Other Funds	$136,129	Construction-Buildings & Additions	$18,144,000
[CP] Capital Reserve Fund	$3,000,000	Contingencies-Capital Projects	$1,270,080
[CP] State Appropriation	$650,000	Fee-Architectural, Engineering & Other	$1,814,400
		Other Capital Outlay Costs	$1,000,000
	$24,228,480		$24,228,480

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	Indefinitely	$2,100	
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,150	
Uncategorized	General Funds - Existing	Indefinitely	$2,100	
Utilities	General Funds - Existing	Indefinitely	$8,400	
	Net Cost / (Savings): $15,750		$15,750	

Summary of Work

(Phase I - #6250) ATC proposes to construct a 36,000 square foot building to house the expansion of the Health Science Technologies. This new building would house the Associate Degree in Nursing (ADN) PROGRAM, the Certified Nursing Assistant (CNA) program, and the Licensed Practical Nursing (LPN) program. The courses encompass classroom and laboratory study. This building will assist the College in meeting accreditation standards and demand for the programs. Upon relocation of the Nursing programs to the Nursing building, the available space in the current Health Sciences building will be utilized to enhance existing programs and expand with additional offerings in the Health Sciences. The Surgical Technology program proposes expansion to an Associate Degree Surgical Technology. The Medical Coding certificate proposes to expand to a Health Information Management degree. The Radiological Technology degree proposes to add a Sonography component. A Dental Hygiene Associate Degree proposes to augment the Dental Assistant diploma. New programs proposed include Pharmacy Technology, Cardiovascular Technology, BIO/Med Laboratory Technology and Dialysis Technicians. Construction of the proposed building will be on college property. No new acreage is required.

Rationale

The current Health Sciences building lacks available space for expansion of the Life Science programs necessary to meet the College's service area demand. The addition of a building to house Life Science programs would create available space in the existing Health Sciences building for the remaining Health Science programs to expand.

Alternatives Considered

All available space for academic programs on the Aiken Technical College campus was reviewed and none was found suitable for the Health Science Technologies. The addition of a new building to house the Nursing programs creates available space for the remaining Health Science programs and this was deemed the most appropriate response to meet the growing demand in the community within this field.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aiken Technical College

Project Name

700 Building Renovations

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/2
Project Number	4500	**Overall Priority**	2/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	80
Program/Academic	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Interior Finishes/Flooring/Fixtures	75
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$3,037,500
[CP] State Appropriation	$1,154,941
[CP] State Appropriation	$307,559
	$4,500,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$200,000
Renovations-Building Exteriors	$200,000
Renovations-Buildings & Additions-Interiors	$4,000,000
	$4,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$5,000	
Utilities	General Funds - Existing	3 Years+	$10,000	
	Net Cost / (Savings): $15,000		$15,000	

Summary of Work

(Phase II - #6251) Building 700/800 will be renovated to accept administrative staff moving out of the 100/200 building. The building will also modernize existing classrooms to be flexible so they can adapt to larger section sizes. The other focus will be put on modernizing the bathrooms and bringing them up to current code guidelines.

Rationale

The 100/200 is scheduled for demolition due to an aging infrastructure. The cost to modernize and renovate the 100/200 building was not financially reasonable. Instead, efforts will be put toward modernizing and equipping the 700/800 building for administrative staff.

Alternatives Considered

Renovating the 100/200 building was the only potential alternative. The cost associated with modernizing the building infrastructure was not reasonable compared to the cost of renovating the 700/800 building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aiken Technical College

Project Name

Building D Renovation (1200 Building)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4505	**Overall Priority**	3/5

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Interior Finishes/Flooring/Fixtures	90
	100%

Fund Sources	Amount
[CP] State Appropriation	$8,000,000
	$8,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$8,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($1,500)
	Net Cost / (Savings): ($1,500)			($1,500)

Summary of Work

It is the intention of ATC to renovate throughout the Health Science building to house and expand our current Health Science Programs. This includes special renovations as needed and updates, such as flooring, paint, lighting, fixtures, and program-specific equipment and furnishings.

Rationale

Aiken Technical College has one of the most robust health science programs in the CSRA, and we are looking to embrace the opportunity to repurpose the areas that currently house the Nursing Program. Creating specialized classrooms for each program will allow the college to target programs that have shown growth over the years.

Alternatives Considered

No alternatives have been considered as this is the dedicated Health Science Program Building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aiken Technical College

Project Name

Green Space/Quad

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4955	**Overall Priority**	4/5

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	90	Other	100
Site Development	90	Parking/Roads/Site Development	10		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$2,700,000	Site Development (Non-Depreciable Land Improv)	$2,700,000
	$2,700,000		$2,700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$2,600	
	Net Cost / (Savings): $2,600		$2,600	

Summary of Work

After the 100 and 300 buildings are demolished, the campus will have a cleared parcel of land that would allow for outdoor learning, student meetings, study space, and a space among local fauna and flora to allow the regeneration of the mind. This space will be a meandering walking path that leads from the parking areas to the Administration building. Included in the quad will be multiple touch-down spots, group study spaces, a focal point (e.g., fountain, statue), and flat space for recreational use. This will also be utilized to connect the front of campus to the rear.

Rationale

In its fifty-year history, Aiken Technical College has not had a grassy recreational area to allow students to be among nature. The ATC campus is embedded in a wooded landscape and, to this point, has not had an opportunity to bring an external inspirational space to our students, faculty, and staff.

Alternatives Considered

For many years, Aiken Technical College's master plan has included a recreational space for our students, but the college did not have a reasonable location until now. The demolition of the two buildings will create the ideal footprint for this project.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Aiken Technical College

Project Name

Gregg-Graniteville Student Activities Center Reno

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4954	**Overall Priority**	5/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	40
Auxiliary/Housing/Food Service/Laundry	25
Program/Academic	35
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Interior Finishes/Flooring/Fixtures	90
	100%

Fund Sources	Amount
[CP] State Appropriation	$2,500,000
	$2,500,000

Project Costs	Amount
Contingencies-Capital Projects	$350,000
Fee-Architectural, Engineering & Other	$150,000
Renovations-Buildings & Additions-Interiors	$2,000,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($3,000)
	Net Cost / (Savings): ($3,000)			($3,000)

Summary of Work

The Gregg-Graniteville Student Activities Center will be renovated to enhance services, spaces and programs for the college. When completed, the student activities center will offer much needed meeting space to provide support for student organization events, departmental functions and college-wide activities. Student involvement fosters engagement in student–led programs and services that enrich the education experience by maximizing the capacity of students to learn, serve and lead. The renovation will also enhance auxiliary services for the college community.

Rationale

The completed project provides a core of activity for the campus and expresses the college's commitment to the value of the student experience on campus.

* This project is currently not a priority for the upcoming budget.

Alternatives Considered

The college has no alternatives to consider. Currently the bookstore, gym, and student commons area are located in the center of campus in the same building.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Central Carolina Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Renovation to Fire and Security Systems

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	4860	**Overall Priority**	1/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	5
Program/Academic	95
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$8,500,000
	$8,500,000

Project Costs	Amount
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$500,000
Other Construction/Renovation/Repair Projects	$7,500,000
	$8,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Salaries, Benefits & Payroll Taxes	General Funds - Existing	Indefinitely		($50,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

Upgrade current fire alarm / security / building access systems at all CCTC campus locations. Budget may change as project is evaluated. Proviso 118.19 FY22-23

Rationale

The fire alarm systems in the college's older facilities need to be integrated with emergency notification systems, web access, and other features not available when originally installed. The college security / building access is antiquated with the lock and key system, and they are very inefficient when emergencies occur on campus. The buildings are currently not capable of being locked down immediately in the event of an active threat on campus. This would include replacing all the exterior and potentially the interior corridor doors with doors that contained an access control panel, power supply panels, proxy card readers, access wire and wire mold as needed. The fire alarm system would be upgraded to the more intuitive and efficient voice evacuation system which would be integrated with our emergency notification system.

Alternatives Considered

The alternative is to continue with our current system which makes it difficult to notify the campus community and to secure the buildings in an event of an emergency.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Maintenance, Renovation and Repair

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	4867	**Overall Priority**	2/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	5
Program/Academic	95
	100%

Building Components Affected	Percentage
HVAC	60
Interior Finishes/Flooring/Fixtures	40
	100%

Fund Sources	Amount
[CP] State Appropriation	$3,810,000
	$3,810,000

Project Costs	Amount
Basic Equipment	$1,000,000
Fee-Architectural, Engineering & Other	$500,000
Renovations-Buildings & Additions-Interiors	$310,000
Renovations-Utilities	$2,000,000
	$3,810,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($40,000)
	Net Cost / (Savings): ($40,000)			($40,000)

Summary of Work

Continue to replace and upgrade HVAC systems including the control management systems at the buildings on main campus and F.E. Dubose locations. Replace current flooring along with current furniture at all CCTC locations which have reached its useful life and have become a safety concern.
Upgrade to LED lighting on all CCTC locations in order to reduce energy costs. Repair exterior such as windows on main campus and F.E. Dubose location. Proviso 118.19 FY23-24

Rationale

The HVAC systems have reached its life expectancy along with the current flooring and furniture throughout the campus.
Our energy costs continue to increase due to having outdated light fixtures which use more energy. Upgrading to LED lights will allow us to save energy thus reducing our utility costs.
Upgrade security camera and system as current security cameras resolution is not up to standards and are in need of replacement.
Repair and upgrade old windows to increase energy efficiency.

Alternatives Considered

To defer replacing the HVAC and lights will continue to incur increased utility costs. To remain status quo with the security cameras.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

M600 roof and window replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/8
Project Number	4869	**Overall Priority**	3/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Program/Academic	60
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Roof	75
	100%

Fund Sources	Amount
[CP] State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Renovations-Building Exteriors	$500,000
Roofing-Repairs & Renovations	$2,500,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Additional	Indefinitely	$15,000	
	Net Cost / (Savings): $15,000		$15,000	

Summary of Work

M600 roof and windows will need to be replaced to improve energy cost.

Rationale

The roof and windows have not been replaced since 1991. They are over 34 years old. To improve energy efficiency, enhance safety and protect against the elements, the college is need to replace/upgrade to a more modern material. There are leaks throughout the building due to age of windows.

Alternatives Considered

The alternative is to continue repairs and patches to keep the building open.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Health Science HVAC & Boiler replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/8
Project Number	4871	**Overall Priority**	4/10

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	30	HVAC	100
		Program/Academic	70		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$2,500,000	Fee-Architectural, Engineering & Other	$50,000
		Renovations-Building Exteriors	$2,450,000
	$2,500,000		$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Additional	Indefinitely	$8,000	
	Net Cost / (Savings): $8,000		$8,000	

Summary of Work

Health Science building HVAC and Boiler is needing to be replaced.

Rationale

The Health Science building houses our nursing, surgical technology, medical records coding and other health programs. The college offers a variety of classes as well as provide a facility in the building to the public for use. Due to the nature of the extensive medical equipment housed in the building, the replacement is necessary since the HVAC/Boiler is over 15 years old and near the end of its life.

Alternatives Considered

The alternative is to continue using the existing system.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Kershaw Campus Expansion

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/8
Project Number	4975	**Overall Priority**	5/10

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Building Envelope/Windows/Walls	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$10,000,000	Construction-Buildings & Additions	$28,100,000
[CP] State Appropriation	$10,000,000	Contingencies-Capital Projects	$500,000
[CP] State Appropriation	$10,000,000	Fee-Architectural, Engineering & Other	$1,400,000
	$30,000,000		$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Additional	3 Years+	$25,000	
Maintenance and Repairs	General Funds - Additional	3 Years+	$40,000	
Other Expenses	General Funds - Additional	3 Years+	$20,000	
Salaries, Benefits & Payroll Taxes	General Funds - Additional	3 Years+	$100,000	
Utilities	General Funds - Additional	3 Years+	$200,000	
	Net Cost / (Savings): $385,000		$385,000	

Summary of Work

Construct an additional 90,000 SF Academic Building on recently purchased property adjacent to the College's Kershaw Campus. $10,000,000 is currently in the FY23-24 budget Proviso 118.19 FY23-24 Section 20 Line B, and $10,000,000 in FY 25-26 Proviso 118.22. An additional $10,000,000 will be needed in the FY26-27 budget for the expansion.

Rationale

To utilize the 20 acres of undeveloped property the college owns to construct a health science building that will house the Radiation Technology, Practical Nursing program (LPN) and Environmental Science and an industrial building to house the Automotive Technology program. This expansion would require classrooms, computer labs and simulation labs to successfully launch and to run all of the additional programs. The addition of both programs enables us to work to meet the current healthcare shortage identified by area healthcare facilities. In addition, we would move our environmental technician program into that building to take advantage of a more rural location and access to the environment. The environmental program would require sufficient classroom space and demonstration equipment to effectively meet training needs. We believe that it is important for Kershaw to have a signature program that complements the other technical programs such as mechatronics and welding offered on the campus.

Alternatives Considered

To remain status quo and not be able to offer the additional programs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Renovate Facility in Lee County

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/8
Project Number	4977	**Overall Priority**	6/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	75
Program/Academic	25
	100%

Building Components Affected	Percentage
Electrical/Mechanical	5
HVAC	5
Interior Finishes/Flooring/Fixtures	90
	100%

Fund Sources	Amount
[CP] State Appropriation	$5,000,000
[CP] State Appropriation	$2,000,000
	$7,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$500,000
Renovations-Buildings & Additions-Interiors	$6,500,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Additional	1 Year/One Time	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

This project is to remodel a current building in Lee County which would enable the College to partner with Lee County and utilize the space for classrooms and multi-purpose space. A feasibility study will be done to determine how much space in the building CCTC will need and therefore renovate.

Rationale

Our current location in Lee County is not viable for expansion of programs.

Alternatives Considered

Remain status quo.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Health Sciences Building renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/8
Project Number	4978	**Overall Priority**	7/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$350,000
Renovations-Buildings & Additions-Interiors	$4,650,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Additional	1 Year/One Time	$10,000	
Salaries, Benefits & Payroll Taxes	General Funds - Additional	3 Years+	$100,000	
Utilities	General Funds - Additional	3 Years+	$40,000	
	Net Cost / (Savings): $150,000		$150,000	

Summary of Work

Following our facility master plan for our Allied Health programs, this would provide the opportunity to renovate the Legal Studies building to house Pharmacy Tech programs and introduce new programs, such as Physical Therapy Assistant (PTA). Please note that our Allied Health programs are considered “technical” programs and qualify for the Governor’s Workforce for the Futures Funding. This would include converting the D1000 (Legal Studies Building) into classroom space along with constructing a walkway to connect the Health Science Center, H2000 to D1000. This would also include creating a secondary entrance to H2000 to connect the satellite parking lot.

Rationale

The needs of the allied health careers training continue to expand every year. In order to continue to meet the demands of our 4-county service area, we need to renovate the facility to accommodate additional programs and students.

Alternatives Considered

remain status quo

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Renovation of AMTTC

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/8
Project Number	4979	**Overall Priority**	8/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	90
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$694,431
[CP] State Appropriation	$7,305,569
[CP] State Appropriation	$1,000,000
	$9,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$800,000
Renovations-Buildings & Additions-Interiors	$8,200,000
	$9,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($2,500)
Salaries, Benefits & Payroll Taxes	General Funds - Existing	1 Year/One Time		($70,000)
	Net Cost / (Savings): ($72,500)			($72,500)

Summary of Work

To renovate the AMTTC building in order to consolidate the HVAC programs into one facility and relocate the Welding program. This would include project engineering to include ventilation, gas installation requirements, electrical and acoustics. Installation of exhaust systems for emergency shop air evacuation and gas furnace training. Upgrade the gas service to the building and all associated piping for the program. Also, a complete electrical and plumbing upgrade will be done. Install roll up doors to allow for equipment transport in and out of the space as well as a modification to the sprinkler system.

In addition, we would introduce electrical vehicle (EV) curriculum, building that next-generation program onto our current automobile technician program and preparation technician for the EV market. There would be significant upgrades required to manage the networking and facility need for the cyber range. The funding source allocation is separated due to the preliminary allocation for the FY23-24 budget. CRF H.4301 Section 18 Line Q Proviso 118.19 FY23-24 Section 20 Line D.

Rationale

To consolidate credit and workforce programs to ensure efficiency and cost savings. This would allow the programs to share equipment and instructors. Also, CCTC's community needs to have an educational facility that will providing training for the EV market.

Alternatives Considered

To remain status quo and need to build a new facility in order to provide training for EV.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Replace M100A Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	7/8
Project Number	4985	**Overall Priority**	9/10

Project Type	Percentage
Demolish Existing Facility	50
Repair/Renovate Existing Facility/System	50
	100%

Facility Type	Percentage
Office/Administration	60
Program/Academic	40
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$2,000,000
[CP] State Appropriation	$16,000,000
	$18,000,000

Project Costs	Amount
Construction-Buildings & Additions	$16,000,000
Renovations-Buildings & Additions-Interiors	$2,000,000
	$18,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	Indefinitely		($5,000)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($5,000)
Utilities	General Funds - Existing	Indefinitely		($5,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

A partial demolition of building 100A took place during project H59-6174. This project would be to demolish the remainder of building 100A and then construct a new building to contain a conference center along with a consolidated area for the Foundation and Marketing team.
CRF H.4301 FY23-24 Section 18 Line Q (is the $2,000,000 in the FY23-24 budget).

Rationale

Building 100A is over 60 years old and functionally inadequate and cannot be renovated to fit the college's current needs, due to the astronomical cost of the renovation based on the A/E estimates. The Foundation and Marketing team are currently housed in an area which is difficult to locate for potential donors. Also, the college receives numerous requests for meeting space which we are unable to currently accommodate due to limited space.

Alternatives Considered

To continue to maintain building 100A after the current personnel and programs are re-located to the new academic / student services building (project H59-6174) in August 2025 and / or to demolish building 100A completely and leave the Foundation and Marketing team where they are currently housed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Central Carolina Technical College

Project Name

Broad Street Property (Technical High School)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	8/8
Project Number	4986	**Overall Priority**	10/10

Project Type	Percentage
Purchase Land/Building	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	15
Parking/Roads/Site Development	5
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	90
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$20,000
[CP] State Appropriation	$15,000,000
[CP] State Appropriation	$15,000,000
	$30,020,000

Project Costs	Amount
Building Purchase	$20,000
Renovations-Buildings & Additions-Interiors	$30,000,000
	$30,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Additional	Indefinitely	$2,500	
Maintenance and Repairs	General Funds - Additional	Indefinitely	$6,000	
Utilities	General Funds - Additional	Indefinitely	$8,000	
	Net Cost / (Savings): $16,500		$16,500	

Summary of Work

In 2017, the College entered into an agreement with the Sumter School District to purchase property for the school district to build a Technical High School within 5 years. The terms of the forgivable promissory note state the property would revert to the College if the school district did not meet the terms and begin substantial completion of the High School within 5 years. The 5 years expired in October 2022, however, the college granted a one-year extension. The one-year extension has also expired, and the property will be deeded to the College. Note: There is no cost to purchase the property, however, I had to put $1.00 in the funding amount and project costs. Potential demolition of one of the buildings due to the condition of the building. This is the cost to build a new technical high school on the existing property.

Rationale

Requirements of the original forgivable promissory note in October 2017.
The college originally received funding to purchase the property in 2015 and 2017. This is one of those pass throughs where the College receives the money, but the school district purchased the property.
The college received the funding with Check #141921390 on 11.19.2015, check #141916874 on 11/16/2015 and Bill H.5002, Proviso 118.16. The checks came from SBTCE. There will not be any cost to acquiring the broad street properties, except for legal review

Alternatives Considered

No alternatives considered as the property must be deeded to the college based on the term of the promissory note.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Clemson University Public Service and Agriculture

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University Public Service and Agriculture

Project Name

Brody Property Acquisition

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	5314	**Overall Priority**	1/5

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$20,000	Fee-Architectural, Engineering & Other	$20,000
[CP] AFS - Other Funds	$35,000	Land	$35,000
	$55,000		$55,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #9562) This project is to acquire approximately 10 acres of land adjacent to the Clemson Experimental Forest (CEF) from the Clemson University Land Stewardship Foundation

Rationale

This acquisition will allow Clemson to transfer land use restrictions from another part of the CEF which is being converted from its current CEF use to varsity sports use associated with the University's women's lacrosse and gymnastics teams.

Alternatives Considered

The proposed acquisition cost is $35,000, which is less than appraised value. This, along with the cost of all investigative studies, will be the total cost to the University.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University Public Service and Agriculture

Project Name

US Army Corps of Engineers Land Swap

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/4
Project Number	5317	**Overall Priority**	2/5

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #9563) This project is a land swap between Clemson University and the US Army Corps of Engineers. Clemson will transfer approximately 1.31 acres of property, which is undevelopable, to USACE in exchange for 1.25 acres of property adjacent to the new lacrosse and gymnastics facilities.

Rationale

As plans for the lacrosse field have developed, the siting and orientation of the field currently encroach upon USACE property. USACE will not allow for any portion of the field to be built on USACE property.

Alternatives Considered

USACE have discussed a land swap with Clemson which would allow for the University to acquire the necessary property to complete the field as it is currently planned in exchange for the University transferring 1.31 acres to USACE which is an underlying floor area that is a part of Lake Hartwell.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University Public Service and Agriculture

Project Name

LPH Land Purchase

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/4
Project Number	5319	**Overall Priority**	3/5

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$300,000
	$300,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
Land	$280,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Livestock-Poultry Health division is seeking to purchase additional land (approximately xx acres) from Richland County at the existing location at 500 Clemson Road in Columbia, SC. This land is directly behind the existing facility and will be utilized for the expansion of the existing facility and for additional parking that will be required due to the planned expansion.

Rationale

The existing lot isn't sufficient for planned expansion of the LPH facility.

Alternatives Considered

We considered adding a second story to the existing facility to meet the additional space needs, but the additional land would allow us to expand our facility on a single level which is more economical.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University Public Service and Agriculture

Project Name

Clemson Veterinary Diagnostic Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/4
Project Number	5321	**Overall Priority**	4/5

Project Type	Percentage
Construct Additional Facility	70
Repair/Renovate Existing Facility/System	30
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Interior Finishes/Flooring/Fixtures	30
Other	5
Parking/Landscape	5
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$7,000,000
[CP] AFS - Other Funds	$5,000,000
	$12,000,000

Project Costs	Amount
Construction-Buildings & Additions	$6,888,000
Contingencies-Capital Projects	$1,200,000
Fee-Architectural, Engineering & Other	$960,000
Renovations-Buildings & Additions-Interiors	$2,952,000
	$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,000	
Utilities	General Funds - Existing	Indefinitely	$20,000	
	Net Cost / (Savings): $25,000		$25,000	

Summary of Work

The Livestock and Poultry Health facility, which includes the Clemson Veterinary Diagnostic Center, is located in Northeast Columbia and was constructed in 1999. The facility has had little to no upgrades since that time. Renovations are needed to expand the laboratory space to offer additional disease testing (including required food safety testing at meat processing plants) services to SC and southeastern U.S. domestic and wildlife animal stakeholders. Renovations are necessary to increase HVAC and electrical capacity, upgrade ventilation and other safety systems to maintain current biosafety standards, upgrade and expand the necropsy room and carcass cold storage and disposal functions, as well as increase storage and office space.

Rationale

The Diagnostic Center is the state animal health laboratory and assists veterinarians, animal industry, animal owners, and wildlife managers in diagnosing disease or other health problems affecting livestock, poultry, companion animals, and wildlife animals. The Center is an integral part of a disease surveillance system that helps assure a safe and adequate food supply and protects South Carolina citizens' health and welfare. The Diagnostic Center is a National Animal Health Laboratory Network (NAHLN) member laboratory and is a National Poultry Improvement Plan (NPIP) Authorized Laboratory.

Alternatives Considered

The CVDC already serves the state protecting animal health and public food safety. Duplicating a new building and staff doesn't make sense financially compared to modifying current infrastructure to fit this new need.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University Public Service and Agriculture

Project Name

Extension Education Training Facility - Sandhill

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5350	**Overall Priority**	5/5

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	10
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Other	55
Parking/Landscape	5
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$15,000,000
	$15,000,000

Project Costs	Amount
Construction-Buildings & Additions	$13,500,000
Contingencies-Capital Projects	$1,500,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$20,000	
Utilities	General Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $25,000		$25,000	

Summary of Work

This project would construct a new training facility at Sandhill Research and Education Center that would bring constituents from across the state to foster transfer of agriculture, food safety, and processing knowledge. The facility will include a commercial kitchen, needed to facilitate opportunities for small producers seeking value-added processing for local markets. This facility would also support home canning training events aimed at teaching community members how to extend the shelf-life of small-producer commodities purchased at local markets. Most county offices no longer have kitchen facilities for teaching food preservation and safety practices, which are more effectively taught with hands-on instruction. A commercial kitchen would provide space for the Food Systems and Safety team to conduct food "product testing" and "process control letters" required by SCDA to ensure microbiological safety of small-scale food products being packaged for local marketing. Finally, this facility would serve as a train-the-trainer facility for the professional development of many Extension program teams including food safety agents, health and nutrition agents, 4-H healthy lifestyle youth trainings, and others. It could also extend our ability to cross-collaborate with other land grant institutes in the Southeast Region.

A community cannery facility would allow members to can meat and produce in bulk, thus saving time and energy in their home kitchens while ensuring safety of products. Community members would prepare jars or cans for the canning process under the supervision of the cannery staff, and the cannery staff would implement the thermal process. This facility could also be a training facility for small food manufacturers.

Rationale

Extension agents and staff are housed across the whole state of SC. A centralized facility for training provides a location that is easy to access for all employees and all producers/consumers across the state. Housed at Sandhill, the facility is geographically located within a 2-hour drive for almost all employees.

Alternatives Considered

Renovating existing spaces for this purpose would be cost prohibitive.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Clemson University

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

Edwards Hall Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	4315	**Overall Priority**	1/10

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Program/Academic	100	Fire/Security	20
				HVAC	80
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$12,000,000	Fee-Architectural, Engineering & Other	$1,000,000
		Other Construction/Renovation/Repair Projects	$9,000,000
		Renovations-Buildings & Additions-Interiors	$2,000,000
	$12,000,000		$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replacement of HVAC system within academic facility housing the School of Nursing, administrative spaces supporting the College of Behavioral Sciences and Health Sciences, and departmental spaces supporting Public Health and Rural Health. Constructed in 1977, the HVAC system is original to the building. Parts/components necessary to keep the system operational are not readily available.

Rationale

The facility has experienced multiple HVAC outages over the past year resulting in inadequate conditions for academic activity and user discomfort. The system has reached the end of its useful life and is danger of failure. Failure of the system would require taking the facility offline and would displace the important academic programs located there. Renovation of the HVAC system is critical to extending the life of the facility.

Alternatives Considered

Renovation of the system and existing facility is the most cost effective and time effective solution to address the facility's current condition. New construction/replacement of the existing facility would be far more expensive and would displace these critical programs for an extended period.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

NextGen Computing Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	4321	**Overall Priority**	2/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	35
Electrical/Mechanical	10
HVAC	10
Interior Finishes/Flooring/Fixtures	35
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$25,000,000
[CP] AFS - Other Funds	$72,000,000
[CP] AFS - State Appropriation	$40,000,000
[CP] AFS - State Appropriation	$40,000,000
	$177,000,000

Project Costs	Amount
Construction-Buildings & Additions	$177,000,000
	$177,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$1,197,792	
Utilities	Other Funds - Existing	Indefinitely	$363,769	
	Net Cost / (Savings): $1,561,561		$1,561,561	

Summary of Work

Design and construction of the NextGen Computing Center will provide a new home for the School of Computing (SOC) along with new space for research and instruction for the Department of Electrical & Computer Engineering (ECE) to create a new building focused on convergent research, innovation and translation, and bringing together both the software and hardware components of computing in a center focused on the next generation of technological advances in these disciplines. The new facility will be approximately 165,000 gross square feet and will include general classrooms, instructional labs, research labs aligned with computing, maker space with 3D printing, capstone/project space, and student study/collaboration space. This facility will also provide a new home for Programs for Educational Enrichment and Retention (PEER) and Women in Science & Engineering (WISE.) Both programs aim to educate, recruit, and retain women and underrepresented populations in STEM fields through mentoring, academic coaching, counseling and academic enrichment. The combination of SOC, ECE, and PEER/WISE in this new facility will promote exemplary educational experiences while increasing and optimizing convergent research in computing. The project was supported by $40M from the State in the most recent budget. Clemson will submit a budget request for an additional $40M in the next State budget.

Rationale

The School of Computing experienced 40% enrollment growth from 2018 to 2023 and has outgrown their existing facilities. School of Computing (SOC) and Electrical and Computer Engineering (ECE) are spread across five buildings, using spaces designed for older computing and engineering functions and have outgrown their existing classroom capacity. This will provide the convenience and adjacencies common in modern educational and research facilities to support the educational and research mission.

Alternatives Considered

There is no viable alternative to new construction to properly support these disciplines due to specialized equipment needs and rapid enrollment growth that has outgrown available facilities.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

Maintenance & Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	5306	**Overall Priority**	3/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	30
Fire/Security	10
HVAC	35
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$15,000,000
	$15,000,000

Project Costs	Amount
Renovations-Building Exteriors	$3,000,000
Renovations-Buildings & Additions-Interiors	$9,000,000
Roofing-Repairs & Renovations	$3,000,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Maintenance, repair, and renovation of existing education and general (E&G) facilities. If granted State funding, this project would primarily resolve issues in existing facilities related to HVAC, electrical, plumbing, fire protection, and building envelope systems.

Rationale

Maintenance needs vary by facility but include repairs and renovations to extend the life of critical building systems and ensure business continuity and safe and efficient operation of these buildings.

Alternatives Considered

Continued stewardship of existing facilities through maintenance, repair and renovation is a more responsible and cost-efficient approach than seeking to replace these investments through new construction.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name
Science Lab Building Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	5206	**Overall Priority**	4/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	35
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Parking/Landscape	10
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$50,000,000
[CP] AFS - Other Funds	$56,000,000
[CP] AFS - State Appropriation	$35,000,000
	$141,000,000

Project Costs	Amount
Basic Equipment	$6,250,000
Builders Risk Insurance	$250,000
Construction-Buildings & Additions	$96,500,000
Contingencies-Capital Projects	$19,500,000
Fee-Architectural, Engineering & Other	$13,000,000
Other Capital Outlay Costs	$5,500,000
	$141,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$1,111,587	
Utilities	Other Funds - Existing	Indefinitely	$337,589	
	Net Cost / (Savings): $1,449,176		$1,449,176	

Summary of Work

This project is to construct an approximately 140,000 square foot, five story science lab building. This building will become the new focus for life sciences at the University and support the current enrollment growth in life sciences that cannot be supported in the current facility, Long Hall. The new facility will include instructional laboratories, classrooms, research spaces, seminar and meeting spaces, and offices. These new spaces will support teaching and learning in life sciences by providing modern facilities.

Rationale

A new science lab building is needed to maintain and increase Clemson's competitive position in scientific research and in preparing future scientists, educators and citizens in finding and implementing solutions to global challenges. The new facility will create a home for students in life sciences and will aid in producing the bioscience, microbiology and genetics graduates needed in the workforce. These disciplines are currently housed in Long Hall, a historic building which is not compatible with modern teaching and research laboratories. The new facility will enhance intellectual experimentation, provide more diverse interdisciplinary teams, and increase future opportunities for excellence in science research and education at Clemson.

Alternatives Considered

Extensive renovation to Long Hall has been considered. The current lab facilities in Long Hall do not support modern teaching methods or research and there is not enough space to support growth in life sciences. A new building is more cost effective than adding space to the current building and bringing the labs up to modern standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

Clemson Center for Human Genetics, Building 2

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	5392	**Overall Priority**	5/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	35
Electrical/Mechanical	5
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Parking/Landscape	5
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$26,000,000
[CP] AFS - Other Funds	$25,000,000
[CP] AFS - State Appropriation	$20,000,000
	$71,000,000

Project Costs	Amount
Basic Equipment	$6,500,000
Construction-Buildings & Additions	$48,000,000
Contingencies-Capital Projects	$10,000,000
Fee-Architectural, Engineering & Other	$4,500,000
Site Development (Non-Depreciable Land Improv)	$2,000,000
	$71,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$555,793	
Utilities	Other Funds - Existing	Indefinitely	$168,795	
	Net Cost / (Savings): $724,588		$724,588	

Summary of Work

Design and construction of Building 2 supporting the Clemson Center for Human Genetics (CHG) at the Greenwood Genetic Center Partnership Campus in Greenwood, South Carolina. This facility will significantly increase research capacity for Clemson University by providing approximately 70,000 gross square feet, with 70% of program area allocated to research and research support. The bulk of this space will enable the growth of the CHG research capacity by an additional 12 principal investigators and their associated doctoral and graduate student staff. Additional research space will provide a home to South Carolina Precision Medicine and a single core lab will be able to house start-ups which would not otherwise have access to research facilities. CHG Building 2 will also include 3 large flexible classrooms that can open into a single large conference space for hosting various types of events. This classroom space, coupled with a small teaching lab, will provide the CHG with the facilities to host community engagement for camps and high school partnerships to inspire a new generation of scientists.

Rationale

The Clemson Center for Human Genetics Building 1 (also known as Self Regional Hall) was constructed in 2016 and consists of 16,000 gross square feet. Since relocating to Greenwood, Dr. Trudy Mackay has grown the CHG beyond the capacity of Building 1 utilizing spaces previously designed for storage and other uses to keep up with research space demand. The property limits of the parcel owned by the University allow for future expansion directly adjacent to Building 1 to create cohesion between both facilities to support research growth and community engagement aligned with the goals and vision of the CHG.

Alternatives Considered

Given the potential for growth and the limited square footage within Building 1, there is no viable alternative to new construction to grow the Center for Human Genetics.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name
Parkway Area Utility Improvements

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	4320	**Overall Priority**	6/10

Project Type	Percentage
Demolish Existing Facility	25
Replace Existing Facility/System	75
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Other	20
Water/Sewer	80
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$12,000,000
	$12,000,000

Project Costs	Amount
Renovations-Utilities	$8,000,000
Site Development (Non-Depreciable Land Improv)	$4,000,000
	$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Project includes replacement, rerouting or renovation of sections of the storm water, wastewater, steam/chilled water, and electrical systems in the area near President's Park/Parkway Drive in proximity to core campus facilities including Sikes Hall, Long Hall, Kinard Hall, Martin Hall, amphitheater, and Reflection Pond. Project includes the demolition of the existing Martin Hall and installation of hardscape improvements and site lighting to create or improve accessible pedestrian pathways. (Project was submitted in previous CPIP submittal as 'Historic Precinct Utility Improvements')

Rationale

Project replaces aging, failing utility systems and aligns new systems to accommodate future core campus development and renovations to adjacent facilities.

Alternatives Considered

Aging systems have reached or will soon reach end of useful life and must be replaced to eliminate risk of failure. No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

Memorial Stadium Premium Addition and Infrastructure

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	4319	**Overall Priority**	7/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Parking/Landscape	5
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - Athletic Funds	$50,000,000
	$50,000,000

Project Costs	Amount
Construction-Buildings & Additions	$50,000,000
	$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$283,115	
Utilities	Other Funds - Existing	Indefinitely	$107,477	
	Net Cost / (Savings): $390,592		$390,592	

Summary of Work

This project is to make improvements to Memorial Stadium to accommodate growing demand for premium seating and amenities and to make improvements to the fan experience and existing concourses. The work will include constructing approximately 48,000 square feet of premium suites, club, or terrace areas in the east stadium, making ADA improvements, and renovating approximately 58,000 square feet of the north and south concourses to increase restrooms, concessions, and fan services spaces.

The improvements will include a new multi-level structure with premium areas and amenities in a mix of suites, clubs, and terraces. These spaces will also be used for outside purposes in the off-season months. In addition, the improvements will include renovating and increasing the number of accessible seats in the East stadium, renovating the North and South concourses to modernize concession facilities and create additional men's and women's restrooms, novelty shops, and fan services, and upgrading infrastructure for lighting and audio.

Rationale

Memorial Stadium serves as the primary home for Clemson Football and is the center of the Athletic Precinct and connection to the greater campus community. Demand for premium seats and amenities continues to rise in college athletics and specifically at Clemson. These improvements will create additional accessible seating and improved and modernized facilities for all fans. In addition, the facilities will be used to host dozens of additional events each year.

Alternatives Considered

The feasibility study included multiple reviews of comparable athletic programs with existing premium facilities to create a plan that determined the final project scope and cost estimates. Alternative options either did not meet the operational needs of the venue or the revenue generation needed to support the improvements. Specific locations that were considered are either not suitable for operational reasons, not capable of generating the revenue needed to support the project or are already in use for other projects. These areas include field level boxes, north and south mezzanine level suites and clubs, expansion of the north concourse and expansion east into Williamson Road.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

Martin Hall Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5204	**Overall Priority**	8/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	35
HVAC	10
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	15
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$82,500,000
[CP] AFS - Other Funds	$25,000,000
	$107,500,000

Project Costs	Amount
Basic Equipment	$4,000,000
Construction-Buildings & Additions	$76,100,000
Contingencies-Capital Projects	$13,000,000
Fee-Architectural, Engineering & Other	$10,750,000
Site Development (Non-Depreciable Land Improv)	$3,650,000
	$107,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$27,400	
Utilities	Other Funds - Existing	Indefinitely	$7,200	
	Net Cost / (Savings): $34,600		$34,600	

Summary of Work

Construction of a new approximately 97,000 square foot facility for the School of Mathematical and Statistical Sciences. The building program includes 19 classrooms to support the teaching of mathematics. The building will also include collaboration space to support student learning in the form of team rooms, conference rooms, and open collaboration spaces along with offices, workstations, and office service spaces to support the 121 faculty and 132 post-doctoral and graduate students supporting the teaching of mathematics and statistical sciences.

Rationale

Construction of a replacement for Martin Hall provides the best opportunity to develop the proper instructional environments needed to support the teaching and learning of mathematical and statistical sciences. As a key part of the University's core curriculum, the School of Mathematics & Statistical Sciences awards the highest number of credit hours of any program at the University. As a result, Martin Hall sees the highest student traffic of any building on campus. Martin Hall, built in 1962, has been well maintained but has not had a significant renovation since construction. Martin Hall consists of three buildings connected by exterior stairs that are covered but exposed to the elements, creating slippery and dangerous conditions for students and faculty moving between buildings during rain. In addition, the stairs are compact and become congested when students are going to and from class, and there are very few gathering spaces for students and faculty. The instructional spaces are insufficient, undersized and do not adequately support modern teaching delivery methods. Additionally, the mechanical, electrical, and plumbing systems are all reaching end-of-life status. Construction of a new facility will more efficiently remedy all of these issues and provide much needed modern and updated learning environments.

Alternatives Considered

Renovation of the existing Martin Hall was explored extensively through multiple feasibility studies; however, the University has determined that new construction would provide the best return on investment while providing a more functional building enabling better programming and maximizing its new scale and core campus location.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

University Library Depot

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4326	**Overall Priority**	9/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
HVAC	10
Interior Finishes/Flooring/Fixtures	25
Other	30
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$25,000,000
[CP] AFS - Other Funds	$30,100,000
	$55,100,000

Project Costs	Amount
Basic Equipment	$7,900,000
Construction-Buildings & Additions	$29,100,000
Contingencies-Capital Projects	$10,000,000
Fee-Architectural, Engineering & Other	$2,600,000
Site Development (Non-Depreciable Land Improv)	$5,500,000
	$55,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$260,000	
Utilities	Other Funds - Existing	Indefinitely	$148,000	
	Net Cost / (Savings): $408,000		$408,000	

Summary of Work

Construction of a new 43,000 square foot facility equipped to provide the required temperature and humidity for the proper storage of library collections and special collections of the University including pre-19th century materials. To be located at the Innovation Campus and Technology Park (CU-ICAT), a majority of the facility will be constructed as a depository accommodating high-bay fixed shelving systems and a climatized storage room for rare and sensitive materials and artifacts. The facility will also provide a processing workspace for sorting and preparing materials for storage, a book repair area, and retrieval system along with offices and workstations for library staff focused on acquisitions, archives, and collections management.

Rationale

Construction of this facility will allow for the relocation of low use, high value books, journals, and other materials from the Cooper Library in the core of campus. Relocation of these materials will ease the renovation of the library and allow for the conversion of space currently dedicated to stacks to accommodate the significant deficit of student study and collaboration space. Relocation of staff and services needed to support library collections from the main campus to this new facility at the Research Park will create additional opportunities to repurpose space for more student-focused uses in Cooper Library. Construction of this new facility serves as an enabling project for a future CPIP project for a full renovation of the Cooper Library.

Alternatives Considered

Renovation of the existing library depot was explored. The existing facility purchased by the University from private industry in 2016 was originally built to support plastic injection molding and is inadequate for the long-term storage sensitive library collections. Renovation of this facility to provide the proper temperature and humidity for this use proved to be cost prohibitive. Likewise, the existing facility does not offer the square footage necessary for the storage of collections to be relocated from the main campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Clemson University

Project Name

Long Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4329	**Overall Priority**	10/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	5
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	25
Other	5
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$30,000,000
[CP] AFS - Other Funds	$20,000,000
	$50,000,000

Project Costs	Amount
Contingencies-Capital Projects	$5,000,000
Fee-Architectural, Engineering & Other	$2,000,000
Non-Budgeted Activities-Capital Projects	$1,200,000
Other Capital Outlay Costs	$5,000,000
Renovations-Building Exteriors	$4,500,000
Renovations-Buildings & Additions-Interiors	$32,300,000
	$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to renovate the 72,000 square foot Long Hall, an academic building located in Clemson's Historic District. The work will include renovating interior spaces, repairing the building envelope, installing a new fire sprinkler system, replacing the plumbing, HVAC, electrical and roofing systems, and abating hazardous materials.

Rationale

Long Hall was constructed in 1937 as an agricultural studies building and houses offices, conference rooms and labs. The facility is more than 80 years old and has not had a significant renovation in many years. While maintenance work is performed annually on the building which is structurally sound, the building systems are old, not energy efficient and do not meet current safety standards. The interior spaces are not conducive to modern teaching methods and need to be updated. The clay tile roof is original to the building and is in poor condition. The proposed renovations will bring the facility up to modern teaching and building code standards.

Alternatives Considered

Long Hall is an historic building and must be renovated and maintained. A more comprehensive renovation was studied, and it was determined that it would not be cost-effective, compared to a new facility for modern laboratory and classroom spaces.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Coastal Carolina University

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Central Energy Plant Renovations

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/9
Project Number	5604	**Overall Priority**	1/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Capital Reserve Fund	$5,306,147	Basic Equipment	$600,245
[CP] AFS - State Appropriation	$79,500	Construction-Buildings & Additions	$2,338,427
[CP] AFS - State Appropriation	$3,214,353	Contingencies-Capital Projects	$215,000
		Fee-Architectural, Engineering & Other	$556,879
		Other Capital Outlay Costs	$43,000
		Renovations-Utilities	$4,251,630
		Roofing-Repairs & Renovations	$352,940
		Site Development (Non-Depreciable Land Improv)	$241,879
	$8,600,000		$8,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$6,360	
Utilities	Other Funds - Existing	Indefinitely		($33,075)
	Net Cost / (Savings): ($26,715)		$6,360	($33,075)

Summary of Work

The project will replace a non-functional CALMAC thermal energy storage system with two 750-ton water cooled chillers, cooling towers, chilled water pumps, and tower water pumps. The existing non-conditioned metal plant building will be expanded to enclose the new components and equipment. The existing roof will be replaced. The replacement 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

Water cooled chillers offer approximately 50% greater efficiency than air-cooled systems, per the agency. The building expansion will protect digital controls, chillers, and the pumping system from the elements. The roof is being replaced because the expansion requires that the storm water flow of the existing roof be redirected through the addition of crickets, which will impact more than 50% of the existing roof.

Alternatives Considered

Installing stand-along centrifugal chillers at each building, which would be significantly less efficient.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Land Acquisition for Pedestrian Walkway

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/9
Project Number	4699	**Overall Priority**	2/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$1,000,000	Land	$1,000,000
	$1,000,000		$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire property for the purpose of constructing a pedestrian walkway. As enrollment continues to grow at Coastal Carolina University, so has the need for housing. In response to this increasing demand, several private apartment complexes have been constructed along the S.C. 544 corridor. Though the development addresses the need for student housing, the facilities constructed on the west side of the roadway have created a safety concern for students. In order to access campus from their housing, students must traverse the heavily traveled four lanes of S.C. 544. Although there is a signalized intersection with a pedestrian crossing at Founders Drive, many students elect to cross the congested roadway in areas with no accommodations for safety. Unfortunately, two students have lost their lives attempting to make mid-block crossings in this area, where upwards of 50,000 vehicles pass daily.

Rationale

Constructing a pedestrian pedway would alleviate safety concerns. Constructing a pedway would drastically reduce the possibility of injury or death as a result of crossing S.C. 544, while having no impact on traffic patterns and roadway congestion.

Alternatives Considered

A raised concrete median with tall fencing and curbing that would force students to cross S.C. 544 at a marked pedestrian crossing was proposed. Prior to the project beginning in Summer 2022, public meetings were scheduled for July 2021. However, due to a lack of project support from neighboring businesses and homeowners, public meetings were not held and the raised concrete median project was placed on hold.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Pedestrian Walkway

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/9
Project Number	4700	**Overall Priority**	3/23

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$5,000,000
[CP] AFS - Other Funds	$1,500,000
[CP] AFS - State Appropriation	$5,000,000
	$11,500,000

Project Costs	Amount
Basic Equipment	$295,845
Construction-Buildings & Additions	$9,023,288
Contingencies-Capital Projects	$542,383
Fee-Architectural, Engineering & Other	$1,120,984
Other Capital Outlay Costs	$517,500
	$11,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$13,800	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$58,500	
Utilities	Other Funds - Existing	Indefinitely	$45,000	
	Net Cost / (Savings): $117,300		$117,300	

Summary of Work

Construct a Pedestrian Walkway over S.C. 544. As enrollment continues to grow at Coastal Carolina University, so has the need for housing. In response to this increasing demand, several private apartment complexes have been constructed along the S.C. 544 corridor. Though the development addresses the need for student housing, the facilities constructed on the west side of the roadway have created a safety concern for students. In order to access campus from their housing, students must traverse the heavily traveled four lanes of S.C. 544. Although there is a signalized intersection with a pedestrian crossing at Founders Drive, many students elect to cross the congested roadway in areas with no accommodations for safety. Unfortunately, two students have lost their lives attempting to make mid-block crossings in this area, where upwards of 50,000 vehicles pass daily.

Rationale

Constructing a pedestrian pedway would alleviate safety concerns. Constructing a pedway would drastically reduce the possibility of injury or death as a result of crossing S.C. 544, while having no impact on traffic patterns and roadway congestion.

Alternatives Considered

A raised concrete median with tall fencing and curbing that would force students to cross S.C. 544 at a marked pedestrian crossing was proposed. Prior to the project beginning in Summer 2022, public meetings were scheduled for July 2021. However, due to a lack of project support from neighboring businesses and homeowners, public meetings were not held and the raised concrete median project was placed on hold.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Wheelwright Auditorium Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/9
Project Number	4701	**Overall Priority**	4/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Capital Reserve Fund	$2,312,000	Basic Equipment	$1,791,912
[CP] AFS - State Appropriation	$4,488,000	Contingencies-Capital Projects	$260,437
		Fee-Architectural, Engineering & Other	$602,035
		Other Capital Outlay Costs	$262,752
		Renovations-Buildings & Additions-Interiors	$3,882,864
	$6,800,000		$6,800,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Upgrade the existing cooling and heating system with new air-handling units, variable air volume terminals, including required plumbing, mechanical and electrical services. In addition, the auditorium is in need of an interior refresh to include carpeting, seating, paint/wallpaper.

Rationale

Wheelwright Auditorium was built in 1979 and the HVAC equipment is original to the building, therefore, the 45-year-oldequipment is in need of replacement. Seven air-handling units would be replaced, along with variable air volume terminals, including required plumbing, mechanical and electrical services and direct digital controls. Wheelwright Auditorium underwent its most recent interior renovation in 1999. Twenty-five years of heavy utilization necessitates an interior refresh in addition to the HVAC system replacement. The list of renovations includes replacement of auditorium seating, lighting, carpeting and wall covering, and refurbishment of dressing rooms, the teal room, and the green room.

Wheelwright Auditorium hosts the major productions of CCU's Cultural Arts Program, as well as many other events, including student orientation. Being the largest performing arts venue on campus, it is heavily utilized and requires cooling and heating system upgrades, as well as an interior refresh.

Alternatives Considered

In order to maintain use of the facility, there are no alternatives to performing these upgrades.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Track and Field Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/9
Project Number	4702	**Overall Priority**	5/23

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$8,000,000
	$8,000,000

Project Costs	Amount
Basic Equipment	$283,557
Construction-Buildings & Additions	$6,415,490
Contingencies-Capital Projects	$389,891
Fee-Architectural, Engineering & Other	$719,062
Other Capital Outlay Costs	$192,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$10,000	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$100,000	
Utilities	Other Funds - Existing	Indefinitely	$50,000	
	Net Cost / (Savings): $160,000		$160,000	

Summary of Work

Construct a track and field facility on East Campus. Relocating the track and field facility to East Campus will allow for construction of the Health and Human Performance Building and detached Parking Garage on its current site.

Rationale

The planned Health & Human Performance Building and detached parking garage will be built on the site of the current track and field facility, therefore necessitating its relocation. Through the University's recent Campus Master Planning process, the ideal placement for the new track and field facility has been identified as a parcel on east campus, which will join the soccer complex, tennis complex, beach volleyball courts and future intramural sports fields to create an east campus athletics/student recreation programmatic district.

Alternatives Considered

The University has developed a new Campus Master Plan and, during the analysis of future development, evaluated multiple locations to site the relocation of the track and field facility. University Administration, as well as the consulting firm that assisted with campus master planning, identified a location on east campus as ideal. This facility will join the soccer complex, tennis complex, beach volleyball courts and future intramural sports fields to create an east campus athletics/student recreation programmatic district.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Humanities Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	6/9
Project Number	4716	**Overall Priority**	6/23

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$4,000,000
[CP] AFS - Other Funds	$1,500,000
	$5,500,000

Project Costs	Amount
Basic Equipment	$336,038
Contingencies-Capital Projects	$264,030
Fee-Architectural, Engineering & Other	$486,940
Other Capital Outlay Costs	$212,520
Renovations-Buildings & Additions-Interiors	$4,200,472
	$5,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Edwards Building is the home and public face of the Thomas W. and Robin W. Edwards College of Humanities and Fine Arts. The building is twenty-four years old and needs a refresh in order to bring the public spaces up to date, improve wayfinding, and increase student and community engagement. Renovations would include new flooring, paint, signage, lighting, and furnishings. Sound baffling is needed in the music department, and new ceiling tiles are needed in certain areas of the building.

Rationale

The Edwards Building is the most heavily trafficked building on Coastal Carolina University's campus. Each semester more than 350 courses are being taught in the building each week. In addition to the 5,000 students and about 350 instructors who frequent the building each week for educational purposes, the building also has a steady stream of visitors from across campus and the local community. These visitors attend cultural arts programs, public lectures, workshops, film screenings, and conferences. As the home for the Cultural Arts at Coastal Carolina University, each year, the Edwards College hosts between 70-100 concerts, theatre performances, gallery exhibitions and openings, film screenings, and academic and common interest presentations to which the public is invited. Updates have happened on an ad hoc basis, which has left the building with many inconsistencies in terms of appearance and upkeep. The building badly needs a refresh in order to bring the public spaces up to date, improve wayfinding, and increase student and community engagement.

Alternatives Considered

The only alternative would be to defer renovations, which would not decrease the need.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Land Acquisition for Residence Halls

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	7/9
Project Number	4717	**Overall Priority**	7/23

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	90
Program/Academic	10
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,350,000
	$1,350,000

Project Costs	Amount
Land	$1,350,000
	$1,350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	Other Funds - Existing	Indefinitely		($34,810)
	Net Cost / (Savings): ($34,810)			($34,810)

Summary of Work

Acquire property on CCU's campus for the purpose of constructing new residence halls.

Rationale

Increasing enrollment and the desire of a growing population of students to live on campus makes this project a priority. In Fall 2024, the University housed 5,344 students in space that is designed for 5,086 students.

Alternatives Considered

Explore options to purchase privately owned housing near campus or only offer current housing options while turning away students due to capacity being met.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Construction of New Residence Halls

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	8/9
Project Number	5251	**Overall Priority**	8/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Auxiliary/Housing/Food Service/Laundry	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$25,000,000	Basic Equipment	$4,336,225
[CP] AFS - Revenue Bonds	$35,000,000	Construction-Buildings & Additions	$46,102,303
		Contingencies-Capital Projects	$2,839,194
		Fee-Architectural, Engineering & Other	$5,083,528
		Other Capital Outlay Costs	$1,638,750
	$60,000,000		$60,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Additional	Indefinitely	$90,000	
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$130,000	
Salaries, Benefits & Payroll Taxes	Other Funds - Additional	Indefinitely	$112,982	
Utilities	Other Funds - Additional	Indefinitely	$414,000	
	Net Cost / (Savings): $746,982		$746,982	

Summary of Work

Construct an approximately 400-bed residential building. The building is planned with a unit configuration that includes a mix of singles, traditional double occupancy with central privatized restrooms and suites. The building will include residential support space including dining, wellness and student collaboration spaces.

Rationale

With a 10.4% increase in undergraduate students over the last 3 years and an increasing desire among students to live on campus, the institution believes new student housing on the main campus is necessary and appropriate. In Fall 2024, the University housed 5,344 students in space that is designed for 5,086 students. A 400-bed residence hall would allow CCU to continue to accommodate the current live-on requirement for first- and second-year students and will provide flexibility to house upper class students. Construction of the dining component with this new housing complex will relieve some of the current load on Hicks Dining Hall.

Alternatives Considered

The University has explored further expanding student housing capacity within the facilities currently owned. Adding additional beds (i.e., making designed single rooms double occupancy, double rooms triple occupancy, and triple rooms quadruple occupancy) will violate restrictions imposed by the relevant fire codes and create significant strain on the comfort of student residents. Common rooms such as study lounges and programming spaces used by some state institutions to expand capacity in their residence halls are available to the University, but Coastal Carolina University does not have common, hallway bathrooms that could be utilized by students who might be assigned to sleep in common lounges converted to multi-student bedrooms.

Additionally, the University has explored limiting student housing by policy or practice as an alternative to leasing additional spaces, but have found that prospective and current students demand on-campus and University-operated housing at a level beyond that currently available in university-owned residential communities. Coastal Carolina University's enrollment and retention is strong and we need student housing available to support it. Beyond those first- and second-year students required to live in university housing, local and upper-class students who want to live in university housing continues to increase.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Health and Human Performance Building and Parking Garage

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	9/9
Project Number	4698	**Overall Priority**	9/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Parking/Roads/Site Development	20	Other	100
		Program/Academic	80		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$1,327,500	Basic Equipment	$4,052,488
[CP] AFS - Other Funds	$58,772,500	Construction-Buildings & Additions	$44,249,255
		Contingencies-Capital Projects	$2,728,739
		Fee-Architectural, Engineering & Other	$6,485,037
		Other Capital Outlay Costs	$2,584,481
	$60,100,000		$60,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$72,120	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$119,600	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$155,402	
Utilities	Other Funds - Existing	Indefinitely	$132,480	
	Net Cost / (Savings): $479,602		$479,602	

Summary of Work

(Phase I - #9631) Construct a 64,000 square foot building that will house the new College of Health and Human Performance, which is home to the following academic units: public health, nursing, health administration, exercise science, recreation and sport management, and sport management (master's degree). The College began operations in July 2022 and has more than 1,500 students enrolled in its programs and serves nearly 2,000 students. In addition to providing classrooms, laboratories, and administrative support/office space, there will also be a medical clinic for students, faculty and staff to access healthcare needs. A new detached parking structure will be constructed adjacent to the facility to support the growth of the University and will accommodate up to 400 parking spaces.

Rationale

The College of Health and Human Performance was established in 2022 to provide focused educational pathways meeting the healthcare needs in our region. The College aligns with Coastal Carolina University's commitment to meet workforce needs by implementing and developing programs that produce highly skilled graduates who are workforce-ready. The CMC College of Health and Human Performance has student enrollment of over 1,600 student majors and serves over 2,000 students in total. There are currently more than 91 faculty members spread across 4 different buildings on campus.

The College houses a couple of the largest majors at the University. Exercise Science is the 5th largest major with 620 students. Recreation and Sport Management is 7th largest with 441 students and has grown 17% over the last 5 years. The new Health Science degree has exceeded expectations with enrollment of nearly 279 students in its second year.

The College began enrolling students in its new Bachelor of Science in Nursing program in Fall 2024. The program will expand to nearly 200 students over the course of the next 4 years. The need for skilled healthcare professionals, particularly in nursing and physical therapy, has become even more evident in recent years. Shortages of qualified practitioners have impacted patient care. The CMC College of Health and Human Performance Building will make it possible for the program to have approximately 10,000 sf of nursing simulation lab space. This nursing lab space increases 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. Increasing the number of students who are accepted into the nursing program helps meet workforce needs at a higher rate.

A detached parking garage will be constructed adjacent to the building. The parking garage will support the continuing growth of the University and will accommodate up to 400 parking spaces.

Alternatives Considered

The University could continue utilizing current academic facilities beyond their capacity, creating additional wear and tear and upkeep issues that are difficult to address in a timely manner due to overscheduling of space. However, Horry County is dealing with a critical nursing shortage and an aging population. The addition of this facility directly impacts the number of students that can be accepted into the BSN program, so to forego the construction of this facility means that area workforce needs are not met.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Student Union Annex II

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/9
Project Number	5224	**Overall Priority**	10/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$34,000,000	Basic Equipment	$2,877,606
		Construction-Buildings & Additions	$25,215,776
		Contingencies-Capital Projects	$1,582,684
		Fee-Architectural, Engineering & Other	$3,010,174
		Other Capital Outlay Costs	$1,313,760
	$34,000,000		$34,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$40,800	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$32,500	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$121,408	
Utilities	Other Funds - Existing	Indefinitely	$103,500	
	Net Cost / (Savings): $298,208		$298,208	

Summary of Work

Construct a second annex onto Lib Jackson Student Union to be approximately 50,000 square feet. The annex will feature dedicated space for student life activities, including multi-use space with total seating capacity for approximately 1,200 people, allowing for lectures and meeting spaces for larger events such as new student orientations, as well as the ability to break this larger space into smaller spaces. Most of our campus classrooms are built to accommodate 50 or less in order to keep that small classroom feel. However, several of our student organizations need spaces that are between 50-150 just for meetings. We have limited spaces that will hold 100 people, and even more of a deficit if a non-tiered or mix-use space is needed. The annex will also include a student success hub, a veteran's affairs suite and workforce development space. Integrating academic support with career development, the annex will advance strategic efforts to elevate student outcomes and career readiness.

Rationale

The original Lib Jackson Student Center was 30,000 square feet and was constructed in 1978 when enrollment was 1,760 students. An annex providing an additional 40,000 square feet opened in December 2014. At that time, enrollment had grown to 9,437 FTE students. According to benchmarking conducted by the Association of College Unions International in 2017, the average square footage allotted for student unions and dedicated to student activities across the United States is 8.6 feet/FTE student. Using this as a baseline of what is needed to support the student activities of Coastal Carolina University's current population of 10,997 FTE students, we should have approximately 94,000 square feet of dedicated student life space.

Alternatives Considered

This project coincides with our goal to build a campus community which fosters informal learning and promotes retention. The growing student population that we continue to experience each year necessitates this addition in order for the University to remain competitive and to aid in both student recruitment and retention.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Central Energy Plant Expansion (Gateway District)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/9
Project Number	4721	**Overall Priority**	11/23

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,500,000
	$5,500,000

Project Costs	Amount
Basic Equipment	$442,673
Construction-Buildings & Additions	$4,205,391
Contingencies-Capital Projects	$270,522
Fee-Architectural, Engineering & Other	$498,914
Other Capital Outlay Costs	$82,500
	$5,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$6,000	
Utilities	Other Funds - Existing	Indefinitely		($15,000)
	Net Cost / (Savings): ($9,000)		$6,000	($15,000)

Summary of Work

Add 500 tons of necessary cooling capacity to condition Gateway District buildings (Convocation Center, Center for the Arts, Welcome Center), along with chilled water lines. Construction will include metal plant building, a water-cooled chiller, cooling towers, chilled water pumps, and tower water pumps. Digital controls will be included to serve the system, as well as plumbing, mechanical and electrical services for equipment and components.

Rationale

These renovations to the current system are necessary to efficiently meet the increasing demands of campus.

Alternatives Considered

The only alternative to a chilled water system is to have stand-alone centrifugal chillers on the location of each building which would significantly increase preventative and corrective maintenance costs. Each building would require a pump package, piping, other equipment and controls to service the individual chillers. Electrical service would have to be run to each building for the chiller and pumps, causing electrical demand charges to increase as well.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

HTC Center Expansion

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/9
Project Number	4722	**Overall Priority**	12/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Agency/Institution/Campus Wide	35	Other	100
		Athletic/Recreational	65		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$7,000,000	Basic Equipment	$504,201
		Construction-Buildings & Additions	$5,351,321
		Contingencies-Capital Projects	$326,247
		Fee-Architectural, Engineering & Other	$627,043
		Other Capital Outlay Costs	$191,188
	$7,000,000		$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$7,200	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$6,500	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$22,596	
Utilities	Other Funds - Existing	Indefinitely	$20,700	
	Net Cost / (Savings): $56,996		$56,996	

Summary of Work

The HTC Center was built in 2012 and is used primarily as a Convocation Center and home of the Chanticleer Women's Volleyball and Men's and Women's Basketball teams. It has been determined that there is a need for additional practice facilities to alleviate scheduling conflicts between teams and other events.

Rationale

Constructing approximately 10,000 square feet of practice space on the North side of the HTC Center would alleviate scheduling conflicts between athletic teams and other campus and community events held in the HTC Center.

Alternatives Considered

An alternative to expanding the HTC Center would be to continue using current space which limits space available for university needs. There are no leasing options that are convenient to campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Land Acquisition for Integrated Science and Technology Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	4/9
Project Number	4723	**Overall Priority**	13/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$1,000,000	Land	$1,000,000
	$1,000,000		$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	General Funds - Existing	Indefinitely		($15,610)
	Net Cost / (Savings): ($15,610)			($15,610)

Summary of Work

Acquire land on CCU's campus for the purpose of constructing an Integrated Science and Technology Building.

Rationale

Over the past three academic years, the University has achieved more than 8% growth in enrollment. Student retention is also at an all-time high, and all indicators point to continued growth heading into Fall 2025. To support this upward trajectory, the Campus Master Plan includes a proposal for 150,720 net square feet of additional academic space.

At Coastal Carolina University, our mission is to prepare students for the evolving world of work by immersing them in multiple disciplines and showing how these fields intersect to solve real-world challenges. To advance this vision, we are proposing a new Integrated Science and Technology (ISAT) Building—a dynamic hub of innovation where students, faculty, and staff from diverse areas such as life sciences, natural sciences, computing, engineering, technology, and business will collaborate to invent, discover, and learn.

Designed around best practices in integrated and experiential learning, the ISAT Building will feature traditional offices, classrooms, and laboratories, alongside flexible, shared spaces that foster interdisciplinary collaboration. These environments will be organized around problem-based themes, encouraging cross-disciplinary engagement and creative problem-solving.

This visionary facility will not only support our growing enrollment and expanding academic programs—it will also serve as a catalyst for cutting-edge research and transformative learning experiences.

Alternatives Considered

While the University could choose to continue operating within its current academic footprint—relying on overcrowded classrooms, shared office spaces, and overextended facilities—this approach carries significant risks. Sustained overutilization of space can lead to diminished student engagement, reduced instructional quality, and increased faculty burnout. Over time, these pressures may negatively impact both student and faculty retention, undermining the very growth the University has worked hard to achieve.

Alternatively, the University could attempt short-term fixes such as increasing class sizes, which may dilute the quality of instruction and reduce opportunities for meaningful student-faculty interaction; relying more heavily on online or hybrid formats, which may not suit all disciplines or learning styles, especially in hands-on fields like science and engineering; repurposing non-academic spaces, which could compromise the integrity of student services and campus life; or deferring new program development, limiting the University's ability to respond to emerging workforce needs and student interests. However, none of these options offer a sustainable path forward. Investing in purpose-built academic space—like the proposed Integrated Science and Technology Building—is not just a response to growth; it's a proactive strategy to preserve academic excellence, foster innovation, and ensure the University remains competitive in our State and beyond.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Integrated Science and Technology Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/9
Project Number	5225	**Overall Priority**	14/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$56,000,000	Basic Equipment	$6,725,010
		Construction-Buildings & Additions	$41,125,106
		Contingencies-Capital Projects	$2,350,006
		Fee-Architectural, Engineering & Other	$4,491,018
		Other Capital Outlay Costs	$1,308,860
	$56,000,000		$56,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$67,200	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$52,000	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$194,253	
Utilities	Other Funds - Existing	Indefinitely	$165,600	
	Net Cost / (Savings): $479,053		$479,053	

Summary of Work

At Coastal Carolina University, our mission is to prepare students for the evolving world of work by immersing them in multiple disciplines and showing how these fields intersect to solve real-world challenges. To advance this vision, we propose constructing a new Integrated Science and Technology (ISAT) Building— a hub for integrated learning, bringing together traditional classrooms, flexible labs, and shared spaces that encourage collaboration across disciplines. This project reflects CCU's recognition that the future of knowledge lies at the intersections of science, technology, and society.

This visionary facility will not only support our growing enrollment and expanding academic programs—it will also serve as a catalyst for cutting-edge research and transformative learning experiences.

We estimate this building to have a total usable square footage of approximately 80,000 square feet across 3-4 floors. The building will features spaces dedicated to innovation and engagement; collaborative problem solving; and administration, teaching and study.

Rationale

Coastal Carolina University has experienced sustained enrollment growth of over 8% across the last three academic years, with student retention at an all-time high. Projections for Fall 2025 suggest this upward trend will continue. To support this expanding student population, the University must increase its academic infrastructure. The Campus Master Plan identifies a critical need for 150,720 net square feet of new academic space—space that must be purpose-built for modern, interdisciplinary learning.

The future of work demands graduates who are not only experts in their fields but also capable of collaborating across disciplines to solve complex, real-world problems. The ISAT Building will embody this philosophy by bringing together students and faculty from life sciences, natural sciences, computing, engineering, technology, and business. It will serve as a physical and intellectual nexus for integrated learning, where boundaries between disciplines dissolve and innovation thrives.

Alternatives Considered

While the University could choose to continue operating within its current academic footprint—relying on overcrowded classrooms, shared office spaces, and overextended facilities—this approach carries significant risks. Sustained overutilization of space can lead to diminished student engagement, reduced instructional quality, and increased faculty burnout. Over time, these pressures may negatively impact both student and faculty retention, undermining the very growth the University has worked hard to achieve.

Alternatively, the University could attempt short-term fixes such as increasing class sizes, which may dilute the quality of instruction and reduce opportunities for meaningful student-faculty interaction; relying more heavily on online or hybrid formats, which may not suit all disciplines or learning styles, especially in hands-on fields like science and engineering; repurposing non-academic spaces, which could compromise the integrity of student services and campus life; or deferring new program development, limiting the University's ability to respond to emerging workforce needs and student interests. However, none of these options offer a sustainable path forward. Investing in purpose-built academic space—like the proposed Integrated Science and Technology Building—is not just a response to growth; it's a proactive strategy to preserve academic excellence, foster innovation, and ensure the University remains competitive in our State and beyond.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Land Acquisition on Waties Island

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	6/9
Project Number	4724	**Overall Priority**	15/23

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,000,000
	$1,000,000

Project Costs	Amount
Land	$1,000,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Purchase property on Waties Island to construct the Waties Technology, Education and Research (WATER) Station to support research and education related to flooding, erosion and other coastal issues of concern.

Rationale

Property acquired on Waties Island will be used to construct the WATER facility which will facilitate communication, networking and serve as a technical resource for decision makers, public officials and interests in Northeastern South Carolina, as well as provide training for local officials confronted by these mounting challenges. It is designed to become part of regional networks of expertise, research and engagement focusing on regionally heightened pressures (e.g. coastal erosion and flooding) as well as to help mitigate statewide concerns (e.g. inland flooding). The regional hub will facilitate communication, collaboration and coordination among all state resources and advance innovation across South Carolina while maximizing access to and utilization of state and federal resources.

Alternatives Considered

Location is key for this project. The ideal property will have easy access to coastal waters.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Waties Technology, Education and Research Station

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	7/9
Project Number	5543	**Overall Priority**	16/23

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$6,000,000
	$6,000,000

Project Costs	Amount
Basic Equipment	$581,377
Construction-Buildings & Additions	$4,413,180
Contingencies-Capital Projects	$290,688
Fee-Architectural, Engineering & Other	$536,105
Other Capital Outlay Costs	$178,650
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Additional	Indefinitely	$7,200	
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$4,875	
Salaries, Benefits & Payroll Taxes	Other Funds - Additional	Indefinitely	$18,211	
Utilities	Other Funds - Additional	Indefinitely	$15,525	
	Net Cost / (Savings): $45,811		$45,811	

Summary of Work

Construct the Waties Technology, Education and Research (WATER) Facility. The facility will support basic and applied research, education and extension related to key activities of critical need for the state identified by the South Carolina Floodwater Commission. These include advancing cutting-edge observation-modeling systems to improve storm and flooding prediction and will serve as a test bed for innovative technologies and strategies for issues such as coastal erosion, wind energy potential and other coastal issues of concern.

Rationale

The WATER facility will facilitate communication, networking and serve as a technical resource for decision makers, public officials and interests in Northeastern South Carolina, as well as provide training for local officials confronted by these mounting challenges. It is designed to become part of regional networks of expertise, research and engagement focusing on regionally heightened pressures (e.g. coastal erosion and flooding) as well as to help mitigate statewide concerns (e.g. inland flooding). The regional hub will facilitate communication, collaboration and coordination among all state resources and advance innovation across South Carolina while maximizing access to and utilization of state and federal resources.

Alternatives Considered

Location is key for this project. A site that is on the coast is necessary for this facility to serve the needed purpose.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Land Acquisition for Convocation Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	8/9
Project Number	5247	**Overall Priority**	17/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$2,500,000	Land	$2,500,000
	$2,500,000		$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	General Funds - Existing	Indefinitely		($60,000)
	Net Cost / (Savings): ($60,000)			($60,000)

Summary of Work

Acquire land on CCU's campus to begin construction on the Gateway District which will include a new Convocation Center and Center for the Arts, along with other potential capital improvements in the future.

Rationale

The new Campus Master Plan that was approved by the Board of Trustees in December 2023 features a Gateway District located at the corner of US Hwy 501 and University Boulevard. It will be a hub of activity connecting the larger community to University life and will include a new Convocation Center and Center for the Arts. A new approximately 110,000 square foot, 7,000-8,000 seat Convocation Center will allow the University to accommodate large-scale events, such as commencement, in one facility, and will foster community interaction and engagement, providing opportunities for local high schools to utilize the facility for graduations. Additionally, this facility would create a streamlined ability for events in both HTC and the Convocation Center, considering basketball would have options for practices and games. A new 85,000 square foot Center for the Arts will meet a significant need for a performing arts facility for both the CCU campus internal programming and for external programming in the performing arts arena. In addition to academic, administrative and office space for the Department of Theater, the facility would include a 1,200-seat performance hall, a 250 seat black box theater, a 750 seat concert hall and a lobby appropriate for public functions.

Alternatives Considered

The Campus Master Planning process investigated various options for the placement of these facilities, and identified the US Hwy 501 entrance to campus as the ideal location. The Gateway District will feature marquee buildings that will bring the architectural character of the University to this prominent threshold site along US Hwy 501.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Convocation Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	9/9
Project Number	4720	**Overall Priority**	18/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$6,000,000	Basic Equipment	$6,394,520
[CP] AFS - Revenue Bonds	$70,000,000	Construction-Buildings & Additions	$56,433,686
		Contingencies-Capital Projects	$3,516,986
		Fee-Architectural, Engineering & Other	$7,541,628
		Other Capital Outlay Costs	$2,113,180
	$76,000,000		$76,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Additional	Indefinitely	$91,200	
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$71,500	
Salaries, Benefits & Payroll Taxes	Other Funds - Additional	Indefinitely	$248,561	
Utilities	Other Funds - Additional	Indefinitely	$227,700	
	Net Cost / (Savings): $638,961		$638,961	

Summary of Work

Construct a Convocation Center in the new Gateway District at the corner of US Hwy 501 and University Boulevard.

Rationale

A new 110,000 square foot, 7,000-8,000 seat Convocation Center will allow the University to accommodate large-scale events, such as commencement, in one facility, and will foster community interaction and engagement, providing opportunities for local high schools to utilize the facility for graduations. Additionally, this facility would create a streamlined ability for events in both the HTC Center and the Convocation Center, considering basketball would have options for practices and games.

Alternatives Considered

The University could continue using the HTC Center for events such as commencement; however, space is very limited so there are seating constraints and challenges. In addition, athletic program scheduling will continue to dictate availability for other events.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Acquisition of Residence Halls Community

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4726	**Overall Priority**	19/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Auxiliary/Housing/Food Service/Laundry	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Revenue Bonds	$29,355,000	Building Purchase	$29,355,000
	$29,355,000		$29,355,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Purchase existing housing community. The desired student housing community would be conveniently located to campus and could accommodate approximately 400 students.

Rationale

The University mandates on-campus housing for both first- and second-year students, with limited exceptions. Additionally, in the interest of student success and retention, the University has some responsibility for upper class students who seek on-campus accommodations. The University has also experienced record freshman enrollment over the past three years and a need for student housing spaces greater than University Housing's current facilities profile. In Fall 2024, the University housed 5,344 students in space that is designed for 5,086 students.

Alternatives Considered

The University has explored further expanding student housing capacity within the facilities currently owned. Adding additional beds (i.e., making designed single rooms double occupancy, double rooms triple occupancy, and triple rooms quadruple occupancy) will violate restrictions imposed by the relevant fire codes and create significant strain on the comfort of student residents. Common rooms such as study lounges and programming spaces used by some state institutions to expand capacity in their residence halls are available to the University, but Coastal Carolina University does not have common, hallway bathrooms that could be utilized by students who might be assigned to sleep in common lounges converted to multi-student bedrooms.

Additionally, the University has explored limiting student housing by policy or practice as an alternative to leasing additional spaces, but have found that prospective and current students demand on-campus and University-operated housing at a level beyond that currently available in university-owned residential communities. Coastal Carolina University's enrollment and retention is strong and we need student housing available to support it. Beyond those first- and second-year students required to live in university housing, local and upper-class students who want to live in university housing continues to increase.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Central Energy Plant Expansion (Housing)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4730	**Overall Priority**	20/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Utilities/Energy Systems	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$4,300,000	Basic Equipment	$413,895
		Construction-Buildings & Additions	$3,141,834
		Contingencies-Capital Projects	$206,946
		Fee-Architectural, Engineering & Other	$381,665
		Other Capital Outlay Costs	$155,660
	$4,300,000		$4,300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Add 500 tons of cooling capacity and chilled water lines to condition new Residence Halls once constructed. Construction will include metal plant building, a water-cooled chiller, cooling towers, chilled water pumps, and tower water pumps. Direct digital controls will be included to serve the system, as well as plumbing, mechanical and electrical services for equipment and components.

Rationale

These renovations to the current system are necessary to efficiently meet the increasing demands of campus.

Alternatives Considered

The only alternative to a chilled water system is to have stand-alone centrifugal chillers on the location of each building which would significantly increase preventative and corrective maintenance costs. Each building would require a pump package, piping, other equipment and controls to service the individual chillers. Electrical service would have to be run to each building for the chiller and pumps, causing electrical demand charges to increase as well.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Williams Brice Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4732	**Overall Priority**	21/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Athletic/Recreational	50	Other	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$6,000,000	Basic Equipment	$393,769
		Contingencies-Capital Projects	$288,763
		Fee-Architectural, Engineering & Other	$532,555
		Other Capital Outlay Costs	$217,200
		Renovations-Buildings & Additions-Interiors	$4,567,713
	$6,000,000		$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovate the interior of the Williams Brice Building to best fit current programming needs and provide additional classroom space, lab and instructional support spaces.

Rationale

Once the Health and Human Performance Building is constructed and some of the faculty and programs are relocated to that facility, Williams Brice will undergo a renovation to better serve the needs of campus.

Alternatives Considered

There are no alternatives to maintaining campus buildings so that space utilization is optimized.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Athletic Operations Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	4734	**Overall Priority**	22/23

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$37,000,000
[CP] AFS - Revenue Bonds	$5,000,000
	$42,000,000

Project Costs	Amount
Basic Equipment	$5,807,333
Construction-Buildings & Additions	$28,912,109
Contingencies-Capital Projects	$1,939,227
Fee-Architectural, Engineering & Other	$3,718,450
Other Capital Outlay Costs	$1,622,881
	$42,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Construct an approximately 60,000 square foot facility that will be located at the south end of Brooks Stadium and will contain coach's offices, meeting spaces, locker room and weight room, as well as suite space and club level seating. Additional stadium seating will also be included in the project, connecting the club level seating in front of the facility to existing Brooks Stadium seating. Players and coaches will be able to conveniently walk through the operations center and directly into the indoor practice facility that will be adjoined on the south side.

Rationale

This facility will adjoin Brooks Stadium consolidating CCU's football operations into a single complex. To maximize valuable training time, a concourse will allow coaches and athletes to move efficiently through the building. Demand for premium seating at football games has increased, creating waiting lists for all premium seating options. This new building will enhance the appearance and activity at the west end of campus.

Alternatives Considered

There is no existing space on campus that would address the needs that this facility would meet.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Coastal Carolina University

Project Name

Central Energy Plant Expansion (Athletics)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	4735	**Overall Priority**	23/23

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Utilities/Energy Systems	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$6,800,000	Basic Equipment	$654,531
		Construction-Buildings & Additions	$4,968,481
		Contingencies-Capital Projects	$327,265
		Fee-Architectural, Engineering & Other	$603,563
		Other Capital Outlay Costs	$246,160
	$6,800,000		$6,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Add 750 tons of cooling capacity and chilled water lines to condition new Athletic Operations Building once constructed. Brooks Stadium currently has stand-alone HVAC units which may transition to central energy, as well as the Indoor Practice Facility which is not currently conditioned. Construction will include metal plant building, a water-cooled chiller, cooling towers, chilled water pumps, and tower water pumps. CMI Controls will be included to serve the system, as well as plumbing, mechanical and electrical services for equipment and components.

Rationale

These additions to the current system are necessary to efficiently meet the increasing demands of campus.

Alternatives Considered

The only alternative to a chilled water system is to have stand-alone centrifugal chillers on the location of each building which would significantly increase preventative and corrective maintenance costs. Each building would require a pump package, piping, other equipment and controls to service the individual chillers. Electrical service would have to be run to each building for the chiller and pumps, causing electrical demand charges to increase as well.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

College of Charleston

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Central Energy Facility and Piping Infrastructure Upgrades

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	4606	**Overall Priority**	1/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	95
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$15,000,000
[CP] AFS - Other Funds	$4,000,000
	$19,000,000

Project Costs	Amount
Basic Equipment	$3,600,000
Contingencies-Capital Projects	$2,850,000
Fee-Architectural, Engineering & Other	$870,000
Labor Cost-Classified	$903,000
Other Construction/Renovation/Repair Projects	$35,000
Renovations-Building Exteriors	$487,000
Renovations-Utilities	$10,045,000
Roofing-Repairs & Renovations	$150,000
Site Development (Non-Depreciable Land Improv)	$60,000
	$19,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($22,725)
Utilities	General Funds - Existing	3 Years+		($5,275)
	Net Cost / (Savings): ($28,000)			($28,000)

Summary of Work

(Phase II - #9676) The Central Energy Facility (CEF) is a two-level, 9,277gsf structure built in 1973, last renovated in 1992. The campus steam and water distribution systems are networks of underground piping, installed in tandem in the early 1970's. The steam system delivers heat and dehumidification to twelve buildings via 4,000 linear feet of steam and condensate piping. The chilled water system delivers water to 17 buildings via 8,400lf of piping. The CEF building envelope will be repaired and 32-year-old roof replaced. Structural steel will be replaced for two existing cooling towers, and a 1,500-ton cooling tower will be added. The project will replace all carbon steel piping and approximately 15% of polypropylene piping; replace associated valves, joints, traps, blocks, seals, and sump pumps; replace mechanical room and sump pump piping as required; re-insulate piping, and reseal walls in 19 mechanical vaults. Implementation will be phased over five years. Significantly increased reliability, efficiency and cost savings are anticipated.

Rationale

The 2023 CHE Building Condition Survey rated the CEF with a CHEMIS BCC of 50 of 100 possible points. The last Infrastructure Condition Survey rated the piping systems with CHEMIS ICCs of 40 (steam/condensate) and 38 (chilled water) of a possible 100 points. Expected useful life for carbon steel and polypropylene piping is 40 and 50 years, respectively. Frequent outages are required to repair leaks, pausing dehumidification control, cooling, and domestic hot water for up to for 17 major buildings. Hot water loss affects food service operations and personal hygiene. Chilled water loss has adversely affected temperature-sensitive lab experiments. Outages have disrupted operations and canceled classes. No alternatives exist other than to defer work, tolerate frequent outages, absorb higher maintenance costs and risk further deterioration.

Alternatives Considered

There are no alternatives other than to defer the project, tolerate frequent outages, absorb higher maintenance costs and risk a catastrophic failure that will impact the building temperatures, building humidity for a potential, extensive period.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name
Berry Residence Hall and Honors Program Renovation
(Annualized)

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	4607	**Overall Priority**	2/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	90
Program/Academic	10
	100%

Building Components Affected	Percentage
Fire/Security	5
Interior Finishes/Flooring/Fixtures	75
Other	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$17,000,000
[CP] AFS - Other Funds	$3,000,000
[CP] AFS - Other Funds	$3,000,000
	$23,000,000

Project Costs	Amount
Contingencies-Capital Projects	$1,352,273
Other Capital Outlay Costs	$745,000
Other Capital Outlay Costs	$3,000,000
Renovations-Buildings & Additions-Interiors	$3,847,727
Renovations-Buildings & Additions-Interiors	$3,000,000
Renovations-Buildings & Additions-Interiors	$6,000,000
Renovations-Buildings & Additions-Interiors	$5,000,000
Site Development (Non-Depreciable Land Improv)	$55,000
	$23,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($77,220)
Utilities	Other Funds - Existing	3 Years+		($658,742)
	Net Cost / (Savings): ($735,962)			($735,962)

Summary of Work

(Phase II - #9678) Berry Residence Hall is a 183,514 six-level 630-bed residence hall constructed in 1989. The last significant renovation was in 2003. This project will address MEP issues, roof repairs, elevator upgrades and interior refresh consisting of new paint, flooring, lighting, millwork, plumbing fixtures, appliances, furniture, and signage. The Honors College will renovate the existing ground floor to centralize offices, classes, and programming, releasing space elsewhere on campus. Floors two and three will house Honors College students. Floors four through six will house general student population. Ratios are able to change as the Honors College grows. The current approved project budget is $17,000,000, and this increase plus the additional scope of work change of $3,000,000 for the Campus and Honors large event space will bring the total to $26,000,000.00.

Rationale

The College used rating criteria of the (2023) CHE Building Condition Survey and rated this building with a CHEMIS Condition Code of 57 out of a possible 100 points. Prospective students and parents consider campus living environments to be among the top criteria in choosing a college or university This especially applies Honors housing. The College is falling behind in this extremely competitive field where students have many choices elsewhere.

Alternatives Considered

Considering there are no alternate housing locations for this quantity of students, the only alternative would be to repair issues slowly while residents are in place. This will cause serious infrastructure disruptions, noise, and construction dust, all of which would be detrimental to the student living and studying experience. The result would be increased cost, longer duration, and damaged student/parent/College relations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

College Lodge Residence Hall Demolition

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	4676	**Overall Priority**	3/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Demolish Existing Facility	100	Auxiliary/Housing/Food Service/Laundry	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$100,000	Site Development (Non-Depreciable Land Improv)	$4,226,729
[CP] AFS - Other Funds	$4,126,729		
	$4,226,729		$4,226,729

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($133,540)
Utilities	Other Funds - Existing	3 Years+		($28,550)
	Net Cost / (Savings): ($162,090)			($162,090)

Summary of Work

(Phase I - #9690) College Lodge is a 71,375gsf six-level 200-bed residence hall constructed as the Downtowner Motor Inn in 1963. The College purchased the building in 1975. The last significant renovation was in 2004. The College seeks to demolish the building in its entirety, and through a separate project, construct a new residence hall that more efficiently utilizes the College-owned parcel.

Rationale

The College used rating criteria of the (2023) CHE Building Condition Survey and rated this building with a CHEMIS Condition Code of 31 out of a possible 100 points. MEP systems are in poor condition. We experience continued failures that negatively affect the student experience, so the building was taken offline in May 2023. There are structural deficiencies and building envelope issues that are allowing water intrusion. The single-paned original curtain wall system of floor-to-ceiling windows creates significant solar heat gain, causing cooling systems to work overtime, create condensation/moisture issues and fail prematurely. The lack of conditioned make-up air and ineffective exhaust systems exacerbates the issue. The building has an outdated fire alarm system and lacks a fire sprinkler system. The building envelope and exterior facade show signs of age and leaks. Although structurally sound, the building does not meet current seismic requirements or ADA compliance.

Alternatives Considered

The College commissioned a feasibility study to determine if the building should be renovated, replaced or a combination of both. It was determined seismic and other code compliance upgrades included with a renovation will cost almost as much as replacing the building altogether. A fully renovated building would provide about 15-20 additional years of useful life, whereas a new building could provide about 40 years.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Project 205 New Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	4691	**Overall Priority**	4/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Auxiliary/Housing/Food Service/Laundry	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Revenue Bonds	$155,117,172	Construction-Buildings & Additions	$132,000,000
[CP] AFS - State Appropriation	$9,682,828	Contingencies-Capital Projects	$18,650,000
		Fee-Architectural, Engineering & Other	$5,940,000
		Other Capital Outlay Costs	$8,210,000
	$164,800,000		$164,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	Other Funds - Existing	3 Years+		($4,496,267)
	Net Cost / (Savings): ($4,496,267)			($4,496,267)

Summary of Work

(Phase I - #9689) This project will redevelop a 2.08 acre site (purchased through a separate project) adjacent to main campus. The site currently holds a 250-bed apartment building, courtyard, and two surface parking lots, all currently leased by the College. The site also contains a vacant, non-historic building to be demolished. The College intends to redevelop the site by constructing additions to the east and west sides of the existing apartment building and constructing student housing on the parking lots and the location of the demolished building.

Rationale

Two of the largest freshmen classes in school history have come in the last three years and Fall 2024 could set yet another record. For Fall 2024, the College received over 32,000 applications for admission, but must suppress acceptances due to a lack of residential capacity to support the demand. Real estate costs in downtown Charleston are becoming increasingly out of reach for students, faculty, and staff. A private one-bedroom apartment in close proximity to campus can rent for as much as $2,900/month with the average private market rate being around $1,400/month, not including utilities. Costs for properties being leased by the College for student housing and academic facilities have also increased. The College has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. The annual amount the College's Campus Housing auxiliary pays for rent, maintenance, and staffing at these leased properties exceeds revenue from student housing fees.

Alternatives Considered

Alternative student housing space may continue to be leased from private developers, but at rates higher than those of the College. Per-bed, per-semester private
development rates range from $5,035 to $17,540. Per-bed, per-semester College rates range from $3,348 to $5,562. This translates to a per-bed, per-semester loss of $1,687 to $11,978.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

New Academic Building One

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	4692	**Overall Priority**	5/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Capital Reserve Fund	$32,700,000	Bond Issue Costs-Capital Projects	$500,000
[CP] AFS - Other Funds	$17,300,000	Construction-Buildings & Additions	$57,300,000
[CP] AFS - Other Funds	$1,250,000	Contingencies-Capital Projects	$4,000,000
[CP] AFS - Revenue Bonds	$38,564,100	Contingencies-Capital Projects	$4,000,000
[CP] AFS - Revenue Bonds	$10,185,900	Contingencies-Capital Projects	$26,300,000
		Fee-Architectural, Engineering & Other	$3,900,000
		Site Development (Non-Depreciable Land Improv)	$4,000,000
	$100,000,000		$100,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	General Funds - Existing	Indefinitely		($714,000)
	Net Cost / (Savings): ($714,000)			($714,000)

Summary of Work

This project will construct a large educational building to create a technology hub for the growing School of Sciences returning the Department of Computer Science and Engineering to main campus (from leased facilities). The building will be a three-level, multi-purpose and technology-rich facility located on college-owned property. The project is an opportunity to create new, innovative, highly flexible, fully accessible spaces for collaboration, faculty development, active teaching and learning for in-person, hybrid, and remote learning scenarios, while informing future investments in all campus learning spaces.

Rationale

The College could save $714,000 per year by repatriating Computer Science from currently leased facilities. The current Harbor Walk location is isolated from other academic departments and lacks dining and student union options as the neighborhood becomes increasingly residential. Pedagogy is evolving, gradually making existing instructional environments functionally obsolete. Cutting-edge facilities will attract new students, faculty and staff as well as retain those existing.

Alternatives Considered

The College could continue to lease space off main campus, but such detached space in a neighborhood of condominiums and corporate offices deprives students of the integrated on-campus experience.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name
159 Calhoun Redevelopment

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	4760	**Overall Priority**	6/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	90	Auxiliary/Housing/Food Service/Laundry	100	Other	100
Site Development	10				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$1,125,000	Bond Issue Costs-Capital Projects	$500,000
[CP] AFS - Other Funds	$1,200,000	Construction-Buildings & Additions	$32,000,000
[CP] AFS - Revenue Bonds	$42,345,000	Contingencies-Capital Projects	$4,500,000
[CP] AFS - Revenue Bonds	$1,530,000	Fee-Architectural, Engineering & Other	$3,800,000
[CP] AFS - Revenue Bonds	$3,800,000	Other Construction/Renovation/Repair Projects	$4,000,000
		Other Construction/Renovation/Repair Projects	$1,200,000
		Site Development (Non-Depreciable Land Improv)	$4,000,000
	$50,000,000		$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($16,500)
Utilities	Other Funds - Existing	3 Years+		($14,800)
	Net Cost / (Savings): ($31,300)			($31,300)

Summary of Work

In the prior year CPIP this was titled previously College Lodge Residence Hall Replacement. College Lodge is a 71,375gsf six-level 200-bed residence hall constructed as the Downtowner Motor Inn in 1963. The College purchased the building in 1975. The last significant renovation was in 2004. Revised zoning regulations allow a maximum of five floors, but the same or increased occupancy could be achieved by better utilizing the College-owned land parcel. Popular design elements of College Lodge may be reused or replicated in the new facility.

Rationale

The College used rating criteria of the (2020) CHE Building Condition Survey and rated this building with a CHEMIS Condition Code of 33 out of a possible 100 points. An independent consultant study from 2013 indicates MEP systems are in poor condition. We experience continued failures that negatively affect the student experience, so the building was taken offline in May 2023. There are structural deficiencies and building envelope issues that are allowing water intrusion. The single-paned original curtain wall system of floor-to-ceiling windows creates significant solar heat gain, causing cooling systems to work overtime, create condensation/moisture issues and fail prematurely. The lack of conditioned make-up air and ineffective exhaust systems exacerbates the issue. The building has an outdated fire alarm system and lacks a fire sprinkler system. The building envelope and exterior facade show signs of age and leaks. Although structurally sound, the building does not meet current seismic requirements or ADA compliance.

Alternatives Considered

The College commissioned a feasibility study to determine if the building should be renovated, replaced or a combination of both. It was determined seismic and other code compliance upgrades included with a renovation will cost almost as much as replacing the building altogether. A fully renovated building would provide about 15-20 additional years of useful life, whereas a new building could provide about 40 years.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Kelly House Apts. Limited Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	4773	**Overall Priority**	7/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Electrical/Mechanical	10
Fire/Security	5
Interior Finishes/Flooring/Fixtures	15
Other	10
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,105,000
[CP] AFS - Other Funds	$9,895,000
[CP] AFS - Other Funds	$1,000,000
[CP] AFS - Other Funds	$8,400,000
	$22,400,000

Project Costs	Amount
Basic Equipment	$2,900,000
Construction-Buildings & Additions	$8,400,000
Contingencies-Capital Projects	$1,300,000
Fee-Architectural, Engineering & Other	$1,025,000
Other Construction/Renovation/Repair Projects	$700,000
Renovations-Building Exteriors	$4,000,000
Renovations-Buildings & Additions-Interiors	$3,075,000
Roofing-Repairs & Renovations	$1,000,000
	$22,400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($18,300)
Utilities	Other Funds - Existing	3 Years+		($16,600)
	Net Cost / (Savings): ($34,900)			($34,900)

Summary of Work

Kelly House Apartments is a 79,362gsf four-level 240-bed facility built in 1995. The College purchased the complex in 2002. An internal capital project to refresh interior finishes and renovate the central courtyard was completed in summer 2018. An internal capital project to repair and repaint steel exterior breezeways and staircases was completed in 2019. No other significant renovations have occurred since construction other than routine maintenance. This project entails an exterior renovation to correct envelope deficiencies (roof, flashing, windows, and stucco) and replacement of HVAC systems. Interior improvements will be limited to replacement of bathroom and kitchen cabinetry, as well as kitchen appliances. A study will be conducted to determine the feasibility of adding an elevator, currently nonexistent.

Rationale

The College used rating criteria of the (2020) CHE Building Condition Survey and rated this building with a CHEMIS Condition Code of 66 out of a possible 100 points. It is imperative to address the building envelope issues before they worsen. The moisture intrusion will lead to IAQ issues. Bath/kitchen cabinetry is original to the building and composed of disintegrating melamine over particleboard. Some appliances have been replaced, but many are original to the building. The lack of elevator prohibits passage to upper floors by mobility-impaired residents, parents, and visitors.

Alternatives Considered

Considering there are no alternate housing locations for this quantity of students, the only alternative would be to repair issues slowly while residents are in place. This will cause serious disruptions, noise, construction dust and welding sparks, all of which would be detrimental to the student living and studying experience. The result would be increased cost, longer duration, and damaged student/parent/College relations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

81 Wentworth Demolition and Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	4778	**Overall Priority**	8/28

Project Type	Percentage
Construct Additional Facility	75
Demolish Existing Facility	20
Site Development	5
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	55
Parking/Roads/Site Development	45
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,950,000
[CP] AFS - Other Funds	$2,000,000
[CP] AFS - Revenue Bonds	$76,050,000
	$80,000,000

Project Costs	Amount
Bond Issue Costs-Capital Projects	$780,000
Construction-Buildings & Additions	$53,590,000
Contingencies-Capital Projects	$10,173,913
Fee-Architectural, Engineering & Other	$5,140,000
Other Capital Outlay Costs	$1,766,087
Other Construction/Renovation/Repair Projects	$2,000,000
Other Construction/Renovation/Repair Projects	$2,180,000
Site Development (Non-Depreciable Land Improv)	$4,370,000
	$80,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($52,194)
Rent	Other Funds - Existing	Indefinitely		($2,221,846)
Utilities	Other Funds - Existing	3 Years+		($46,975)
	Net Cost / (Savings): ($2,321,015)			($2,321,015)

Summary of Work

Wentworth Parking Garage is a 210,600gsf five-level 515-space facility built in 1982 on City of Charleston property. The College was prepared to renovate the structure (project H15-9672, in process of closure). As the project commenced, the contractor exposed severe structural issues that were concealed behind brick and concrete. Deterioration was far worse than the City's structural assessment indicated. This project will rebuild 294 parking spaces for students, faculty, and staff, plus construct a new residence hall to house about 346 students in single and double-occupancy rooms. The student residential space will replace leased space. The College may purchase the land from the City of Charleston, pending due diligence.

Rationale

The closure of the garage created a deficit of 395 revenue-generating parking spaces for students, faculty, and staff (on top of an already existing parking shortage); and 120 revenue-generating public and permitted spaces for the City of Charleston. Since the structure closed for renovation in May 2022, the auxiliary parking enterprise has lost about $868K in gross revenue. Real estate costs in downtown Charleston are continually escalating and becoming increasingly unaffordable for students, faculty, and staff. These rising costs are also encountered for properties being leased by the College for student housing. The College has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. The annual amount the College's Campus Housing auxiliary pays for rent, maintenance, and staffing exceeds revenue from student housing fees.

Alternatives Considered

Alternative student housing space may continue to be leased from private developers, but at rates higher than those of the College. Per-bed, per-semester private development rates range from $5,035 to $17,540. Per-bed, per-semester College rates range from $3,348 to $5,562. This translates to a per-bed, per-semester loss of $1,687 to $11,978.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Maybank Hall Limited Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	4793	**Overall Priority**	9/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	10
Interior Finishes/Flooring/Fixtures	30
Other	10
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$5,356,130
[CP] AFS - Other Funds	$13,743,870
[CP] AFS - Other Funds	$1,400,000
[CP] AFS - Other Funds	$7,931,000
	$28,431,000

Project Costs	Amount
Basic Equipment	$1,000,000
Contingencies-Capital Projects	$1,910,000
Fee-Architectural, Engineering & Other	$1,500,000
Other Construction/Renovation/Repair Projects	$600,000
Renovations-Building Exteriors	$6,900,000
Renovations-Buildings & Additions-Interiors	$7,931,000
Renovations-Buildings & Additions-Interiors	$6,390,000
Renovations-Utilities	$700,000
Roofing-Repairs & Renovations	$800,000
Site Development (Non-Depreciable Land Improv)	$700,000
	$28,431,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($12,200)
Utilities	General Funds - Existing	3 Years+		($11,000)
	Net Cost / (Savings): ($23,200)			($23,200)

Summary of Work

Maybank Hall is a 47,905gsf three-level academic building constructed in 1973 in the heart of campus. The last major renovation was in 2007, but consisted only of electrical upgrades, ceiling replacements, door replacements, fire alarm upgrades and limited HVAC work. The facility contains 34 faculty/staff offices and 37 classrooms serving about 5,500 students per weekday. This project entails an exterior renovation to correct envelope deficiencies and an interior renovation to replace MEP systems, add fire sprinklers, upgrade elevators, upgrade restrooms for ADA compliance, refresh/replace interior finishes and upgrade/replace classroom technology and furnishings.

Rationale

The most recent CHE Building Condition Survey (2020) rated this building with a CHEMIS Condition Code of 57 out of a possible 100 points. Roof, parapet, and window leaks are disrupting classroom instruction. Stucco cracks and exterior repainting (cited last year) are in progress, but HVAC deficiencies still compromise indoor air quality. The building is heavily used to teach core curriculum classes and host student/parent orientation activities. It is a "first impression" building when entering our campus. The College prefers to address the deferred maintenance issues before they worsen. Allowing the moisture issues to continue will further compromise indoor air quality and possibly lead to structural damage.

Alternatives Considered

Demolition and replacement of this facility would be premature and financially imprudent. There is no alternative space on campus accommodate 5,500 students per weekday.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

New Welcome Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	4833	**Overall Priority**	10/28

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	20
Fire/Security	5
Interior Finishes/Flooring/Fixtures	20
Other	10
Parking/Landscape	5
Roof	15
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$9,000,000
	$9,000,000

Project Costs	Amount
Construction-Buildings & Additions	$7,000,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$1,500,000
	$9,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($3,000)
		Net Cost / (Savings): ($3,000)		($3,000)

Summary of Work

The new welcome center will provide a warm and impressive introduction for prospective students and families. The new facility will showcase the campus and enhance our ability to compete with other leading universities. The new structure will be up to three stories and maximum of 10,000 sq ft. The space will house offices, presentation space, restrooms, and counseling services for potential families of students.

Rationale

Currently, the admissions staff is housed in another office building and on the first floor of an old residence hall. This does not lend itself to be welcoming to future students. The new facility will be located in the center of campus near Rivers Green where current students congregate. This will be a perfect spot to gain information and tour the campus.

Alternatives Considered

No alternatives are considered. The admission offices are split between two older locations that are uninviting and difficult to get to on campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

JC Long Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	4797	**Overall Priority**	11/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
Fire/Security	5
Interior Finishes/Flooring/Fixtures	40
Other	10
Parking/Landscape	5
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$12,136,980
[CP] AFS - Other Funds	$4,663,020
[CP] AFS - Other Funds	$900,000
[CP] AFS - Other Funds	$4,920,000
	$22,620,000

Project Costs	Amount
Basic Equipment	$800,000
Contingencies-Capital Projects	$1,680,000
Fee-Architectural, Engineering & Other	$1,220,000
Other Construction/Renovation/Repair Projects	$1,500,000
Renovations-Building Exteriors	$2,800,000
Renovations-Buildings & Additions-Interiors	$4,920,000
Renovations-Buildings & Additions-Interiors	$7,500,000
Renovations-Utilities	$1,500,000
Roofing-Repairs & Renovations	$400,000
Site Development (Non-Depreciable Land Improv)	$300,000
	$22,620,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($11,600)
Utilities	General Funds - Existing	3 Years+		($10,400)
	Net Cost / (Savings): ($22,000)			($22,000)

Summary of Work

The JC Long Building is a 43,456gsf four-level academic building constructed in 1970 as offices for Southern Bell Telephone Company. The College purchased the building in 1986. The last significant renovation was 2015, limited to building envelope repairs (new roof, brick repair, and resealing existing windows). The facility contains 107 faculty/staff offices and 6 classrooms serving about 750 students per weekday. This project entails an interior renovation to replace MEP systems, upgrade the elevator, add fire sprinklers, upgrade restrooms for ADA compliance, refresh/replace interior finishes and upgrade/replace classroom technology and furnishings. Exterior windows and doors will be evaluated for potential replacement. Landscaping and hardscaping will be reconfigured to create shaded outdoor rest and study areas. The 2023 Campus Master Plan calls for this building to serve as expansion space for the growing School of Business (SBUS), since it connects to the school's Tate and Beatty Center buildings.

Rationale

The most recent CHE Building Condition Survey (2020) rated this building with a CHEMIS Condition Code of 53 out of a possible 100 points. The restrooms on all floors are original to the building, not ADA compliant and inadequate to serve daily building population. Most interior walls are a modular partition system original to the building. Replacement parts were discontinued decades ago, so interior reconfigurations are challenging. The cores of floors 2-4 are configured haphazardly and do not utilize space to full potential. Some mechanical equipment has been replaced. However, original ductwork, electrical and plumbing systems remain and are reaching the ends of lifecycles.

Alternatives Considered

Demolition and replacement of this facility would be premature and financially imprudent. There may be alternative space on campus accommodate 750 students, that is currently not the case for 110 faculty and staff.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

RSS Building Limited Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	4816	**Overall Priority**	12/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Program/Academic	60
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	20
Fire/Security	10
Interior Finishes/Flooring/Fixtures	50
Other	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$15,000,000
[CP] AFS - Other Funds	$13,400,000
[CP] AFS - Other Funds	$4,200,000
[CP] AFS - Other Funds	$12,760,000
	$45,360,000

Project Costs	Amount
Contingencies-Capital Projects	$2,840,000
Fee-Architectural, Engineering & Other	$3,010,000
Other Capital Outlay Costs	$3,500,000
Other Construction/Renovation/Repair Projects	$12,760,000
Other Construction/Renovation/Repair Projects	$4,200,000
Renovations-Building Exteriors	$8,000,000
Renovations-Buildings & Additions-Interiors	$9,800,000
Renovations-Utilities	$350,000
Roofing-Repairs & Renovations	$900,000
	$45,360,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($18,200)
Utilities	General Funds - Existing	3 Years+		($16,400)
	Net Cost / (Savings): ($34,600)			($34,600)

Summary of Work

The Robert Scott Small Building (RSS) is a 75,146gsf three-level academic building constructed in 1970 in the heart of campus as the College's first new library since 1856. Two flanker wings were added in 1973. The last major renovation was in 1991. In 2004, the library moved to its new location (Addlestone Library). RSS was to serve as swing space to accommodate other building renovations on campus. Space reconfigurations were minimal to serve a temporary purpose, but all offices that moved to the building after 2004 remain. The building currently houses 14 classrooms, faculty and administrative offices, and student support services through a series of piecemeal renovations. This project will include MEP repairs/replacements, ADA compliant restroom upgrades, interior finish upgrades and space conversions for academic use.

Rationale

The most recent CHE Building Condition Survey (2020) rated this building with a CHEMIS Condition Code of 43 out of a possible 100 points. Stucco cracks and exterior repainting were completed last year, but the original 50-53-year-old windows require replacement. HVAC deficiencies still compromise indoor air quality. Most MEP infrastructure is over 50 years old, past recommended life cycles. A system failure could result in a partial or complete shutdown of spaces. RSS is heavily used to teach core curriculum classes and host student/parent orientation activities. It is a "first impression" building when entering campus. The current floorplan is a labyrinth of office suites cobbled from former library stack space. The vacant 3,600asf third floor open area cannot be fully utilized until the HVAC system is replaced.

Alternatives Considered

Building demolition and replacement would be premature and financially imprudent. Space allocation could remain as-is but may pose a safety risk. Moisture issues will continue to compromise indoor air quality.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

King George Inn Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4817	**Overall Priority**	13/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	10
Interior Finishes/Flooring/Fixtures	30
Other	5
Parking/Landscape	5
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$5,100,000
[CP] AFS - Other Funds	$1,500,000
	$6,600,000

Project Costs	Amount
Contingencies-Capital Projects	$610,000
Fee-Architectural, Engineering & Other	$800,000
Other Construction/Renovation/Repair Projects	$490,000
Renovations-Building Exteriors	$1,450,000
Renovations-Buildings & Additions-Interiors	$1,450,000
Renovations-Utilities	$300,000
Roofing-Repairs & Renovations	$900,000
Site Development (Non-Depreciable Land Improv)	$600,000
	$6,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($1,600)
Utilities	General Funds - Existing	3 Years+		($1,400)
	Net Cost / (Savings): ($3,000)			($3,000)

Summary of Work

The King George Inn is a 6,655gsf four-level building constructed in 1790. The College purchased the building in 2016 (project H15-9661). The last significant renovation is unknown. The inn contains 12 guest rooms and common areas and provides lodging for potential hires, guest lecturers, speakers, researchers, Board of Trustees members, and other distinguished guests. This project will include complete renovation to address envelope, MEP, accessibility, safety, and security issues. All guest rooms will be refreshed with new finishes and furniture.

Rationale

The most recent CHE Building Condition Survey (2020) rated the King George Inn with a CHEMIS Condition Code of 36 out of a possible 100 points. The facility has moderate structural issues on the two-level piazzas, decayed structural/aesthetic wood elements (columns, windows, railings, and trim), and minor roof leaks. The building lacks ADA access and a fire suppression system. If left unchecked, deterioration could worsen, becoming a safety threat the College community and public.

Alternatives Considered

As historically protected buildings, demolition is not an option. No alternatives to renovation exist. It is most prudent to address building problems as soon as possible before further decay occurs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Patriots Point Athletic Complex Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4836	**Overall Priority**	14/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Athletic/Recreational	100	Building Envelope/Windows/Walls	50
				Parking/Landscape	50
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$7,000,000	Renovations-Buildings & Additions-Interiors	$3,500,000
		Site Development (Non-Depreciable Land Improv)	$3,500,000
	$7,000,000		$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($97,000)
	Net Cost / (Savings): ($97,000)			($97,000)

Summary of Work

This project will be renovating the exterior and the interior of the Patriots Point Athletic Complex and Fields. Patriots Point is a 12, 614 square foot complex that students, visitors, and community members use year-round.

Rationale

A renovated complex becomes more than just the building and fields, it is a hub of energy, connection, and achievement. It will attract top tier talent, strengthen school pride, a signal to visitor's and students that excellence is encouraged and expected. This newly renovated complex will support wellness, foster teamwork, and give every student athlete the resources they need to grow, compete, and lead.

Alternatives Considered

The Patriot's Point Athletic Complex needs to be updated and upfitted to achieve comfortable spaces for our athletes and visitors. Alternate measures cannot be considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

4 and 10 Green Way Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4818	**Overall Priority**	15/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	20
Fire/Security	5
Interior Finishes/Flooring/Fixtures	25
Other	10
Roof	15
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,400,000
[CP] AFS - Other Funds	$1,030,000
[CP] AFS - Other Funds	$1,122,000
	$6,552,000

Project Costs	Amount
Basic Equipment	$400,000
Contingencies-Capital Projects	$440,000
Fee-Architectural, Engineering & Other	$430,000
Other Construction/Renovation/Repair Projects	$1,122,000
Other Construction/Renovation/Repair Projects	$400,000
Renovations-Building Exteriors	$860,000
Renovations-Buildings & Additions-Interiors	$2,000,000
Renovations-Utilities	$300,000
Roofing-Repairs & Renovations	$600,000
	$6,552,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($2,000)
Utilities	General Funds - Existing	3 Years+		($1,000)
	Net Cost / (Savings): ($3,000)			($3,000)

Summary of Work

4 Green Way is a 3,187gsf three-level building constructed in 1817. 10 Green Way is a 3,064gsf two-level building constructed in 1841. The last significant renovation for both buildings was in 1987. The buildings are prominently in the heart of campus serving as faculty offices and require historic restoration. The project will include complete renovation to address structural, envelope, MEP, accessibility, safety, and wood/plaster/stucco issues. These buildings are located near one another, so the College hopes to gain economies of scale by using one A/E and one contractor for design and construction.

Rationale

The most recent CHE Building Condition Survey (2020) rated 4 Green Way with a CHEMIS Condition Code of 46 out of a possible 100 points. 10 Green Way received a BCC of 37. The buildings have moderate structural issues on the two-level piazzas, decayed structural/aesthetic wood elements (columns, windows, railings, and trim), disintegrating/missing brick mortar, minor stucco cracks, minor roof leaks and no ADA access. If left unchecked, deterioration could worsen, becoming a safety threat the College community and public.

Alternatives Considered

As historically protected buildings, demolition is not an option. No alternatives to renovation exist. It is most prudent to address building problems as soon as possible before further decay occurs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

107 Wentworth Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	4820	**Overall Priority**	16/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	5
Fire/Security	5
Interior Finishes/Flooring/Fixtures	35
Other	5
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,678,000
[CP] AFS - Other Funds	$300,000
	$3,978,000

Project Costs	Amount
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$400,000
Other Capital Outlay Costs	$50,000
Other Construction/Renovation/Repair Projects	$50,000
Renovations-Building Exteriors	$1,400,000
Renovations-Buildings & Additions-Interiors	$1,000,000
Renovations-Utilities	$378,000
Roofing-Repairs & Renovations	$300,000
	$3,978,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($800)
Utilities	Other Funds - Existing	3 Years+		($750)
	Net Cost / (Savings): ($1,550)			($1,550)

Summary of Work

107 Wentworth Street is a 3,383gsf three-level, student residence constructed in 1858, purchased by the College in 1975, and last renovated in 2004. The building incorporates parts of the circa 1796 preceding home. The structural integrity of both brick chimneys recently failed from degradation, age, and moisture exposure. The structural issues caused cracking in the exterior stucco finish as well as the supporting brick substrate. The house was proactively taken offline in 2019 and remains vacant. Temporary shoring was installed on the exterior to hold the outer walls in place and prevent further structural damage. This project will include structural repairs, full interior/exterior renovations, and infrastructure modernization. Prior to vacating, the house accommodated nine residents, generating up to $70,000 in annual housing revenue. Improved space efficiency will allow for four additional beds.

Rationale

The College used rating criteria of the (2020) CHE Building Condition Survey and rated this building with a CHEMIS Condition Code of 22 out of a possible 100 points. The building has temporary shoring to keep the building held together. If left unchecked, it could be a threat to the safety of the College community, the student residence next door and the public. Until repairs are addressed, the building cannot be safely occupied. The auxiliary housing enterprise is losing $70,000 per year in revenue while the building is offline.

Alternatives Considered

As historically protected buildings, demolition is not an option. No alternatives to renovation exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

BellSouth Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	4823	**Overall Priority**	17/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	15
Fire/Security	10
Interior Finishes/Flooring/Fixtures	30
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$15,525,000
[CP] AFS - Other Funds	$34,475,000
[CP] AFS - Other Funds	$47,000,000
[CP] AFS - Other Funds	$4,000,000
	$101,000,000

Project Costs	Amount
Contingencies-Capital Projects	$5,000,000
Fee-Architectural, Engineering & Other	$16,000,000
Other Construction/Renovation/Repair Projects	$4,000,000
Other Construction/Renovation/Repair Projects	$16,750,000
Renovations-Building Exteriors	$27,750,000
Renovations-Buildings & Additions-Interiors	$27,650,000
Renovations-Utilities	$3,000,000
Roofing-Repairs & Renovations	$850,000
	$101,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($24,200)
Utilities	General Funds - Existing	3 Years+		($10,000)
Utilities	General Funds - Existing	3 Years+		($11,760)
	Net Cost / (Savings): ($45,960)			($45,960)

Summary of Work

The BellSouth Building is a 104,472gsf five-level mixed-use building designed in the neo-classical style by Philip Tramwell Shutze, a noted Atlanta architect. It was constructed in 1938 as a major telecommunications hub for the Charleston metropolitan area. The structure was originally three levels. Two levels were added in the late 1950's. The College purchased the building in 1995. The campus footprint has grown around the building, so it is now considered to be centrally located. The last significant renovation was in 2013 but pertained only to the construction of the Center for Social Science Research on a portion of the second floor. All other building alterations consist of piecemeal adaptive reuse of existing space or smaller space reallocations. The building is the College's technology backbone, containing the main networking and data storage centers; all central software for enterprise resource planning and other software to conduct daily business. The facility has approximately 120 faculty/staff offices (Information Technology, Psychology, and languages), 20 labs and 22 classrooms serving about 3,300 students per weekday. All infrastructure systems except phone/data delivery believed to be original or from the 1950's. Asbestos abatement is required on ductwork insulation, select sheetrock, and under existing floorcoverings. The structure is incredibly solid, designed to withstand extreme weather conditions.

Rationale

The most recent CHE Building Condition Survey (2020) rated this building with a CHEMIS Condition Code of 42 out of a possible 100 points. The BellSouth Building has HVAC and elevator equipment that is almost 60 years old. Sourcing of repairs and parts are becoming increasingly difficult. The building has many deferred maintenance issues, but with a full renovation, it could be a significant asset.

Alternatives Considered

As a historically protected building, demolition is not an option. A building of this engineered strength and quality would be prohibitively expensive to replicate. There are no alternative spaces on campus accommodate 3,300 students per weekday.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Silcox PE and Health Center Interior Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4824	**Overall Priority**	18/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Fire/Security	15
Interior Finishes/Flooring/Fixtures	55
Other	15
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$12,937,500
[CP] AFS - Other Funds	$6,662,500
[CP] AFS - Other Funds	$16,200,000
	$35,800,000

Project Costs	Amount
Contingencies-Capital Projects	$1,960,000
Fee-Architectural, Engineering & Other	$1,090,000
Other Construction/Renovation/Repair Projects	$16,200,000
Other Construction/Renovation/Repair Projects	$650,000
Renovations-Buildings & Additions-Interiors	$12,500,000
Renovations-Utilities	$3,400,000
	$35,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($11,300)
Utilities	General Funds - Existing	3 Years+		($10,200)
	Net Cost / (Savings): ($21,500)			($21,500)

Summary of Work

The Silcox Physical Education and Health Center is a 48,904gsf four-level facility built in 1939 as a WPA project. A full exterior restoration will be complete in Fall 2023. The last significant interior renovation was in 1995. The building houses a mix of classrooms, offices, indoor sports and labs. This project will completely renovate the interior and MEP infrastructure for the newly formed School of Health Sciences. A floor will be inserted over half of the two-level former gymnasium, adding 5,000asf without expanding the building footprint.

Rationale

The most recent CHE Building Condition Survey (2020) rated this building with a CHEMIS Condition Code of 29 out of a possible 100 points. Classroom technology is functionally obsolete, and furnishings are at least 20 years old. ADA-compliant access to south-end third-floor faculty offices requires using the elevator in the adjacent Johnson Center and traversing a closet that connects the two buildings. The School of Health Sciences is anticipated to rapidly grow, but this can only be accomplished by providing adequate facilities.

Alternatives Considered

Demolition and replacement of this facility is not an option, since this is one of a very small quantity of WPA projects in the city.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Thaddeus Street Education Center Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4825	**Overall Priority**	19/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
Interior Finishes/Flooring/Fixtures	30
Other	20
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$18,210,830
[CP] AFS - Other Funds	$3,589,170
[CP] AFS - Other Funds	$1,200,000
[CP] AFS - Other Funds	$20,134,000
	$43,134,000

Project Costs	Amount
Basic Equipment	$5,000,000
Contingencies-Capital Projects	$2,200,000
Fee-Architectural, Engineering & Other	$1,800,000
Other Construction/Renovation/Repair Projects	$20,134,000
Other Construction/Renovation/Repair Projects	$1,700,000
Renovations-Building Exteriors	$6,000,000
Renovations-Buildings & Additions-Interiors	$4,200,000
Renovations-Utilities	$1,000,000
Roofing-Repairs & Renovations	$1,000,000
Site Development (Non-Depreciable Land Improv)	$100,000
	$43,134,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($14,100)
Utilities	General Funds - Existing	3 Years+		($12,600)
	Net Cost / (Savings): ($26,700)			($26,700)

Summary of Work

The Thaddeus Street Education Center (ECTR) is a 55,285gsf two-level academic building constructed in 1980. There have been no significant renovations since original construction. The facility houses the Septima Clark Auditorium, the African American Studies Program, Upward Bound and Pre-College Programs, the Collegiate Recovery Program, the Pincus Language Resource Center, the Volpe Center for Teaching and Learning, computer labs, general classrooms, and a two-level sky-lit student study atrium. Overall, the facility contains 22 faculty/staff offices and 29 classrooms serving about 4,400 students per weekday. This project entails an exterior renovation to correct envelope deficiencies and an interior renovation to replace MEP systems, upgrade elevators, add fire sprinklers, upgrade restrooms for ADA compliance, increase sound attenuation, refresh/replace interior finishes and upgrade/replace classroom technology and furnishings. A study will be conducted to determine the feasibility of converting some office spaces to classroom use and adding a circulation stair in the study atrium to improve wayfinding and decrease elevator use.

Rationale

The most recent CHE Building Condition Survey (2020) rated this building with a CHEMIS Condition Code of 40 out of a possible 100 points. The roof, parapet and curbing are reaching the ends of lifecycles. Some masonry cracks are present and should be repaired before conditions worsen. The three egress stairwells are not climate controlled, leading to air quality issues. Classrooms abutting elevator shafts/equipment rooms and below the mechanical penthouse receive an abnormal amount of noise and vibration. This has led to one large classroom being taken offline, underutilizing 884asf. The building is heavily used to teach core curriculum classes and host student/parent orientation activities. It is a "first impression" building when entering our campus. The College prefers to address the deferred maintenance issues before they worsen.

Alternatives Considered

Demolition and replacement of this facility would be premature and financially imprudent. Allowing envelope and mechanical issues to continue will further compromise indoor air quality and possibly lead to structural damage. There is no alternative space on campus accommodate 4,400 students per weekday.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

George Street and St. Philip Street Hardscaping

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4838	**Overall Priority**	20/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$11,000,000	Other Construction/Renovation/Repair Projects	$11,000,000
	$11,000,000		$11,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($350,000)
	Net Cost / (Savings): ($350,000)			($350,000)

Summary of Work

This project will consist of paving George Street in between St. Philip's Street and Coming Street with brick pavers to create a pedestrian only road in the heart of the campus. It will also consist of widening the sidewalk on St. Philip Street to accommodate the heavy foot traffic.

Rationale

Maintaining safe and smooth sidewalks is essential for ensuring the accessibility, functionality, and overall aesthetic of any campus or community environment. Well-maintained walkways promote the safety of pedestrians by minimizing the risk of tips, falls, and other accidents, which is particularly important in high traffic areas frequented by students, faculty, and visitors.

Alternatives Considered

These specific paths have been patched and repaired for many years. There are no alternatives but need to be completely reconstructed.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name
26 Coming and 114 Wentworth St Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	4826	**Overall Priority**	21/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	20
Fire/Security	5
Interior Finishes/Flooring/Fixtures	20
Other	10
Parking/Landscape	5
Roof	15
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,413,450
[CP] AFS - Other Funds	$786,550
[CP] AFS - Other Funds	$300,000
[CP] AFS - Other Funds	$1,468,000
	$6,968,000

Project Costs	Amount
Basic Equipment	$400,000
Contingencies-Capital Projects	$520,000
Fee-Architectural, Engineering & Other	$480,000
Other Construction/Renovation/Repair Projects	$1,468,000
Other Construction/Renovation/Repair Projects	$700,000
Renovations-Building Exteriors	$1,200,000
Renovations-Buildings & Additions-Interiors	$1,200,000
Renovations-Utilities	$300,000
Roofing-Repairs & Renovations	$600,000
Site Development (Non-Depreciable Land Improv)	$100,000
	$6,968,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($1,700)
Utilities	General Funds - Existing	3 Years+		($1,400)
	Net Cost / (Savings): ($3,100)			($3,100)

Summary of Work

The Jonas Beard House at 114 Wentworth Street is a three-level, 4,485gsf wood-framed historic structure built in 1805 and last renovated in 1987. The College purchased the building in 1975, converting it from a grocery/liquor store to academic offices and connected it to 112 Wentworth, an adjacent masonry structure built in 1855. 26 Coming Street is a three-level, 2,129gsf historic adjacent building constructed in 1798 and last renovated in 1987. The College purchased the building in 1976 and moved it from its original site on St. Philip Street in 1977 to construct the Thaddeus Street Education Center. This project will fully renovate both buildings with extensive building envelope repairs, new MEP infrastructure, ADA upgrades, and new fire alarms, sprinklers, and interiors. 114 will be elevated to protect the structure from frequent flooding. Both buildings will again be used as academic office space. A study will determine the feasibility of adding a connector building that could house an elevator, technology servers, electrical panels, and ADA-compliant restrooms.

Rationale

The most recent CHE Building Condition Survey (2020) rated this 114 Wentworth with a CHEMIS Condition Code of 24 out of a possible 100 points. 26 Coming received a CHEMIS BCC of 36. 114 Wentworth sits atop a slab-on-grade foundation at an intersection that constantly floods. The 100-year flood in 2015 pushed 6" of water into the first floor. King tides and sudden storms continue to inundate the building, causing significant indoor air quality issues and electrical hazards. 26 Coming sits higher on a raised foundation but has experienced indoor air quality issues due to a compromised building envelope. Both buildings housed the Department of Political Science until June 2020. The College moved them for safety reasons and does not intend to reoccupy the buildings until renovations are complete. We hope to schedule renovations after the City's stormwater infrastructure upgrades are complete in the area.

Alternatives Considered

As historically protected buildings, demolition is not an option. No alternatives to renovation exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

New LX Residence Hall Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	4827	**Overall Priority**	22/28

Project Type	Percentage
Construct Additional Facility	90
Demolish Existing Facility	10
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,224,700
[CP] AFS - Other Funds	$10,020,000
[CP] AFS - Revenue Bonds	$53,675,300
	$64,920,000

Project Costs	Amount
Basic Equipment	$192,797
Bond Issue Costs-Capital Projects	$550,000
Builders Risk Insurance	$1,919,282
Construction-Buildings & Additions	$35,251,361
Contingencies-Capital Projects	$7,159,811
Fee-Architectural, Engineering & Other	$4,969,880
Other Capital Outlay Costs	$1,650,547
Other Construction/Renovation/Repair Projects	$3,010,591
Other Construction/Renovation/Repair Projects	$10,020,000
Site Development (Non-Depreciable Land Improv)	$195,731
	$64,920,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($255,214)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$378,250	
Rent	Other Funds - Existing	3 Years+		($2,042,472)
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	3 Years+	$170,880	
Utilities	General Funds - Existing	3 Years+		($22,000)
Utilities	Other Funds - Existing	3 Years+	$195,800	
	Net Cost / (Savings): ($1,574,756)		$744,930	($2,319,686)

Summary of Work

This project will construct a new residence hall to house about 300 students in double-occupancy rooms. The structure will be built on property the College already owns, replacing leased space.

Rationale

Real estate costs in downtown Charleston are continually escalating and becoming increasingly unaffordable for students, faculty, and staff. These rising costs are also encountered in properties being leased by the College for student housing. The College has two year-to-year, triple-net lease agreements for apartment complexes within walking distance of campus. The annual amount the College's Campus Housing auxiliary pays for rent, maintenance, and staffing exceeds revenue from student housing fees.

Alternatives Considered

Alternative student housing space may continue to be leased from private developers, but at rates higher than those of the College. Per-bed, per-semester private development rates range from $5,035 to $17,540. Per-bed, per-semester College rates range from $3,348 to $5,562. This translates to a per-bed, per-semester loss of $1,687 to $11,978.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

15/17/19 St Philips Street Renovation and Expansion

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	4839	**Overall Priority**	23/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	90
Site Development	10
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	30
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$36,504,000
	$36,504,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Buildings & Additions-Interiors	$31,904,000
Site Development (Non-Depreciable Land Improv)	$3,600,000
	$36,504,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($350,000)
	Net Cost / (Savings): ($350,000)			($350,000)

Summary of Work

This project consists of renovating three student Greek life houses where students living and congregate.

Rationale

Upgrading and refreshing student Greek life housing is a critical investment in student life, safety, and campus culture. Ensuring that these facilities are safe, functional, and welcoming reinforces the college's commitment to student well-being and fosters a more inclusive and supportive living environment.

Alternatives Considered

These housing units have been patched and repaired as long as they can and need major construction and renovations at this point.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

55, 57, and 59 Coming Street Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	4828	**Overall Priority**	24/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
Fire/Security	5
Interior Finishes/Flooring/Fixtures	20
Other	10
Parking/Landscape	5
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,051,550
[CP] AFS - Other Funds	$2,348,450
[CP] AFS - Other Funds	$1,000,000
[CP] AFS - Other Funds	$1,128,000
	$8,528,000

Project Costs	Amount
Basic Equipment	$400,000
Contingencies-Capital Projects	$640,000
Fee-Architectural, Engineering & Other	$560,000
Other Construction/Renovation/Repair Projects	$400,000
Renovations-Building Exteriors	$1,950,000
Renovations-Buildings & Additions-Interiors	$1,128,000
Renovations-Buildings & Additions-Interiors	$2,000,000
Renovations-Utilities	$500,000
Roofing-Repairs & Renovations	$900,000
Site Development (Non-Depreciable Land Improv)	$50,000
	$8,528,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($2,200)
Utilities	General Funds - Existing	3 Years+		($1,900)
	Net Cost / (Savings): ($4,100)			($4,100)

Summary of Work

55 Coming Street is a 1,654gsf two-level building constructed in 1850. The last significant renovation occurred in 1987. 57 Coming Street is a 3,917gsf three-level building constructed in 1884. The last significant renovation occurred in 2005. 59 Coming Street is a 2,603gsf two-level building constructed in 1879. The last significant renovation occurred in 1987. The buildings are prominently in the heart of campus serving as faculty offices and require historic restoration. The project will include complete renovation to address structural, envelope, MEP, accessibility, safety, and wood/plaster/stucco issues. These buildings are located near one another, so the College hopes to gain economies of scale by using one A/E and one contractor for design and construction.

Rationale

The most recent CHE Building Condition Survey (2020) rated 55 Coming Street with a CHEMIS Condition Code of 52 out of a possible 100 points. 57 and 59 Coming Street received BCCs of 53 and 56, respectively. The buildings have moderate structural issues, decayed structural/aesthetic wood elements (columns, windows, railings, and trim), disintegrating/missing brick mortar, minor stucco cracks, minor roof leaks and no ADA access. If left unchecked, deterioration could worsen, becoming a safety threat the College community and public.

Alternatives Considered

As historically protected buildings, demolition is not an option. No alternatives to renovation exist. It is most prudent to address building problems as soon as possible before further decay occurs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

New Central Warehouse Land and Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	4829	**Overall Priority**	25/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$12,854,700	Construction Projects-Lump Sum	$5,990,000
[CP] AFS - Other Funds	$10,645,300	Fee-Architectural, Engineering & Other	$30,000
[CP] AFS - Other Funds	$1,500,000	Land	$18,980,000
[CP] AFS - Other Funds	$11,756,000	Other Construction/Renovation/Repair Projects	$11,756,000
	$36,756,000		$36,756,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	General Funds - Existing	Indefinitely		($490,000)
	Net Cost / (Savings): ($490,000)			($490,000)

Summary of Work

The College is seeking an opportunity to purchase developed or undeveloped land within reasonable distances from Main Campus, Grice Marine Lab, and Patriots Point Athletic Complex to relocate our central receiving and storage facility. These operations are currently housed in 44,318gsf of leased space in North Charleston. Currently, a building and/or parcel has not been identified. The College will issue a request for proposals, acquire necessary State approvals, and construct/renovate a facility before the current lease ends.

Rationale

The full-service lease for the current Central Warehouse significantly increased to $489,936 per year. A College-owned facility closer to campus could reduce long-term operating and transportation costs. The building could be constructed or renovated for mixed use to accommodate administrative departments that are not required to operate on main campus. The land parcel, if sized appropriately, could allow mixed-use, such as remote parking, intramural facilities, and/or athletic fields.

Alternatives Considered

The College is open to any purchase and/or leasing opportunities that will provide the best overall value to the College and State.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

298 and 300 Meeting Street Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	4830	**Overall Priority**	26/28

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	5
Interior Finishes/Flooring/Fixtures	30
Other	10
Roof	15
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,284,900
[CP] AFS - Other Funds	$5,115,100
[CP] AFS - Other Funds	$500,000
[CP] AFS - Other Funds	$8,976,000
	$18,876,000

Project Costs	Amount
Basic Equipment	$700,000
Contingencies-Capital Projects	$940,000
Fee-Architectural, Engineering & Other	$760,000
Other Construction/Renovation/Repair Projects	$8,976,000
Other Construction/Renovation/Repair Projects	$700,000
Renovations-Building Exteriors	$2,800,000
Renovations-Buildings & Additions-Interiors	$2,500,000
Renovations-Utilities	$300,000
Roofing-Repairs & Renovations	$900,000
Site Development (Non-Depreciable Land Improv)	$300,000
	$18,876,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($3,200)
Utilities	Other Funds - Existing	3 Years+		($2,900)
	Net Cost / (Savings): ($6,100)			($6,100)

Summary of Work

The Gibson-Fronenberger House at 298 Meeting Street is a four-level, 9,266gsf, nine-unit, 29-bed prominent historic residence constructed in 1824 and substantially expanded in 1859. An easement from the National Registry of Historic Buildings requires the building to be protected from decay and/or exterior alterations. The College of Charleston purchased this building, a neighboring building (300 Meeting Street) and an adjacent 15-space parking lot in 1999. Both buildings are used for student housing. 300 Meeting Street is a 2,823gsf two-level, four-unit, 10-bed historic residence built in 1853 as a tenement on a parcel separated from 298 Meeting. No significant renovations have occurred on either structure since purchase, but the previous owner rehabilitated the properties in 1985. This project will include full interior/exterior renovations, structural repairs, infrastructure modernization and fire protection/suppression systems.

Rationale

The College used rating criteria of the (2020) CHE Building Condition Survey and rated 298 Meeting with a CHEMIS Condition Code of 19 out of a possible 100 points. 300 Meeting received a BCC of 20. Both structures are showing signs of wear. 298 Meeting was expanded at least three times. Each addition created varying roof planes and valleys, which altered runoff paths for rain. This resulted in decades of ongoing roof leaks addressed in pieces. A holistic solution is needed. Brick repair/repointing and wood repair is required throughout. 300 Meeting is prone to flooding during severe storms. Roof and wood repairs are needed throughout. Both houses have outdated infrastructure that should be replaced.

Alternatives Considered

298 Meeting is protected by a national historic easement administered through the Historic Charleston Foundation, so the property must be maintained to a high level. 300 Meeting has no easement but is a historically protected building. Demolition is not an option for either structure. No alternatives to renovation exist.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name
New Parking Deck Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	4832	**Overall Priority**	27/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$29,920,000	Construction Projects-Lump Sum	$54,400,000
[CP] AFS - Revenue Bonds	$22,067,240	Construction-Buildings & Additions	$29,920,000
[CP] AFS - Revenue Bonds	$27,432,760		
[CP] AFS - Revenue Bonds	$4,900,000		
	$84,320,000		$84,320,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

In 2017, the College conducted a feasibility study to construct a parking garage on property owned by the College at 176 Lockwood Boulevard. This property is located adjacent to the West Edge Development with access to major roads serving peninsular Charleston. Users of the garage will require public transit or a college-operated shuttle service. Although it is preferable to obtain a site within walking distance of Main Campus, such sites are becoming increasingly rare.

Rationale

The College may be losing two surface parking lots if new construction for their sites is approved. The Wentworth Garage replacement will have less parking spaces than the existing (closed) facility. In years past, the College rented spaces in the City of Charleston's Aquarium Garage to meet demand for faculty, staff, and student parking. However, as that area has developed, the city greatly reduced the number of permits available to the College. In addition, the cost of each permit has steadily increased. The College's available permit supply does not meet current demand, and the cost of City-owned parking is unaffordable.

Alternatives Considered

The College is open to soliciting a Request for Proposals that may offer alternate site opportunities.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

College of Charleston

Project Name

Strategic Land Acquisition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	4831	**Overall Priority**	28/28

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Auxiliary/Housing/Food Service/Laundry	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$10,000,000	Fee-Architectural, Engineering & Other	$20,000
[CP] AFS - Other Funds	$20,000,000	Land	$20,000,000
		Land	$9,980,000
	$30,000,000		$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The College's Campus Master Plan identified several land parcels near or adjacent to campus that would enable the development of needed facilities as well as enhance the liveliness of prominent city streets. This particular parcel is located on Coming Street abutting existing College/State property (project name "Coming Street Parcel").

Rationale

Given the College's unique location within the city center and a historic zone, growth opportunities within the existing footprint are limited. Acquisition of certain properties within or near the main campus footprint secures opportunities for reconfiguration and/or growth of the College for generations to come.

Alternatives Considered

No alternatives exist other than continually improving the utilization of existing space. Such measures are underway, but that is not expected to fulfill long-term space needs.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Commission for the Blind

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Commission for the Blind

Project Name

Remove and Replace Existing Parking Lot - Columbia Campus

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5471	**Overall Priority**	1/2

Project Type	Percentage
Architectural and Engineering	15
Repair/Renovate Existing Facility/System	85
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$243,000
[CP] State Appropriation - Capital	$57,000
	$300,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$300,000
	$300,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Removal and reconstruction of parking lot to address deterioration and improve safety.

Rationale

Parking lot has had no renovation in its lifetime and must be improved for safety purposes.

Alternatives Considered

There are no alternatives.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Commission for the Blind

Project Name

Replace Drain Lines in Building C - Columbia Campus

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5472	**Overall Priority**	2/2

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$300,000
[CP] Other Funds	$200,000
	$500,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$500,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Removal and replacement of degraded cast iron drain lines.

Rationale

Drain lines are out of lifecycle and require frequent repair.

Alternatives Considered

There are no alternatives.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Denmark Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Denmark Technical College

Project Name

Renovation of Industrial Tech Bldg 200 & 300

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	4941	**Overall Priority**	1/6

Project Type	Percentage
Environmental	20
Repair/Renovate Existing Facility/System	80
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Interior Finishes/Flooring/Fixtures	55
Other	15
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,000,000
[CP] State Appropriation	$400,000
[CP] State Appropriation	$3,100,000
	$6,500,000

Project Costs	Amount
Basic Equipment	$396,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$136,000
Renovations-Building Exteriors	$1,425,000
Renovations-Buildings & Additions-Interiors	$4,443,000
	$6,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$28,000	
Utilities	General Funds - Existing	Indefinitely	$20,000	
	Net Cost / (Savings): $48,000		$48,000	

Summary of Work

Renovations will include replacing or repairing roof, plumbing, electrical systems, walls, and exterior features.

Rationale

Renovation of buildings 200 and 300 are necessary to provide for the safety of students and improve the learning environment with updated equipment and a safe learning environment.

Alternatives Considered

No alternatives have been considered as these are on-campus buildings and the college has limited space to move the affected academic programs. There are also limited funds for new construction.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Denmark Technical College

Project Name

Renovation of Barnwell Site at Ellington Rd

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4942	**Overall Priority**	2/6

Project Type	Percentage
Architectural and Engineering	5
Environmental	20
Repair/Renovate Existing Facility/System	75
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Interior Finishes/Flooring/Fixtures	40
Other	5
Parking/Landscape	10
Roof	20
	100%

Fund Sources	Amount
[CP] State Appropriation	$4,400,000
[CP] State Appropriation	$3,100,000
	$7,500,000

Project Costs	Amount
Basic Equipment	$425,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$220,000
Renovations-Building Exteriors	$2,080,000
Renovations-Buildings & Additions-Interiors	$4,675,000
	$7,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$20,000	
Utilities	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $30,000		$30,000	

Summary of Work

Renovation will include lighting, HVAC upgrades, parking lot repaving, electrical system upgrades, and a new roof.

Rationale

The current building needs a significant amount of repair and renovation work done in several rooms. This will provide students with updated facilities and a safe environment.

Alternatives Considered

New construction was considered, but it was not cost effective.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Denmark Technical College

Project Name
Student Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4939	**Overall Priority**	3/6

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	10
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$10,000,000
	$10,000,000

Project Costs	Amount
Construction-Buildings & Additions	$10,000,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Vision for building a new Student Center.
This project has not been fully evaluated, and further information needs to be gathered before a funding request is ready to be made.

Rationale

New Student Center will increase the College's profile and improve the overall aesthetic and appeal of the campus.

Alternatives Considered

This is a future/dream list project.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Denmark Technical College

Project Name
Campus Bathroom Renovations

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4940	**Overall Priority**	4/6

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$602,580
[CP] State Appropriation	$300,000
[CP] State Appropriation	$2,097,420
	$3,000,000

Project Costs	Amount
Basic Equipment	$1,417,300
Contingencies-Capital Projects	$54,780
Labor Cost-Temporary	$1,527,920
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #6240)
Funding: Proviso 118.18 FY 21-22

Amendment: This project is requesting additional funding. The A/E advised that flooring will need to be replaced in the bathrooms, as well as additional costs for building the bathroom in Building 29.

This project will focus on bathroom renovations and a bathroom installation in four campus buildings (Blatt Hall, Building 29, Building 30, and McDuffie Student Services Center). The current restrooms in Blatt Hall, Building 30 and the McDuffie Student Services Center are outdated and are consistently in need of repair for leaks and damages. The renovations will include replacing toilets, urinals, sinks, faucets, lighting, hand dryers, and minor plumbing repairs to ensure proper functionality of the new equipment. The sink area in Building 29 will be upgraded to include a new sink and faucet as well as a toilet, urinal, lighting, and hand dryer.

Rationale

The upgrades to the bathrooms in these buildings will improve the overall aesthetic and appeal of the campus. The improvements will also assist with student retention by creating new, more modern facilities for faculty, staff, students, and stakeholders to utilize.

Alternatives Considered

The bathrooms are outdated, plumbing and fixtures are in need of replacements and upgrades.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Denmark Technical College

Project Name
New Building: Cybersecurity, Energy, Healthcare

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	4616	**Overall Priority**	5/6

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	10
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$35,000,000
	$35,000,000

Project Costs	Amount
Construction-Buildings & Additions	$35,000,000
	$35,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Future project for a New Building: for Cybersecurity, Energy, Healthcare.
This project has not been fully evaluated and further information needs to be gathered before a funding request is ready to be made.

Rationale

Building a new classroom and laboratory space for Cybersecurity, Energy, Healthcare will increase the College's profile with the potential for increased enrollment into these programs. The new, modern building with state-of-the-art technology also increases the College's appeal and the overall aesthetic of the campus.

Alternatives Considered

This is a future project.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Denmark Technical College

Project Name
Residential Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4936	**Overall Priority**	6/6

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	10
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$20,000,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$20,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Future project for construction of a residential facility.
This project has not been fully evaluated, and further information needs to be gathered before a funding request is ready to be made.

Rationale

An additional residential facility that is new and modern will increase the appeal of the campus and improve the overall aesthetic of the campus.

Alternatives Considered

This is for a future construction project.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Administration

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6174 Columbia Mills Building - Energy Savings Performance Contract

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/32
Project Number	4957	**Overall Priority**	1/88

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$50,000
[CP] Other Funds - Capital	$15,000,000
	$15,050,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$15,000,000
	$15,050,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

(Phase I - #6174) Energy savings performance contract (ESPC) to address the HVAC replacement needs identified in the August 30, 2022, HVAC Assessment issued by GMK, coupled with other energy savings measures to be identified through the associated investment grade audit process required by OSE as part of acquiring an ESPC. The estimated total project cost will depend on the results of the projected energy savings return on investment from the measures identified but is anticipated to be over $10M and potentially as much as $20M.

Rationale

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

Alternatives Considered

The Department of Administration was trying to fund all of the HVAC projects at Columbia Mills through available funding, but the need is too great.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Sumter Street Building - Roof Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/32
Project Number	4958	**Overall Priority**	2/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$720,000
	$720,000

Project Costs	Amount
Contingencies-Capital Projects	$60,000
Fee-Architectural, Engineering & Other	$60,000
Renovations-Building Exteriors	$600,000
	$720,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to replace the roof at Sumter Street.

Rationale

The roof has undergone multiple repairs and the warranty for the repairs expired in 2018. The roof has exceeded its useful life expectancy and is experiencing multiple leaks. The roof is not eligible for elastomeric coating. The replaced roof area will include a minimum 20-year warranty.

Alternatives Considered

Elastomeric coating was considered but the age and condition of the roof require its replacement.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Calhoun and Supreme Court Office Space Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/32
Project Number	4960	**Overall Priority**	3/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds - Other Entities - Capital	$1,641,410
	$1,641,410

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Buildings & Additions-Interiors	$1,441,410
	$1,641,410

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Calhoun and Supreme Court Office Space Renovations.

Rationale

Maximal use of available office space.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

SC Archives & History Building - Clean Steam Boiler Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/32
Project Number	4961	**Overall Priority**	4/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$460,000
	$460,000

Project Costs	Amount
Contingencies-Capital Projects	$37,000
Fee-Architectural, Engineering & Other	$53,000
Renovations-Utilities	$370,000
	$460,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to replace clean steam boiler #3 at Archives and History.

Rationale

The boiler is past its useful life, requires frequent repairs, and replacement parts are hard to find.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6112 Wade Hampton Building - Flooring Repair and Replacement Annualized

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	5/32
Project Number	4962	**Overall Priority**	5/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	25
Replace Existing Facility/System	75
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$64,178
[CP] State Appropriation - Capital	$378,805
[CP] State Appropriation - Capital	$325,000
	$767,983

Project Costs	Amount
Contingencies-Capital Projects	$30,000
Fee-Architectural, Engineering & Other	$44,400
Other Construction/Renovation/Repair Projects	$40,000
Renovations-Buildings & Additions-Interiors	$653,583
	$767,983

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #6112) Increase budget to address next annualized phase of replacing old flooring in the Wade Hampton building. The initial scope of work included the removal of existing flooring and cove base and the installation of new flooring and cove base on the basement, 1st, and 5th floors and the hallways of the 4th floor in the Wade Hampton Building, located at 1200 Senate Street, Columbia SC 29201. The next annualized phase will include the removal of existing flooring and cove base and the installation of new flooring and cove base in fourth floor suites of the Wade Hampton Building. The scope of work will also include maintenance repainting, wall repairs, and abatement of hazardous materials, as needed.

Rationale

Most of the flooring is over 15 years old and needs to be replaced. The carpet is loose and wrinkling in areas and poses a tripping hazard.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6181 Supreme Court Building First and Second Floor Carpet Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	6/32
Project Number	4963	**Overall Priority**	6/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Interior Finishes/Flooring/Fixtures	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$18,280	Contingencies-Capital Projects	$42,500
[CP] Other Funds - Capital	$469,220	Fee-Architectural, Engineering & Other	$20,000
		Renovations-Buildings & Additions-Interiors	$425,000
	$487,500		$487,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6181) Replace the flooring on the first and second floors and the mezzanine level of the Supreme Court building. he scope of work will include the replacement of the existing floor coverings with new carpet, refinishing of 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.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

SC Data Center - Parking Lot Repairs and Resurfacing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	7/32
Project Number	5117	**Overall Priority**	7/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$340,000
	$340,000

Project Costs	Amount
Contingencies-Capital Projects	$30,000
Fee-Architectural, Engineering & Other	$20,000
Other Construction/Renovation/Repair Projects	$290,000
	$340,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to repair and resurface the parking lot at the Data Center.

Rationale

There are potholes in the deteriorating surface causing hazards.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6158 SC Data Center - Replace UPS A-Side Modules and Battery String

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	8/32
Project Number	5147	**Overall Priority**	8/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Other Entities - Capital	$25,510	Contingencies-Capital Projects	$259,629
[CP] Other Funds - Other Entities - Capital	$2,927,709	Fee-Architectural, Engineering & Other	$97,300
		Renovations-Utilities	$2,596,290
	$2,953,219		$2,953,219

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6158) This annualized project is to replace the A-side module two uninterrupted power supply and associated battery string. The budget increase is to cover bids that came over budget.

Rationale

The uninterrupted power supply is to ensure redundancy for critical operations and to meet accreditation requirements.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6139 State Fleet - Construct New Pole Building

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	9/32
Project Number	5148	**Overall Priority**	9/88

Project Type	Percentage
Construct Additional Facility	70
Demolish Existing Facility	30
	100%

Facility Type	Percentage
Office/Administration	10
Support Services/Storage/Maintenance	90
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Other Entities - Capital	$14,825
[CP] Other Funds - Other Entities - Capital	$909,372
	$924,197

Project Costs	Amount
Construction-Buildings & Additions	$735,337
Contingencies-Capital Projects	$73,533
Fee-Architectural, Engineering & Other	$78,827
Other Capital Outlay Costs	$36,500
	$924,197

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6139) The scope of work will include the following: 1. Demolition of the existing facility, 2. Construction of a 28x60 pole building, with two vehicle bays, and 800 Sq. Ft. +/- of finished office space. The new facility will provide sufficient space for 1 office, space for 3 cubicles, a break area, two restrooms, key closet, and a common area to conduct business with customers.

Rationale

The initial A/E feasibility study determined that the cost to renovate the existing facility, to meet the needs of the Office of State Fleet Management, was higher than expected and it would be more cost effective and efficient to demolish the existing facility and construct a new facility on the existing site.

Alternatives Considered

Renovations to the existing facility were considered but were not cost-effective.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6179 Assembly Street Parking Deck - Elevator Modernization

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	10/32
Project Number	5149	**Overall Priority**	10/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$424,012	Basic Equipment	$389,894
[CP] Other Funds - Capital	$6,797	Contingencies-Capital Projects	$38,989
[CP] State Appropriation - Capital	$56,470	Fee-Architectural, Engineering & Other	$58,396
	$487,279		$487,279

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6179) Modernize the elevators at the Assembly Street Parking Deck.

Rationale

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

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6166 Columbia Mills Building - SCCRR&MM Gist Gallery Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	11/32
Project Number	5150	**Overall Priority**	11/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Program/Academic	100	Interior Finishes/Flooring/Fixtures	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Other Entities - Capital	$4,750	Contingencies-Capital Projects	$20,000
[CP] Other Funds - Other Entities - Capital	$295,250	Fee-Architectural, Engineering & Other	$20,000
		Renovations-Buildings & Additions-Interiors	$260,000
	$300,000		$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6166) Renovate the Gist Gallery.

Rationale

The museum would like to renovate the Gist gallery to provide greater flexibility for use by future exhibits. The existing low ceiling and lighting restrict the ability to use the space for certain exhibits. In addition, the existing structural columns would be integrated into exhibit case work to provide greater space and functionality to the gallery.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Dennis Building Swing Space Upfit

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	12/32
Project Number	5151	**Overall Priority**	12/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$300,000
	$300,000

Project Costs	Amount
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$20,000
Renovations-Buildings & Additions-Interiors	$260,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upfit swing space to accommodate agencies being displaced by other projects taking place in their existing space.

Rationale

Space is needed when agencies must vacate their current space for necessary capital projects.

Alternatives Considered

Leasing commercial space was considered but was cost prohibitive.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Wade Hampton Window Refurbishment or Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	13/32
Project Number	5152	**Overall Priority**	13/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$4,900,000
	$4,900,000

Project Costs	Amount
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$300,000
Renovations-Building Exteriors	$4,300,000
	$4,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - 6199) (Dec. Agenda) Replace or refurbish the windows in the Wade Hampton building.

Rationale

The windows are original to the building, and many are cracked and leaking.

Alternatives Considered

Whether the windows are replaced or refurbished will depend on the A/E and the State Historic Preservation Office.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Calhoun Building Flooring Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	14/32
Project Number	5153	**Overall Priority**	14/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$435,030
	$435,030

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$25,000
Renovations-Buildings & Additions-Interiors	$385,030
	$435,030

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I #6195) (NEW) Replace areas of damaged and worn flooring.

Rationale

The flooring is worn and causing trip hazards.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

McEachern Parking Reinforcement & Restriping

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	15/32
Project Number	5154	**Overall Priority**	15/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$96,481
[CP] State Appropriation - Capital	$500,000
	$596,481

Project Costs	Amount
Contingencies-Capital Projects	$45,000
Fee-Architectural, Engineering & Other	$45,000
Other Construction/Renovation/Repair Projects	$506,481
	$596,481

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Reinforce structural beams and restripe the McEachern Parking Facility.

Rationale

The parking space division lines and wayfaring are fading and there are areas of settling requiring structural reinforcement.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

SC Data Center - Replace ATS #3 & #7 and Emergency Breaker Retrofit

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	16/32
Project Number	5281	**Overall Priority**	16/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Other Entities - Capital	$840,000	Contingencies-Capital Projects	$60,000
		Fee-Architectural, Engineering & Other	$60,000
		Renovations-Utilities	$720,000
	$840,000		$840,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace Automatic Transfer Switches #3 and #7 and retrofit the associated emergency breakers which are utilized to ensure the operation of computer room air conditioning equipment

Rationale

The automatic transfer switches and emergency breakers are past their useful life and must be replaced to ensure the provision of uninterrupted power at the Data Center.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

SC Data Center - Replace CRAC Units 3, 8, 7 & 9

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	17/32
Project Number	5282	**Overall Priority**	17/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds - Other Entities - Capital	$685,000
	$685,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$40,000
Renovations-Utilities	$605,000
	$685,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the computer room air conditioning (CRAC) units 3, 8, 7 & 9 at the SC Data Center.

Rationale

The CRAC Units are original to the facility, have exceeded their life expectancy, and are required to keep the Data Center's Server Room operating at a set temperature to ensure the proper functioning of all server equipment.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6103 SC State House - VAV Replacement, HVAC Controls & AHU #1 Re-Build

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	18/32
Project Number	5284	**Overall Priority**	18/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Capital Reserve Fund	$554,043	Contingencies-Capital Projects	$345,482
[CP] Other Funds - Capital	$126,024	Fee-Architectural, Engineering & Other	$240,000
[CP] State Appropriation - Capital	$1,164,168	Renovations-Utilities	$2,879,019
[CP] State Appropriation - Capital	$1,620,266		
	$3,464,501		$3,464,501

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #6103) This project will replace all 34 VAV's in the crawlspace of the SC State House as well as rebuild Air Handler Unit #1 in the basement. This equipment supplies heating and air to the first floor of the State House. This project will also include replacing and upgrading the current Honeywell HVAC controls system for the entire building as well as updating the smoke evacuation system which is linked to the HVAC controls.

Rationale

This equipment was part of the 1997 renovation and has reached the end of life. The controls software is obsolete and parts to repair this equipment are increasingly difficult to obtain.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Federal Surplus - Replace Federal Surplus Warehouse

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	19/32
Project Number	5285	**Overall Priority**	19/88

Project Type	Percentage
Construct Additional Facility	70
Demolish Existing Facility	30
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Other Entities - Capital	$10,910,000
	$10,910,000

Project Costs	Amount
Construction-Buildings & Additions	$10,000,000
Contingencies-Capital Projects	$700,000
Fee-Architectural, Engineering & Other	$210,000
	$10,910,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Demolish the existing Federal Surplus warehouse and build a new one.

Rationale

The current warehouse is in severe disrepair and is not sufficient for business needs.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Brown Building - HVAC Pumps Replacement Project

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	20/32
Project Number	5286	**Overall Priority**	20/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$290,000
	$290,000

Project Costs	Amount
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$20,000
Renovations-Utilities	$250,000
	$290,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace Chilled Water and Hydronic Water Pumps.

Rationale

The 2 secondary chilled water pumps were installed during original construction and are 51 years old. Both pumps have signs of past leaks, and one the pumps is currently leaking. The 2 hot water pumps are in similar condition with corrosion at the flanges and near-pump piping.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Supreme Court Pump Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	21/32
Project Number	5287	**Overall Priority**	21/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$285,000
	$285,000

Project Costs	Amount
Contingencies-Capital Projects	$15,000
Fee-Architectural, Engineering & Other	$20,000
Renovations-Utilities	$250,000
	$285,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace Hydronic Hot Water Pumps.

Rationale

The pumps are 34 years old. The hydronic pumps appear to be damaged by the water treatment chemicals.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

State Library Building - Plaza Deck Repairs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	22/32
Project Number	5288	**Overall Priority**	22/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$650,000
	$650,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Building Exteriors	$550,000
	$650,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Remove and replace waterproofing membrane in plaza deck.

Rationale

The membrane below the brick pavers is curled, damaged, and has open seams. Ponding of water is prevented from reaching drains due to curling of membrane. Below grade water intrusion is severe at the stairwell entrances on all elevations. NW stairs have cracking and water on the walls.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Supreme Court Bathroom Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	23/32
Project Number	5289	**Overall Priority**	23/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$400,000
	$400,000

Project Costs	Amount
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$20,000
Renovations-Buildings & Additions-Interiors	$360,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade the bathrooms at the Supreme Court building.

Rationale

The bathrooms finished are worn and the flooring is in disrepair. The plumbing fixtures have rusted and need replacing.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

State Owned Buildings Security Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	24/32
Project Number	5307	**Overall Priority**	24/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Other	75
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$21,070,682
[CP] State Appropriation - Capital	$2,929,318
	$24,000,000

Project Costs	Amount
Basic Equipment	$10,500,000
Contingencies-Capital Projects	$3,000,000
Fee-Architectural, Engineering & Other	$1,400,000
Other Construction/Renovation/Repair Projects	$4,100,000
Renovations-Building Exteriors	$1,500,000
Renovations-Buildings & Additions-Interiors	$3,500,000
	$24,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Legislatively authorized project to increase the security of the buildings and grounds on the Capitol Complex and at the Governor's Mansion and Grounds.

Rationale

Measures to be implemented are based on assessments and subsequent recommendations made by the Office of Homeland Security within the State Law Enforcement Division, the Department of Public Safety and the Sergeants at Arms.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Mills/Jarrett Elevator Modernization

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	25/32
Project Number	5308	**Overall Priority**	25/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$308,985	Contingencies-Capital Projects	$25,000
		Fee-Architectural, Engineering & Other	$25,000
		Other Construction/Renovation/Repair Projects	$258,985
	$308,985		$308,985

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Modernize the elevator in the Mills/Jarrett building.

Rationale

The elevator is past its useful life, requires frequent repairs, and parts are difficult to find.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Laurel Street Warehouse - Electrical Panelboards & Switchboard Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	26/32
Project Number	5309	**Overall Priority**	26/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	30	Electrical/Mechanical	100
		Support Services/Storage/Maintenance	70		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$338,000	Contingencies-Capital Projects	$28,500
		Fee-Architectural, Engineering & Other	$16,500
		Other Capital Outlay Costs	$8,000
		Other Construction/Renovation/Repair Projects	$285,000
	$338,000		$338,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the original Federal Pacific panelboards and switchboard.

Rationale

The original Federal Pacific panelboards and switchboard are past end of life, obsolete and dangerous, and could cause an electrical fire from a short circuit or failure to open under overload. Equipment is almost 50 years old.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Columbia Mills SCSM 1st and 4th Floor Buildout

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	27/32
Project Number	5310	**Overall Priority**	27/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	50	Interior Finishes/Flooring/Fixtures	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation External - Capital	$5,000,000	Contingencies-Capital Projects	$400,000
		Fee-Architectural, Engineering & Other	$500,000
		Renovations-Buildings & Additions-Interiors	$4,100,000
	$5,000,000		$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Build out the 1st and 4th Floors for use by the SC State Museum.

Rationale

The floors are currently office space and renovations are required to meet the programmatic needs of the Museum.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

SCSM Reimagine the Experience Permanent Gallery Improvement

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	28/32
Project Number	5311	**Overall Priority**	28/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation External - Capital	$20,000,000
	$20,000,000

Project Costs	Amount
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Buildings & Additions-Interiors	$18,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Redeisgn of SCSM exhibit space.

Rationale

Reimagine the Experience permanent gallery improvement to update exhibits and attract visitors.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Security Alarm System & Wayfinding Emergency Public Announcement System

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	29/32
Project Number	5312	**Overall Priority**	29/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation External - Capital	$300,000
	$300,000

Project Costs	Amount
Contingencies-Capital Projects	$15,000
Fee-Architectural, Engineering & Other	$15,000
Other Construction/Renovation/Repair Projects	$270,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade security system & wayfinding emergency public announcement system.

Rationale

This project will help ensure the safety of employees of and visitors to the SCSM.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

D50-6094 Dennis Building - Attorney General's Office 1st, 2nd, & 3rd Floor Densification

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	30/32
Project Number	5313	**Overall Priority**	30/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Other Entities - Capital	$203,706	Contingencies-Capital Projects	$1,655,358
[CP] Other Funds - Other Entities - Capital	$14,796,294	Fee-Architectural, Engineering & Other	$550,000
		Renovations-Buildings & Additions-Interiors	$12,794,642
	$15,000,000		$15,000,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

(Phase II - #6094) Renovate and densify the office space on the 1st, 2nd & 3rd floors of the Dennis Building for use by the SC Attorney General's Office. The scope of work includes the reconfiguration of existing office space, which will require demolition of existing partitions, new ceiling and lighting, HVAC reconfiguration, new finishes, and the abatement of hazardous materials, as required.

Rationale

AG staff are in various locations on and off the Capitol Complex. Renovating the 1st, 2nd & 3rd Floor will enable to the AG to collectively house all staff in the Dennis Building.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Columbia Mills Generator Replacement Project

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	31/32
Project Number	5315	**Overall Priority**	31/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	50	Electrical/Mechanical	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$363,000	Contingencies-Capital Projects	$31,000
		Fee-Architectural, Engineering & Other	$22,000
		Other Construction/Renovation/Repair Projects	$310,000
	$363,000		$363,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the generator at Columbia Mills.

Rationale

The existing generator has failed.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Mills/Jarrett Repave Parking Lot

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	32/32
Project Number	5316	**Overall Priority**	32/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Office/Administration	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$497,000	Contingencies-Capital Projects	$30,000
		Fee-Architectural, Engineering & Other	$30,000
		Site Development (Non-Depreciable Land Improv)	$437,000
	$497,000		$497,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I #6198) (Dec. Agenda) Repave the parking lot at Mills/Jarrett.

Rationale

The parking lot has degraded, and potholes are creating a hazard for employees and their vehicles.

Alternatives Considered

Repairs have been made multiple times but are no longer sustainable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Sumter St Brick Wall Repointing East, South, West

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	1/17
Project Number	5322	**Overall Priority**	33/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$650,000
	$650,000

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$25,000
Renovations-Building Exteriors	$600,000
	$650,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Re-pointing brick joints, sealing walls, and repairing existing exterior brick walls on the East, South, and West sides of the Sumter Street building.

Rationale

Deterioration of the building envelope is allowing water/moisture intrusion into the building. The North wall was repaired previously under a separate project.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

FM Energy Facility Generator Addition

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/17
Project Number	5323	**Overall Priority**	34/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,600,000
	$1,600,000

Project Costs	Amount
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$150,000
Other Construction/Renovation/Repair Projects	$1,300,000
	$1,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Add a generator to the FM Energy Facility.

Rationale

The FM Energy Facility feeds all the Capital Complex buildings. Without back up power to the FM Energy Plant, Capital Complex buildings will not receive steam or chilled water during an outage at the plant.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Gressette Building Replace VAVs, Ductwork, and Penthouse AHU Supply Fans

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	3/17
Project Number	5324	**Overall Priority**	35/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$754,000
	$754,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$654,000
	$754,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace original induction units and associated ductwork. Replace penthouse AHU Supply Fan Wall motors. Install BMS components and tie in all new VAVs and existing equipment. Replace ceiling tiles as necessary.

Rationale

Induction units are original from 1977. Fan wall motors are 12 years old and are beginning to fail. Several have seized bearings. Fan motors have non-serviceable bearings. Additional failures are likely based on observed condition and may result in the inability to maintain proper airflow and comfort setpoints.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Senate Street Lodge Replace Roof

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	4/17
Project Number	5325	**Overall Priority**	36/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$400,000
	$400,000

Project Costs	Amount
Contingencies-Capital Projects	$30,000
Fee-Architectural, Engineering & Other	$30,000
Renovations-Building Exteriors	$340,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the roof at the Senate Street Lodge building.

Rationale

The warranty expired in 2010, and the roof is past its useful life.

Alternatives Considered

Coating the roof to extend the warranty was considered but an A/E evaluation indicated this roof was not an eligible candidate for coating.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Supreme Court Replace Lower Roof

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	5/17
Project Number	5326	**Overall Priority**	37/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$450,000
	$450,000

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$25,000
Renovations-Building Exteriors	$400,000
	$450,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the lower TPO roof and install fall protection at the Supreme Court building.

Rationale

The warranty expired in 2021, and the roof is past its useful life.

Alternatives Considered

Coating the roof to extend the warranty was considered but an A/E evaluation indicated this roof was not an eligible candidate for coating.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

State Library Replace Sanitary Sewer Drains

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	6/17
Project Number	5327	**Overall Priority**	38/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	50	Water/Sewer	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$250,000	Contingencies-Capital Projects	$20,000
		Fee-Architectural, Engineering & Other	$25,000
		Renovations-Utilities	$205,000
	$250,000		$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace sanitary sewer lines to bathrooms on basement, first, and second floors.

Rationale

Clogged overflowing bathroom sewer lines are a constant problem in the building due to corrosion over time reducing the flow capacity.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Dennis Building 1st Floor AHU, VAVs and Water Line, Lighting and Ceiling Tiles

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	7/17
Project Number	5328	**Overall Priority**	39/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,800,744
	$1,800,744

Project Costs	Amount
Contingencies-Capital Projects	$80,000
Fee-Architectural, Engineering & Other	$80,000
Renovations-Utilities	$1,640,744
	$1,800,744

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the air handler and VAV boxes serving the first floor of the Dennis building as well as the associated chilled and hot water lines, lighting, and ceiling tiles.

Rationale

The air handler, VAV boxes and associated water lines are past their useful life.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Dennis Bldg 2nd and 3rd Floor HVAC and Water Lines

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	8/17
Project Number	5329	**Overall Priority**	40/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	HVAC	75
				Interior Finishes/Flooring/Fixtures	25
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,500,000	Contingencies-Capital Projects	$50,000
		Fee-Architectural, Engineering & Other	$50,000
		Renovations-Utilities	$1,400,000
	$1,500,000		$1,500,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Replace the HVAC serving the second and third floors of the Dennis building as well as the associated chilled and hot water lines. Replace ceiling tiles as necessary.

Rationale

The chilled and hot water lines are past their useful life and cause frequent leaks and water damage.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Sumter Street Parking Lot Resurfacing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	9/17
Project Number	5330	**Overall Priority**	41/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$400,000
	$400,000

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Contingencies-Capital Projects	$25,000
Other Construction/Renovation/Repair Projects	$350,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Resurface the parking lot at the Sumter Street building.

Rationale

The parking lot has potholes and cracks in the pavement creating hazards for vehicles and pedestrians.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

State House Passenger Elevators Modernization

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	10/17
Project Number	5331	**Overall Priority**	42/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$900,000
	$900,000

Project Costs	Amount
Contingencies-Capital Projects	$75,000
Fee-Architectural, Engineering & Other	$75,000
Other Construction/Renovation/Repair Projects	$750,000
	$900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to modernize the passenger elevators at the State House.

Rationale

The components of the passenger elevators are obsolete making replacement parts difficult to find.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Laurel Street Warehouse Parking Lot Resurfacing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	11/17
Project Number	5332	**Overall Priority**	43/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	50	Parking/Landscape	100
		Support Services/Storage/Maintenance	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$750,000	Contingencies-Capital Projects	$50,000
		Fee-Architectural, Engineering & Other	$25,000
		Other Construction/Renovation/Repair Projects	$675,000
	$750,000		$750,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repair potholes and resurface and stripe the parking Lot at the Laurel Street Warehouse.

Rationale

The pavement is failing with cracks and potholes and needs to be resurfaced.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Blatt Building VAVs, Ceiling, Lights & Carpet Fl 2 (Annualized)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	12/17
Project Number	5333	**Overall Priority**	44/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	HVAC	75
				Interior Finishes/Flooring/Fixtures	25
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,200,000	Contingencies-Capital Projects	$100,000
		Fee-Architectural, Engineering & Other	$100,000
		Renovations-Utilities	$1,000,000
	$1,200,000		$1,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the VAV boxes and associated ceiling tile, lighting, and carpet on the second floor of the Blatt building.

Rationale

The VAV boxes are original to the building, frequently require repairs, and parts are becoming obsolete. The scope will also include replacing the existing associated ceiling and lighting system which will be completely demolished in order to install the new VAV's as well as the carpet while the floor is vacant.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

SC Data Center - Replace CRAC Units 2, 6, 10 & 11

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	13/17
Project Number	5334	**Overall Priority**	45/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds - Other Entities - Capital	$500,000
	$500,000

Project Costs	Amount
Contingencies-Capital Projects	$30,000
Fee-Architectural, Engineering & Other	$30,000
Renovations-Utilities	$440,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the computer room air conditioning (CRAC) units 2, 6, 10 & 11 at the SC Data Center.

Rationale

The CRAC Units are original to the facility, have exceeded their life expectancy, and are required to keep the Data Center's Server Room operating at a set temperature to ensure the proper functioning of all server equipment.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

State House Rebuild AHUs #4-#9

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	14/17
Project Number	5335	**Overall Priority**	46/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$560,219
[CP] State Appropriation - Capital	$1,199,037
	$1,759,256

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Utilities	$1,559,256
	$1,759,256

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Refurbish air handler units 4-9 at the State House.

Rationale

The life of the air handlers can be extended by 15-20 years through refurbishment.

Alternatives Considered

Replacement of the units was considered but it was determined that rebuilding the units would be more cost effective and require less down time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Calhoun Hallway Lighting & Interlocking Ceiling

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	15/17
Project Number	5336	**Overall Priority**	47/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$300,000
	$300,000

Project Costs	Amount
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$20,000
Renovations-Buildings & Additions-Interiors	$260,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade the lighting and replace the interlocking ceiling grid in the hallways of the Calhoun building.

Rationale

The hallway lighting is designed as back-lighting and as such does not provide sufficient lumens and the interlocking ceiling tiles are damaged and need replacing.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Mills/Jarrett Mills Roof Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	16/17
Project Number	5337	**Overall Priority**	48/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$50,000
[CP] State Appropriation - Capital	$200,000
	$250,000

Project Costs	Amount
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$20,000
Roofing-Repairs & Renovations	$210,000
	$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the roof on the Mills side of the Mills/Jarrett building.

Rationale

The roof is past its useful life and experiencing leaks. The warranty expired in 2022.

Alternatives Considered

Coating was considered but the roof is not eligible.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

State House Steam & Chilled Water Supply & Return

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	17/17
Project Number	5338	**Overall Priority**	49/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,439,781
	$1,439,781

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Utilities	$1,239,781
	$1,439,781

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the steam and chilled water supply and return lines in the State House.

Rationale

The lines have deteriorated over time resulted in leaks and the potential for failure of the HVAC system.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

McEachern Parking Facility Replace Lights with LED

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	1/15
Project Number	5339	**Overall Priority**	50/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$700,000
	$700,000

Project Costs	Amount
Basic Equipment	$600,000
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
	$700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the existing lights in the McEachern Parking Facility with LEDs.

Rationale

Parking revenues for the facility are insufficient to cover operating costs and replacing the lights with LEDs will reduce the utility portion of those costs.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Wade Hampton Water Fountains and Drain Lines

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	2/15
Project Number	5340	**Overall Priority**	51/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$500,000
	$500,000

Project Costs	Amount
Basic Equipment	$170,000
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$10,000
Renovations-Utilities	$300,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the water fountain drain lines and the fountains in the Wade Hampton building with water bottle filling stations.

Rationale

The main drain lines in the shaft behind the existing water fountains have failed and the water fountains are no longer usable.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

SCDAH Flooring Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	3/15
Project Number	5341	**Overall Priority**	52/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$425,000
	$425,000

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$25,000
Renovations-Buildings & Additions-Interiors	$375,000
	$425,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace select areas of flooring in the SC Department of Archives and History building.

Rationale

Many of the flooring areas are worn and are creating potential trip hazards.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Columbia Mills Pave Parking Lot

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	4/15
Project Number	5342	**Overall Priority**	53/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Office/Administration	50	Parking/Landscape	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$398,781	Contingencies-Capital Projects	$25,000
		Fee-Architectural, Engineering & Other	$25,000
		Site Development (Non-Depreciable Land Improv)	$348,781
	$398,781		$398,781

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repave the parking lot at the Columbia Mills building.

Rationale

The parking lot has potholes and gaps in the pavement creating a hazard for employees and visitors.

Alternatives Considered

Repairs have been made but are no longer sustainable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Wade Hampton Bathrooms & Domestic Water Lines

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	5/15
Project Number	5343	**Overall Priority**	54/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	50
Replace Existing Facility/System	50
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	50
Water/Sewer	50
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
	$1,000,000

Project Costs	Amount
Contingencies-Capital Projects	$80,000
Fee-Architectural, Engineering & Other	$80,000
Renovations-Buildings & Additions-Interiors	$840,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Update the 14 bathrooms in the facility with new fixtures and replace the domestic water lines.

Rationale

The fixtures are aged, stained, and in some cases broken and the domestic water lines have corroded over time resulting in frequent leaks.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Data Center Fire Protection Replacement Project

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	6/15
Project Number	5344	**Overall Priority**	55/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$608,168
	$608,168

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$508,168
	$608,168

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the fire protection system at the Data Center.

Rationale

Sprinkler heads are over 20 years old. Smoke detectors are over 10 years old. This is a critical IT facility. Dry chemical suppression systems are nearing end of life.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Dennis Bldg 4th and 5th Floor Water Lines

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	7/15
Project Number	5345	**Overall Priority**	56/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$1,500,000
	$1,500,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Utilities	$1,300,000
	$1,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the HVAC chilled and hot water lines serving the fourth and fifth floors of the Dennis building.

Rationale

The chilled and hot water lines are past their useful life and cause frequent leaks and water damage.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Gressette Fire Alarm System Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	8/15
Project Number	5346	**Overall Priority**	57/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$499,609
	$499,609

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$40,000
Renovations-Utilities	$419,609
	$499,609

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the fire alarm control panel at the Gressette building.

Rationale

Fire alarm control panel is now obsolete. Replacement panel is backwards compatible.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

FM Energy Facility Replace Boiler #1 and Chilled Water Pumps

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	9/15
Project Number	5347	**Overall Priority**	58/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,250,000
	$2,250,000

Project Costs	Amount
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$150,000
Renovations-Utilities	$1,950,000
	$2,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace Boiler 1, the three 250 hp chilled water distribution pumps NDP-1, NDP-2, and NDP-3, and the two chilled water pump CWP-1 and CWP-2.

Rationale

There are only three chilled water distribution pumps that provide chilled water to the entire Capitol Complex. The pumps are 23 years old and are nearing end of useful life. Two pumps run in colder months and three in summer.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Brown Building Fire Alarm System Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	10/15
Project Number	5348	**Overall Priority**	59/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$386,000
	$386,000

Project Costs	Amount
Contingencies-Capital Projects	$30,000
Fee-Architectural, Engineering & Other	$30,000
Renovations-Utilities	$326,000
	$386,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the fire alarm at the Brown Building.

Rationale

Fire alarm control panel is obsolete and should be replaced, along with smoke detectors. Notification appliances should be upgraded.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

State House Interior Lighting Upgrades (LED)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	11/15
Project Number	5349	**Overall Priority**	60/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$1,400,000
	$1,400,000

Project Costs	Amount
Basic Equipment	$1,200,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
	$1,400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the existing lights with LEDs.

Rationale

Replacing the lights with LEDs will reduce utility those costs.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

FM Energy Replace Cooling Tower #1

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	12/15
Project Number	5351	**Overall Priority**	61/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$700,000
	$700,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$600,000
	$700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace Cooling Tower #1 at the FM Energy Facility which serves the Capitol Complex.

Rationale

The cooling tower is past its useful life, requires frequent repairs and replacement parts are increasingly difficult to locate.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Laurel Street Warehouse Replace Roof

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	13/15
Project Number	5352	**Overall Priority**	62/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Support Services/Storage/Maintenance	50
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$587,120
	$587,120

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$40,000
Roofing-Repairs & Renovations	$507,120
	$587,120

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the roof on the Laurel Street warehouse.

Rationale

The roof is past its useful life and the warranties expired in 2013 and 2014.

Alternatives Considered

Coating the roof to extend its life will be considered during the Phase 1 evaluation.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Gressette Replace 5th Floor VAVs, Ductwork, and Pentouse AHU Supply Fans

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	14/15
Project Number	5353	**Overall Priority**	63/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$754,000
	$754,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$654,000
	$754,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace various VAVs and associated controls in the Gressette building. The scope will also include replacing the existing associated ceiling and lighting systems, which will be completely demolished in order to install the new VAV's.

Rationale

These VAV systems are original to the building, frequently require repairs, and parts are becoming obsolete.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Brown Bldg VAVs, Lighting & Ceiling Tiles (2nd Fl)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	15/15
Project Number	5354	**Overall Priority**	64/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,600,000
	$1,600,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Utilities	$1,400,000
	$1,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope will involve replacing the terminal hot water reheat VAV mechanical units to include associated duct work on the second, third and fourth floors of the Edgar Brown building. The majority of this work will be performed above the ceiling. Also included in the scope of this project is replacing the ceiling system and lighting in the main corridors which will be demolished during installation of the VAVs.

Rationale

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

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Dennis Bldg 6th and 7th Floor Water Lines

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	1/12
Project Number	5360	**Overall Priority**	65/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$200,000
[CP] State Appropriation - Capital	$1,500,000
	$1,700,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Utilities	$1,500,000
	$1,700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace all HW and CW distribution piping. Install HW & CW zone valve per floor to switch over all downstream fan coils between heat and cool modes. Replace ceiling tiles as necessary.

Rationale

The chilled and hot water lines are past their useful life and cause frequent leaks and water damage.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Gressette Building Replace VAV Boxes, Ductwork, and Pentouse AHU Supply Fans (4th Floor)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	2/12
Project Number	5361	**Overall Priority**	66/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$754,000
	$754,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$654,000
	$754,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace original induction units and associated ductwork. Replace penthouse AHU Supply Fan Wall motors. Install BMS components and tie in all new VAVs and existing equipment. Replace ceiling tiles as necessary.

Rationale

Induction units are original from 1977. Fan wall motors are 12 years old and are beginning to fail. Several have seized bearings. Fan motors have non-serviceable bearings. Additional failures are likely based on observed condition and may result in the inability to maintain proper airflow and comfort setpoints.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Brown Building Replace VAV Boxes, Lighting and Ceiling Tiles
(3rd Floor)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	3/12
Project Number	5363	**Overall Priority**	67/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,600,000
	$1,600,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Utilities	$1,400,000
	$1,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the VAV's, lighting and ceiling tiles on the 3rd Floor of the Brown building.

Rationale

Induction units and ductwork on floors is original from 1972. There are frequent thermal comfort complaints in these areas.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Columbia Mills Elevator Modernization

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	4/12
Project Number	5364	**Overall Priority**	68/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	50	Other	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$635,000	Basic Equipment	$550,000
		Contingencies-Capital Projects	$35,000
		Fee-Architectural, Engineering & Other	$50,000
	$635,000		$635,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Modernize the elevators at the Columbia Mills building with new controllers, tank, pumps, fire alarm controls, communications systems and car finishes.

Rationale

Elevators are original to the 1989 renovation and need to be modernized. The elevator tanks are in poor condition. Freight elevator is leaking fluid.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Blatt Building VAVs, Ceiling, Lights & Carpet Fl 2 (Annualized)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	5/12
Project Number	5365	**Overall Priority**	69/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	HVAC	75
				Interior Finishes/Flooring/Fixtures	25
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,500,000	Contingencies-Capital Projects	$100,000
		Fee-Architectural, Engineering & Other	$100,000
		Renovations-Utilities	$1,300,000
	$1,500,000		$1,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the VAV boxes and associated ceiling tile, lighting, and carpet on the first floor of the Blatt building.

Rationale

The VAV boxes are original to the building, frequently require repairs, and parts are becoming obsolete. The scope will also include replacing the existing associated ceiling and lighting system which will be completely demolished in order to install the new VAV's as well as the carpet while the floor is vacant.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Assembly Street Parking Deck Concrete Repair

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	6/12
Project Number	5366	**Overall Priority**	70/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,653,750
	$1,653,750

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Other Construction/Renovation/Repair Projects	$1,453,750
	$1,653,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repair all spalled, chipped, and damaged concrete.

Rationale

Numerous spalls on every level. Rebar exposed at spalls in headers, parapet walls, girders, and patch locations. Column tops, corbels, ledgers, both stairwell walls, isolated double Ts, isolated deck joints, and most perimeter girders on the south and east elevations and interior support locations need repair. Vehicle ramps between levels have spalled girders and columns.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

McEachern Parking Facility Fire Protection

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	7/12
Project Number	5367	**Overall Priority**	71/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,371,571
	$2,371,571

Project Costs	Amount
Contingencies-Capital Projects	$200,000
Fee-Architectural, Engineering & Other	$150,000
Renovations-Utilities	$2,021,571
	$2,371,571

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade the fire protection system in the McEachern Parking Facility.

Rationale

The system is over 53 years old and past its useful life.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name
Blatt Building Electrical Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	8/12
Project Number	5368	**Overall Priority**	72/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$899,000
	$899,000

Project Costs	Amount
Contingencies-Capital Projects	$75,000
Fee-Architectural, Engineering & Other	$75,000
Renovations-Utilities	$749,000
	$899,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repalce bus duct, panelboards, and plugs.

Rationale

Bus duct and plugs are at end of useful life. Panelboards are obsolete and at end of useful life. Code requirements for clearances are not met. Surge protection will help protect electrical distribution system and bring building electrical systems in compliance with current code requirements.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Mills/Jarrett Building Lightning Protection System

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	9/12
Project Number	5370	**Overall Priority**	73/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$250,000
	$250,000

Project Costs	Amount
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$20,000
Other Construction/Renovation/Repair Projects	$210,000
	$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Add a building lightning protection system to the building.

Rationale

The Mills building is historic and the building lightning protection system will help prevent it from being damaged by fire.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Archives and History Replace 3rd Floor AHUs

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	10/12
Project Number	5371	**Overall Priority**	74/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$759,460
	$759,460

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$659,460
	$759,460

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the 3rd floor air handlers.

Rationale

Existing AHUs are all original from 1997 and are at the end of useful life.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Laurel Street Warehouse Upgrade Fire Protection and Suppression

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	11/12
Project Number	5372	**Overall Priority**	75/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	30
Support Services/Storage/Maintenance	70
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$570,000
	$570,000

Project Costs	Amount
Contingencies-Capital Projects	$35,000
Fee-Architectural, Engineering & Other	$35,000
Renovations-Utilities	$500,000
	$570,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Convert the entire fire sprinkler system to a wet pipe sprinkler system to allow for the installation of ESFR sprinklers in the storage areas. Install ESFR sprinklers in accordance with NFPA 13 (2019), Chapter 23, to adequately protect Class III commodities stored on metal rack shelving. Extend sprinkler protection to cover all office and vault ceilings, ensuring compliance with NFPA 13 (2019) light hazard criteria. Install seismic bracing throughout the sprinkler piping system per NFPA 13 (2019) Chapter 18 requirements for a seismic design category C building. Replace all existing smoke detectors that exceed the 10-year service life to ensure compliance with NFPA 72 and to maintain detection reliability.

Rationale

The existing fire protection system at the Laurel Street Warehouse requires comprehensive upgrades to meet current NFPA standards and International Fire Code – 2021 Edition requirements to ensure adequate fire suppression and detection.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

FM Energy Facility Electrical Modernization

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	12/12
Project Number	5374	**Overall Priority**	76/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$615,000
	$615,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$515,000
	$615,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade the electrical system at the FM Energy facility.

Rationale

The equipment is original to 1969, obsolete, beyond repair and useful life. Equipment failure would lead to long outages in the Capital Complex. The wiring insulation is past useful life of 50 years. Thermal conditions in the energy plant led to further degradation of electrical gear and conductors over office occupancies. Existing emergency power system does not meet current code requirements.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Gressette Building Replace VAV Boxes, Ductwork, and Pentouse AHU Supply Fans (3rd Floor)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	1/12
Project Number	5378	**Overall Priority**	77/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$503,000
	$503,000

Project Costs	Amount
Contingencies-Capital Projects	$30,000
Fee-Architectural, Engineering & Other	$30,000
Renovations-Utilities	$443,000
	$503,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace original induction units and associated ductwork. Replace penthouse AHU Supply Fan Wall motors. Install BMS components and tie in all new VAVs and existing equipment. Replace ceiling tiles as necessary.

Rationale

Induction units are original from 1977. Fan wall motors are 12 years old and are beginning to fail. Several have seized bearings. Fan motors have non-serviceable bearings. Additional failures are likely based on observed condition and may result in the inability to maintain proper airflow and comfort setpoints.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Brown Building Replace VAV Boxes, Lighting and Ceiling Tiles
(2nd Floor)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	2/12
Project Number	5379	**Overall Priority**	78/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	75
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,600,000
	$1,600,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Utilities	$1,400,000
	$1,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repalce the VAV's, lighintg and ceiling tiles on the 3rd Floor of the Brown building.

Rationale

Induction units and ductwork on floors is original from 1972. There are frequent thermal comfort complaints in these areas.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Archives and History Replace Fire Alarm System and Sprinkler

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	3/12
Project Number	5380	**Overall Priority**	79/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Fire/Security	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$878,407	Basic Equipment	$350,000
		Contingencies-Capital Projects	$25,000
		Fee-Architectural, Engineering & Other	$25,000
		Renovations-Utilities	$478,407
	$878,407		$878,407

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the fire alarm control panel, sprinkler heads and associated devices at the Archives and History building.

Rationale

The fire alarm control panel is original to the building has been discontinued from production and placed in “end of life” status by the manufacturer for all parts, software upgrades and support. Failure would pose a life-safety risk.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Senate Street Lodge Replace Cooling Towers

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	4/12
Project Number	5381	**Overall Priority**	80/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$500,000	Contingencies-Capital Projects	$40,000
		Fee-Architectural, Engineering & Other	$40,000
		Renovations-Utilities	$420,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace Cooling Tower 1 and condenser water pump CWP-1.

Rationale

Cooling tower and condenser water pump are past useful life and should be replaced.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Blatt Replace FACP and Devices

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	5/12
Project Number	5382	**Overall Priority**	81/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$952,000
	$952,000

Project Costs	Amount
Basic Equipment	$852,000
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
	$952,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the fire alarm control panel and its associated devices (pull stations, strobes, horns, etc.) as required.

Rationale

The fire alarm control panel is obsolete and has been placed in end-of-life status by the manufacturer, so replacement parts are difficult to find. The associated devices may also be replaced for compatibility.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Supreme Court HVAC Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	6/12
Project Number	5383	**Overall Priority**	82/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,300,000	Contingencies-Capital Projects	$100,000
		Fee-Architectural, Engineering & Other	$100,000
		Renovations-Utilities	$1,100,000
	$1,300,000		$1,300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace VAVs, AHUs, and rooftop exhaust fans. Install new BMS and tie in all existing and new equipment.

Rationale

The air handlers, VAVs and exhaust fans are past their useful life, require frequent repairs and replacement parts are increasingly difficult to locate.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Brown Building Replace Building Automation System

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	7/12
Project Number	5384	**Overall Priority**	83/88

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$728,000	Contingencies-Capital Projects	$50,000
		Fee-Architectural, Engineering & Other	$50,000
		Renovations-Utilities	$628,000
	$728,000		$728,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace BAS and tie in HVAC components.

Rationale

The existing BAS is pneumatic and obsolete. Replacing that system with a DDC BAS will allow for better management of the building utilities.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Archives and History Elevator Modernization

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	8/12
Project Number	5386	**Overall Priority**	84/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$569,278
	$569,278

Project Costs	Amount
Contingencies-Capital Projects	$30,000
Fee-Architectural, Engineering & Other	$30,000
Other Construction/Renovation/Repair Projects	$509,278
	$569,278

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Modernize the elevators (3) at the Department of Archives and History building.

Rationale

The elevator components are past their useful life and replacement parts are increasingly difficult to find.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

FM Energy Facility Replace Boiler #2 and DHW System

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	9/12
Project Number	5387	**Overall Priority**	85/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$614,600
	$614,600

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$514,600
	$614,600

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace Boiler #2 and domestic hot water heater WH-N-1.

Rationale

The boiler and DHW system are past useful life at 59 years old. The boiler was repaired in 2008 but should be replaced before a catastrophic failure.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Laurel Street Warehouse HVAC Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	10/12
Project Number	5388	**Overall Priority**	86/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	30
Support Services/Storage/Maintenance	70
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$761,271
	$761,271

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$661,271
	$761,271

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace select RTUs, AC condensers, and rooftop exhaust fans that are at end of life. Install new BMS and tie in existing and new equipment.

Rationale

The rooftop packaged heat pump units and AC condensers installed around 2000 are at the end of useful life.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Brown Building Elevator Modernization

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	11/12
Project Number	5389	**Overall Priority**	87/88

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,000,000
	$2,000,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Other Construction/Renovation/Repair Projects	$1,800,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to upgrade the elevator and controls in the Brown Building.

Rationale

The elevators are original to the building and the controls need updating to ensure the elevators continue to work properly.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Administration

Project Name

Blatt Building Roof Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	12/12
Project Number	5390	**Overall Priority**	88/88

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$870,240
	$870,240

Project Costs	Amount
Contingencies-Capital Projects	$60,000
Fee-Architectural, Engineering & Other	$40,000
Roofing-Repairs & Renovations	$770,240
	$870,240

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Remove and replace single-ply roof membrane and sealant joints.

Rationale

Roof warranty expires in October 2029. Membrane has chalking and early signs of deterioration of the surface membrane due to age and UV exposure. Sealant joints will be in need of replacement as well in 2030 to coincide with the re-roofing.

Alternatives Considered

Coating was considered but the roof is not eligible.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Agriculture

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Agriculture

Project Name

Pee Dee State Farmers Market Event Lawn

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4981	**Overall Priority**	1/4

Project Type	Percentage
Architectural and Engineering	15
Construct Additional Facility	15
Site Development	70
	100%

Facility Type	Percentage
Parking/Roads/Site Development	90
Support Services/Storage/Maintenance	10
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Parking/Landscape	55
Water/Sewer	15
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,500,000
	$1,500,000

Project Costs	Amount
Construction-Buildings & Additions	$150,000
Contingencies-Capital Projects	$150,000
Depreciable Land Improvements	$850,000
Fee-Architectural, Engineering & Other	$150,000
Other Construction/Renovation/Repair Projects	$100,000
Renovations-Utilities	$100,000
	$1,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

The South Carolina Department of Agriculture (SCDA) is preparing to launch a revitalization project at the Pee Dee State Farmers Market (PDSFM), aimed at unlocking the market's full potential. To support this initiative, SCDA intends to secure funding and establish a formal development plan.

A key component of the project involves transforming an underutilized area located directly behind the Pee Dee Tourism Building into a vibrant event lawn. This new space will be designed to host a wide range of community events, including concerts, food truck gatherings, weekend produce markets, and movie nights at the market.

Planned Features Include:
A picnic shelter/pavilion for shaded seating and gatherings
A fire pit surrounded by new seating
A decorative arbor to enhance the landscape and provide visual appeal
An upgraded retaining wall behind the tourism building
A newly installed concrete pad with outdoor seating overlooking the event lawn
These enhancements aim to create a dynamic and welcoming environment that encourages community engagement and supports local agriculture and tourism.

Rationale

he planned improvements to the Pee Dee State Farmers Market (PDSFM) will create a more dynamic and versatile environment for producers while significantly enhancing the overall experience for consumers. By transforming an underutilized area into a vibrant, revenue-generating event space, the South Carolina Department of Agriculture (SCDA) aims to increase foot traffic and attract new visitors to the market.

The addition of the event lawn is expected to directly benefit market vendors by expanding opportunities for engagement and sales. These enhancements will not only contribute to increased revenue for both the market and the state but also stimulate the local economy through greater support for permanent vendors.

This initiative reflects SCDA's ongoing commitment to strengthening local agriculture and enriching the shopping experience for all who visit the market.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Agriculture

Project Name

Pee Dee State Farmers Market Warehouse Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4687	**Overall Priority**	2/4

Project Type	Percentage
Architectural and Engineering	15
Repair/Renovate Existing Facility/System	75
Site Development	10
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	40
Parking/Landscape	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
	$1,000,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Building Exteriors	$250,000
Renovations-Buildings & Additions-Interiors	$350,000
Roofing-Repairs & Renovations	$200,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The wholesale building will undergo a comprehensive renovation and reconfiguration of both its interior and exterior spaces. These changes are designed to appeal to and accommodate the needs of potential new tenants.

Rationale

During the fiscal year 2023-24, a longstanding tenant vacated the wholesale building. The South Carolina Department of Agriculture (SCDA) currently has a tenant on a short-term lease in the warehouse. However, we are actively searching for a new long-term tenant to occupy this space. To enhance its appeal, the SCDA is willing to invest in necessary repairs, maintenance, and upgrades. By modernizing the facility, the SCDA aims to boost the chances of entering into a long-term lease agreement with a reputable tenant, potentially at a rental rate that meets or exceeds the current market value. At this stage, the SCDA has yet to finalize the detailed cost estimates for this project.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Agriculture

Project Name

SC State Farmers Market Redevelopment Project

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4964	**Overall Priority**	3/4

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	35
Demolish Existing Facility	10
Purchase Land/Building	5
Site Development	40
	100%

Facility Type	Percentage
Program/Academic	80
Support Services/Storage/Maintenance	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Parking/Landscape	15
Water/Sewer	35
	100%

Fund Sources	Amount
[CP] Other Funds	$36,100,000
	$36,100,000

Project Costs	Amount
Construction-Buildings & Additions	$20,000,000
Contingencies-Capital Projects	$4,600,000
Depreciable Land Improvements	$10,000,000
Fee-Architectural, Engineering & Other	$500,000
Renovations-Utilities	$1,000,000
	$36,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$20,000	
	Net Cost / (Savings): $20,000		$20,000	

Summary of Work

The South Carolina Department of Agriculture (SCDA) is embarking on an ambitious redevelopment project for the SC State Farmers Market. The comprehensive plan includes a series of enhancements designed to modernize the facility and enrich the visitor experience. Key initiatives of the redevelopment include:

Extending Ballard court to create a direct route for staff and visitors to the SC Department of Education Headquarters.
Expanding parking facilities to accommodate an increasing number of visitors and vendors.
Erecting a new retail structure that will offer South Carolina farmers more avenues to showcase and sell their locally grown produce and products.

In addition to infrastructure improvements, the SCDA is also focusing on enhancing the market's environmental and recreational aspects by:

Creating a new event lawn, which will serve as a versatile space for community gatherings and outdoor activities.
Building a new market restaurant to offer fresh dining options featuring South Carolina's finest produce.
Establishing an open-air special event venue that will become the heart of SCDA's various festivals, offering a dedicated space for celebrations and public events.

These upgrades are poised to transform the SC State Farmers Market into a vibrant hub for agriculture, education, and community engagement, reflecting SCDA's commitment to supporting local farmers and enriching the state's cultural landscape.

Rationale

A recent economic analysis by Clemson University, commissioned by the South Carolina Department of Agriculture (SCDA), has revealed that the planned redevelopment of the SC State Farmers Market is expected to be a significant economic boon. The study predicts that the revamp will not only boost revenue but also increase foot traffic to the market. Furthermore, the relocation of the SC Department of Natural Resources and the SC Department of Education to the market's campus has transformed it into a prominent multi-agency hub. Extending Ballard Court will significantly improve traffic flow by establishing a direct route to the South Carolina Department of Education Headquarters. This roadway enhancement will streamline access for both visitors and staff, while also easing congestion within the market area through improved connectivity and more efficient circulation. This enhancement of the market is anticipated to cast a positive light on the state of South Carolina, showcasing its commitment to growth and community service.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Agriculture

Project Name

Pee Dee State Farmers Market (PDSFM) Redevelopment

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4697	**Overall Priority**	4/4

Project Type	Percentage
Architectural and Engineering	15
Construct Additional Facility	20
Repair/Renovate Existing Facility/System	20
Site Development	45
	100%

Facility Type	Percentage
Parking/Roads/Site Development	55
Program/Academic	20
Utilities/Energy Systems	25
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	35
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Construction-Buildings & Additions	$1,500,000
Contingencies-Capital Projects	$250,000
Depreciable Land Improvements	$500,000
Fee-Architectural, Engineering & Other	$250,000
Renovations-Buildings & Additions-Interiors	$500,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

The South Carolina Department of Agriculture (SCDA) is initiating a series of enhancements at the Pee Dee State Farmers Market. The planned improvements are set to include:

Renovating the main entrance to create a more inviting and functional entryway.
Repaving the remaining roadways that were not included in the PDSFM repaving project that was completed in FY2026
Creating a retail store area to offer farmers additional opportunities to sell and market their locally grown produce and products.
Establishing a dog-friendly area, which may include a dog park or a dedicated walking path.
Beautifying the entire market campus with landscaping enhancements to create a more pleasant and attractive environment.

These updates aim to improve the market's infrastructure and services, thereby supporting South Carolina's agricultural community and enhancing the experience for all visitors.

Rationale

Based on the data gathered and evaluated, the feasibility study conducted by Clemson University on behalf of the South Carolina Department of Agriculture (SCDA) indicates that the proposed enhancements at the Pee Dee State Farmers Market (PDSFM) will generate income and draw more visitors. Additionally, the location and characteristics of PDSFM, along with the market's popular programs and events, make it a well-suited site for the suggested improvements.

Alternatives Considered

N/A



STATE OF SOUTH CAROLINA

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For the Plan Years 2026 - 2030

Department of Corrections

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
Add Icon System at Turbeville CI. Remini Dorm

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	4467	**Overall Priority**	1/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Agency/Institution/Campus Wide	100	Electrical/Mechanical	50
				Water/Sewer	50
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,000,000	Basic Equipment	$2,000,000
	$2,000,000		$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($5,000)
	Net Cost / (Savings): ($5,000)			($5,000)

Summary of Work

Scope of work will be to replace old worn out plumbing system to include flushvalves, sink controls, and shower valves with new metering plumbing devices.
Work will be completed by Agency maintenance department.

Rationale

New system will save the Agency 70% of its water consumption.

Alternatives Considered

Continue spending time and money on repairing plumbing devices.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Kershaw CI - 2 Chiller & Cooling Tower Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4468	**Overall Priority**	2/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Basic Equipment	$2,700,000
Fee-Architectural, Engineering & Other	$300,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Scope of work will include the demolition and replacement of existing chiller and cooling towers.

Rationale

The equipment is original and has undergone numerous costly repairs and is past it's life expectancy. This system serves the whole institution, administration, kitchen and all inmate housing.

Alternatives Considered

Continue spending money on costly repairs.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
Add Icon System to 7 Institutional Lock-Up Dorms

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4469	**Overall Priority**	3/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Electrical/Mechanical	10
				Water/Sewer	90
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,000,000	Renovations-Utilities	$2,000,000
	$2,000,000		$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$2,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

Scope of work will include replacing flush valves on toilets with new metered flush valves and lavatory system.
Work will be completed by outside contractor.

Rationale

Replacing the flush valves will save the Agency money on the water bill and prevent inmates from flooding out their cells.

Alternatives Considered

Repetitive maintenance costs on repairing old flush valves and cleaning up after room floods.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Statewide Roofing Replace and Repair

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4471	**Overall Priority**	4/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$2,500,000
	$2,500,000

Project Costs	Amount
Renovations-Building Exteriors	$2,500,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Scope of work will be to replace old worn-out roofs that are constantly leaking and creating hazard to employees and inmates throughout the state. Work will be completed by outside contractor.

Rationale

Leaking roofs are causing damage to interiors of the buildings and electrical systems as well as lawsuits from slip and fall accidents.

Alternatives Considered

Expensive repairs and patching old roof system.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
Kirkland CI - Replace Shingles on 7 Housing Units

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	5/5
Project Number	4608	**Overall Priority**	5/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Other Funds - R&M	$7,500
[CP] Other Funds - R&M	$365,601
[CP] State Appropriation - Capital	$826,899
	$1,200,000

Project Costs	Amount
Roofing-Repairs & Renovations	$1,200,000
	$1,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

(Phase I - #9802) Replace and repair roof decking and shingles on 7 dorms.

Rationale

Dorm roofs are approximately 30 years old and have had bad storm damage.

Alternatives Considered

No other cost-effective alternatives at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Roof Replacing and Repair, Kirkland and Broad River CI. Admin and Support Buildings.

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/9
Project Number	5245	**Overall Priority**	6/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Roof	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$15,000,000	Roofing-Repairs & Renovations	$15,000,000
	$15,000,000		$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Scope of work will be to replace old worn-out roofs that are constantly leaking and creating hazard to employees and inmates throughout the state. Roofs have surpassed their life expectancy. Work will be completed by outside contractor.

Rationale

Leaking roofs are causing damage to interiors of the buildings and electrical systems as well as law suits from slip and fall accidents

Alternatives Considered

Expensive repairs and patching old roof system.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Add 256 Bed Housing Unit to Broad River Complex

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/9
Project Number	5249	**Overall Priority**	7/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$35,000,000
	$35,000,000

Project Costs	Amount
Construction-Buildings & Additions	$30,000,000
Fee-Architectural, Engineering & Other	$2,450,000
Site Development (Non-Depreciable Land Improv)	$2,550,000
	$35,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$100,000	
	Net Cost / (Savings): $100,000		$100,000	

Summary of Work

Scope of work is to Engineer and construct additional 256 housing unit at SCDC Broad River Complex.
Project will be completed by outside contractors.

Rationale

The Agencies current population is increasing, and our buildings are in need of extreme renovations. To do these renovations we would need to empty the housing units, therefore needing additional housing units to occupy the clients.

Alternatives Considered

There is no alternative to overpopulation and degradation to the housing units.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Replacement of Underground High Voltage Cables and Transformers at Lieber, McCormick and Evans CI.

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/9
Project Number	5259	**Overall Priority**	8/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$8,500,000	Renovations-Utilities	$8,500,000
	$8,500,000		$8,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	1 Year/One Time	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Scope of work is to replace all antiquated high voltage underground cables and transformers.
Work to be completed by outside contractors.

Rationale

High voltage cables and transformers have exceeded its life expectancy. The insulation around the wire is deteriorated and causing shorts in the system.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Statewide Roofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/9
Project Number	4461	**Overall Priority**	9/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$8,000,000
	$8,000,000

Project Costs	Amount
Renovations-Building Exteriors	$8,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Scope of work will be to replace old worn-out roofs that are constantly leaking and creating hazard to employees and inmates throughout the state. Work will be completed by outside contractor.

Rationale

Leaking roofs are causing damage to interiors of the buildings and electrical systems as well as law suits from slip and fall accidents.

Alternatives Considered

Expensive repairs and patching old roof system.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

TygerRiver CI Lower Yard - Lockup Replace Roof

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/9
Project Number	4462	**Overall Priority**	10/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Other Funds	$2,000,000
	$2,000,000

Project Costs	Amount
Contingencies-Capital Projects	$20,000
Fee-Architectural, Engineering & Other	$20,000
Roofing-Repairs & Renovations	$1,960,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Scope of work is to remove existing roof with asbestos and replace with new roof.
Project will be done by outside contractor.

Rationale

Existing roof has failed and has multiple leaks. Water leaks make it an unsafe living condition for inmates that are housed in the building.
Electrical and Mechanical equipment are also affected by the water leaks, causing electrical shorts and faulty equipment.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
Perimeter Road Security Fence

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/9
Project Number	4463	**Overall Priority**	11/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$400,000	Other Construction/Renovation/Repair Projects	$400,000
	$400,000		$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Scope of work will include adding Security Fence on Perimeter Roads of Level 2 and 3 Institutions.
Work will be executed by outside Contractor.

Rationale

Security Fence will help stop the Contraband being thrown over the existing inner fence. Perimeter roads are usually alongside a wooded area, which makes it easy for people to walk out of the woods and throw over contraband.

Alternatives Considered

None

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
Lee Engineering Room Upgrades

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	7/9
Project Number	4464	**Overall Priority**	12/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$30,679
[CP] State Appropriation - Capital	$2,252,869
	$2,283,548

Project Costs	Amount
Contingencies-Capital Projects	$207,595
Fee-Architectural, Engineering & Other	$30,679
Renovations-Utilities	$2,045,274
	$2,283,548

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9796) The project will hire a contractor to remove existing piping, demo boilers and pumps, replace water heaters, and replace all electrical wiring in the building mechanical rooms.

Rationale

The heating units are not functioning properly due to age, leaking water from corroded pipes, pumps and heat systems. Existing systems are outdated, and parts are no longer available.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Lieber CI - Kitchen Floor Resurface

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	8/9
Project Number	4465	**Overall Priority**	13/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$226,255
	$226,255

Project Costs	Amount
Construction Projects-Lump Sum	$226,255
	$226,255

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Phase 1- Pre-Design
This is to establish a project to resurface the kitchen floors in the Lieber cafeteria. The square footage to be repaired is approximately 2010 square feet. The renovations will be utilizing outside contractors.

Rationale

Existing condition of floor is unsafe and a drip and fall hazard. This may be a big target area for lawsuits.

Alternatives Considered

Replace tile.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Methane Recapture Project

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Budget Change	**Plan Year Priority**	9/9
Project Number	4466	**Overall Priority**	14/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Other Funds Entities	$300,000
[CP] Other Funds Entities	$14,200,000
	$14,500,000

Project Costs	Amount
Basic Equipment	$14,500,000
	$14,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9801) The project will be located on two acres and be approximately x square feet at Wateree CI.

Rationale

This structure will be utilized under the supervision of the Agriculture Division of Operations and managed by GreenGas USA to produce and capture methane gas to be injected into the natural gas pipeline in South Carolina.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Add 256 bed housing unit to Broad River Complex

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/8
Project Number	5262	**Overall Priority**	15/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$35,000,000
	$35,000,000

Project Costs	Amount
Construction-Buildings & Additions	$30,000,000
Fee-Architectural, Engineering & Other	$2,450,000
Site Development (Non-Depreciable Land Improv)	$2,550,000
	$35,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$100,000	
	Net Cost / (Savings): $100,000		$100,000	

Summary of Work

Scope of work is to Engineer and construct additional 256 housing unit at SCDC Broad River Complex.
Project will be completed by outside contractors.

Rationale

The Agencies current population is increasing, and our buildings are in need of extreme renovations. To do these renovations we would need to empty the housing units, therefore needing additional housing units to occupy the clients.

Alternatives Considered

There is no alternative to overpopulation and degradation to the housing units.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Manning CI - Add HVAC to Tunnel

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/8
Project Number	4455	**Overall Priority**	16/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$10,000,000
	$10,000,000

Project Costs	Amount
Basic Equipment	$1,000,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$7,500,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Additional	Indefinitely	$45,000	
	Net Cost / (Savings): $45,000		$45,000	

Summary of Work

Add HVAC and any required electrical upgrades to run the new equipment to the "Tunnel" at Manning Correctional Institution. The "Tunnel" contains 6 inmate housing wards accommodating approximately 400 inmates.

Rationale

The "Tunnel" was originally constructed with heat only. The addition of AC to the "Tunnel" would increase the habitability and comfort for the inmates which improves security and safety while also increasing the building systems life span by controlling the humidity inside.

Alternatives Considered

Demolish building and replace with new housing unit.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Kirkland CI Training Trailer Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/8
Project Number	4456	**Overall Priority**	17/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,000,000	Construction-Buildings & Additions	$1,270,000
		Contingencies-Capital Projects	$130,000
		Fee-Architectural, Engineering & Other	$100,000
		Site Development (Non-Depreciable Land Improv)	$500,000
	$2,000,000		$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Construct new Training Facility building for employees at Kirkland CI.

Rationale

Kirkland is a unique facility which houses R & E inmates and employs approximately 400 security and non-security employees. Having a training facility on site will help alleviate large classes at the Training Academy. Employees will be able to navigate to and from their workstations quickly and easily.

Alternatives Considered

The Agency looked for available or underutilized space at Kirkland CI that could be used for this purpose.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Wateree CI Waste Water Treatment Plant Upgrade

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/8
Project Number	4457	**Overall Priority**	18/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$15,000,000
	$15,000,000

Project Costs	Amount
Contingencies-Capital Projects	$1,300,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Utilities	$12,700,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade existing Wastewater treatment plant.

Rationale

Existing wastewater treatment plant was constructed in 1979 and was last upgraded in 1991. This request is to ensure that the Agency remains in compliance with federal, state and local regulations.

Alternatives Considered

There are no local sewer systems in the area to allow the institution tie into.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Major Maintenance and Repairs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/8
Project Number	4458	**Overall Priority**	19/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	80
Other	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$8,000,000
	$8,000,000

Project Costs	Amount
Basic Equipment	$2,700,000
Contingencies-Capital Projects	$800,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Buildings & Additions-Interiors	$3,500,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project is to fund the most critical upgrade or replacement of major building systems and supportive infrastructures which would increase operational and security efficiencies of the correctional institutions and support facilities.

Rationale

The Agency has a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function (i.e. fire/life safety codes, accessibility, energy conservation, and environmental health, including indoor air quality and asbestos removal).

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Lee Lockup Slider Door Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	6/8
Project Number	4459	**Overall Priority**	20/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,000,000
	$2,000,000

Project Costs	Amount
Basic Equipment	$1,000,000
Contingencies-Capital Projects	$200,000
Fee-Architectural, Engineering & Other	$100,000
Labor Cost-Classified	$700,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This request is to fund the installation of electronic slider doors, controls for doors in the control room, and cameras to see doors for operation.

Rationale

Doors in lockup in bad shape, there are a lot of bind areas causing high rick to officer safety.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Razor wire replacement of perimeter fence interior top and dog run at 19 institutions.

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	7/8
Project Number	4460	**Overall Priority**	21/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Agency/Institution/Campus Wide	100	Fire/Security	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$6,390,000	Basic Equipment	$6,390,000
	$6,390,000		$6,390,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This Capital Renewal request is to fund the replacement of damaged/deteriorated razor ribbon around the perimeter of various institutions.

Rationale

Existing wire lacks reinforcement which overtime has allowed the wind to caused numerous breaks which results in gaps within the rolls of razor ribbon.

Alternatives Considered

No alternative is available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

MacDougall CI - Demolish and Rebuild Palmer Building

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	8/8
Project Number	4610	**Overall Priority**	22/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$90,000
[CP] State Appropriation - Capital	$5,910,000
	$6,000,000

Project Costs	Amount
Construction-Buildings & Additions	$4,600,000
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$300,000
Other Capital Outlay Costs	$500,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9795) The project will demolish and rebuild the Palmer Building at MacDougall Correctional Institution. The building is a block-brick building with bar joist supporting a lightweight concrete roof deck. The lightweight concrete roof deck has deteriorated to the point that maintaining a waterproof roof system has become impossible. In addition, the building has not undergone any major upgrades since it was built, and all of the building systems are outdated and in need of repair or replacement. The new building will be constructed in front of the existing building to allow the programs to continue without interruption. It will be a type III construction (IBC602.3). The exterior and interior walls will be of noncombustible material 9" masonry blocks. All the exterior walls and some interior masonry walls will be load-bearing supporting roof construction (light weight concrete on metal decking and bar joists). Because it is a building for inmate education, all walls will be secure to store tools. The building is exempt from Two Green Globes or Leed Silver Certification Standards because it is a correctional facility.

Rationale

There are a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Add 256 Housing Unit to Broad River Complex

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/11
Project Number	5264	**Overall Priority**	23/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$35,000,000
	$35,000,000

Project Costs	Amount
Construction-Buildings & Additions	$30,000,000
Fee-Architectural, Engineering & Other	$2,450,000
Site Development (Non-Depreciable Land Improv)	$2,550,000
	$35,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$100,000	
	Net Cost / (Savings): $100,000		$100,000	

Summary of Work

Scope of work is to Engineer and construct additional 256 housing unit at SCDC Broad River Complex.
Project will be completed by outside contractors.

Rationale

The Agencies current population is increasing, and our buildings are in need of extreme renovations. To do these renovations we would need to empty the housing units, therefore needing additional housing units to occupy the clients.

Alternatives Considered

There is no alternative to overpopulation and degradation to the housing units.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Mech. & Elect. Equipment Upgrades & Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/11
Project Number	4445	**Overall Priority**	24/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$6,000,000
	$6,000,000

Project Costs	Amount
Basic Equipment	$3,000,000
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Utilities	$1,400,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This Capital Renewal request is to fund the most critical renovation and equipment needs of maintenance and repairs in the mechanical and electrical systems for equipment replacement such as upgrade to HVAC systems such as repair/replacement of chillers, boilers, cooling towers, ventilation, and heating/cooling units to include the associated electrical systems, replacements to electrical systems, etc. at various correctional institutions statewide and administrative/support buildings on the Broad River Complex.

Rationale

This equipment is nearing the end of its expected service life causing expensive repairs and increased downtime.

Alternatives Considered

All alternates have been considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
General Maintenance-Fire alarm Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/11
Project Number	4446	**Overall Priority**	25/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$9,000,000
	$9,000,000

Project Costs	Amount
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$500,000
Renovations-Buildings & Additions-Interiors	$7,000,000
Renovations-Utilities	$900,000
	$9,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

This Capital Renewal request is to fund the most critical renovation and equipment needs of maintenance and repairs of the Fire Alarm Systems at various correctional institutions statewide and administrative/support buildings on the Broad River Complex.
Broad River CI - $4,000,000
Ridgeland CI - $3,750,000
Support Services - 1,250,000

Rationale

These system renewals are due to technological obsolescence, functionally inadequacy, and no longer capable of adequately performing their function. Non-functioning or intermittent interruptions which significantly impact the normal operations of the facilities and may be cited for safety hazard.

Alternatives Considered

This is a recurring Capital Renewal Request. Scope of work will be accomplished by electrical/fire alarm contractors.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Tyger River CI. Wastewater Treatment Plant Upgrade

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/11
Project Number	4447	**Overall Priority**	26/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$15,000,000
	$15,000,000

Project Costs	Amount
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Utilities	$12,500,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade existing wastewater treatment plant.

Rationale

Existing wastewater treatment plant was constructed in 1978 and was last upgraded in 1995. This request is to ensure the Agency remains in compliance with federal, state and local regulations.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Renovations at the Central Inmate Bus Terminal

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/11
Project Number	4448	**Overall Priority**	27/38

Project Type	Percentage
Construct Additional Facility	20
Repair/Renovate Existing Facility/System	80
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,250,000
	$1,250,000

Project Costs	Amount
Construction-Buildings & Additions	$250,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Building Exteriors	$150,000
Renovations-Buildings & Additions-Interiors	$575,000
Site Development (Non-Depreciable Land Improv)	$75,000
	$1,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This request is to renovate the existing inmate bus terminal and construct an administrative/support addition to the existing facility.

Rationale

Renovations will consist of updating the electrical and mechanical systems. The facility addition will incorporate the offices, support areas and storage requirements that are now being provided by trailers and containers.

Alternatives Considered

All alternates have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Academy Range Training Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/11
Project Number	4449	**Overall Priority**	28/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Building Envelope/Windows/Walls	20
				Electrical/Mechanical	10
				Fire/Security	10
				HVAC	20
				Interior Finishes/Flooring/Fixtures	20
				Water/Sewer	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,000,000	Basic Equipment	$500,000
		Building Purchase	$1,000,000
		Construction-Buildings & Additions	$300,000
		Fee-Architectural, Engineering & Other	$100,000
		Site Development (Non-Depreciable Land Improv)	$100,000
	$2,000,000		$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Scope of project will be to purchase a metal building and finish interior to make classrooms for the Agency Academy Firearms Facility.

Rationale

Current building is in bad structural shape and can no longer handle the amount of students being trained. Training is also held at another smaller location that houses a simulator, so this new building will help combine both classes and all other needs of the Academy.

Alternatives Considered

The Agency looked at other buildings, but there were no areas that would be able to accommodate the personnel.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Camille Mental Health Therapy Class Room

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	7/11
Project Number	4450	**Overall Priority**	29/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,250,000
	$2,250,000

Project Costs	Amount
Construction-Buildings & Additions	$2,250,000
	$2,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

Scope of work will include the purchase a metal building and constructing offices and restrooms to the interior of structure.
Work will be completed by outside contractor.

Rationale

The Agencies Mental Health Department has no rooms available at Camille Graham to counsel inmates. They have requested additional classroom space.

Alternatives Considered

There currently is no alternative to adding a new building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Broad River Mental Health Therapy Class Room

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	8/11
Project Number	4451	**Overall Priority**	30/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,250,000
	$2,250,000

Project Costs	Amount
Construction-Buildings & Additions	$2,250,000
	$2,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

Scope of work will include the purchase a metal building and constructing offices and restrooms to the interior of structure.
Work will be completed by outside contractor.

Rationale

The Agencies Mental Health Department has no rooms available at Camille Graham to counsel inmates. They have requested additional classroom space.

Alternatives Considered

There currently is no alternative to adding a new building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Tyger River Range House

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	9/11
Project Number	4452	**Overall Priority**	31/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Building Envelope/Windows/Walls	20
				Electrical/Mechanical	10
				Fire/Security	10
				HVAC	20
				Interior Finishes/Flooring/Fixtures	20
				Water/Sewer	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$500,000	Basic Equipment	$100,000
		Building Purchase	$200,000
		Construction-Buildings & Additions	$100,000
		Fee-Architectural, Engineering & Other	$50,000
		Site Development (Non-Depreciable Land Improv)	$50,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Scope of project will be to purchase a metal building and finish interior to make classrooms for Tyger River Firearms Facility, and repair the range berm.

Rationale

Current building is in bad structural shape and can no longer handle the amount of students being trained. The berm at the back of the shooting range also needs to be built back up for safety reasons.

Alternatives Considered

The Agency looked at other buildings, but there were no areas that would be able to accommodate the personnel.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
Regional Office - Turbeville

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	10/11
Project Number	4453	**Overall Priority**	32/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$600,000
	$600,000

Project Costs	Amount
Construction-Buildings & Additions	$600,000
	$600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

Scope of work will include the purchase a metal building and constructing offices and restrooms to the interior of structure.
Work will be completed by outside contractor.

Rationale

The Agency has slit up the prisons into regions. Constructing this building would allow the regional director to be closer to his assigned Institutions, therefore quicker response time in case of an emergency.

Alternatives Considered

There currently is no alternative to adding a new building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

CERT Building Lieber

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	11/11
Project Number	4454	**Overall Priority**	33/38

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$400,000
	$400,000

Project Costs	Amount
Construction-Buildings & Additions	$400,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

Scope of work will include the purchase a metal building and constructing offices and restrooms to the interior of structure.
Work will be completed by outside contractor.

Rationale

The Agency currently staff members of the CERT Team at all level three institutions. Lieber CI. does not have any office space available for the team. This would allow them to be in a designated building with their emergency equipment for rapid response times.

Alternatives Considered

There currently is no alternative to adding a new building.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
Major Maintenance and Repair

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	4440	**Overall Priority**	34/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	50
Utilities/Energy Systems	50
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	80
Other	20
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$8,000,000
	$8,000,000

Project Costs	Amount
Basic Equipment	$2,700,000
Contingencies-Capital Projects	$800,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Buildings & Additions-Interiors	$3,500,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project is to fund the most critical upgrade or replacement of major building systems and supportive infrastructures which would increase operational and security efficiencies of the correctional institutions and support facilities.

Rationale

The Agency has a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function (i.e. fire/life safety codes, accessibility, energy conservation, and environmental health, including indoor air quality and asbestos removal).

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Security/Detention Systems & Equipment

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4441	**Overall Priority**	35/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Fire/Security	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$5,000,000
	$5,000,000

Project Costs	Amount
Basic Equipment	$3,900,000
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$175,000
Labor Cost-Classified	$525,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This request is to fund the most critical maintenance and repairs which would increase operational and security efficiencies of the security/detention systems and equipment.

Rationale

Scope will include the replacement/repairs for locks, door hardware, surveillance systems, cameras, DVR's/NVR's, detection systems, etc. for the various correctional institutions statewide and administrative/support buildings on the Broad River Complex.

Alternatives Considered

All alternates have been considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name
General Maintenance - Roofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4442	**Overall Priority**	36/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Roof	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,500,000	Roofing-Repairs & Renovations	$2,500,000
	$2,500,000		$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	2 Years		($2,000)
	Net Cost / (Savings): ($2,000)			($2,000)

Summary of Work

This request is to fund the most critical roofing renovations projects that replace assemblies (bitumen and membrane), asphalt shingles and underlayment, standing seam metal systems, insulation, vapor barriers, gutter, and associated flashing materials at various correctional institutions statewide.

Rationale

Scope of Work will include the following Projects and will be accomplished by a combination of general contractors and Agency's in-house work forces.
1. Allendale CI - Replace Roofing ($850,000)
2. Evans CI - Replace Roofing ($750,000)
3. Tyger River CI - Replace Lower Yard Roofing ($600,000)
4. Broad River CI - Replace Roofing ($900,000)

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

General Maintenance - Floor Repairs/Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4443	**Overall Priority**	37/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
	$1,000,000

Project Costs	Amount
Contingencies-Capital Projects	$75,000
Fee-Architectural, Engineering & Other	$75,000
Renovations-Buildings & Additions-Interiors	$850,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This request is to fund the most critical flooring renovations projects that replace flooring assemblies and associated materials at various correctional institutions statewide and administrative/support buildings on the Broad River Complex.
1. Lieber CI - Kitchen Floor Replacement ($350,000)
2. Kershaw CI - Kitchen Floor Replacement ($400,000)
3. Statewide -Replacement of Tile, Carpet & Epoxy Floors ($250,000)

Rationale

The floors are concrete or tile over concrete and will require recovering to guarantee that they last.

Alternatives Considered

All alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Corrections

Project Name

Wateree CI Waste Water Treatment Plant Upgrade

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	4444	**Overall Priority**	38/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$15,000,000
	$15,000,000

Project Costs	Amount
Contingencies-Capital Projects	$1,300,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Utilities	$12,700,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Upgrade existing Wastewater treatment plant.

Rationale

Existing wastewater treatment plant was constructed in 1979 and was last upgraded in 1991. This request is to ensure that the Agency remains in compliance with federal, state and local regulations.

Alternatives Considered

There are no local sewer systems in the area to allow the institution tie into.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Employment and Workforce

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

C. Lem Harper Building -Replace Water Source HP Units

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	5081	**Overall Priority**	1/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds	$11,877
[CP] Other Funds	$965,378
	$977,255

Project Costs	Amount
Contingencies-Capital Projects	$79,192
Fee-Architectural, Engineering & Other	$74,460
Other Capital Outlay Costs	$31,677
Renovations-Building Exteriors	$791,926
	$977,255

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9544) Replace 51 water source heat pumps essential to heating and cooling the facility.

Rationale

The units are approximately 32 years old, past their useful life, and are unreliable. Parts are costly and are either difficult to get or are not available. More frequent maintenance is a burden, and some units cannot be repaired. This project was previously submitted in CPIP project year plan 3 of 4 FY2024-2025 and has been moved to project plan year 1 of 4 FY2025-2026.

Alternatives Considered

There are no other cost-effective alternatives.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

Greenville UI Building - Fire Alarm System Upgrade Code Compliance

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/4
Project Number	5082	**Overall Priority**	2/8

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Fire/Security	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$2,200	Contingencies-Capital Projects	$13,200
[CP] Other Funds	$175,400	Fee-Architectural, Engineering & Other	$20,400
		Other Capital Outlay Costs	$12,000
		Renovations-Buildings & Additions-Interiors	$132,000
	$177,600		$177,600

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9545) Replace the Greenville facility fire alarm system.

Rationale

The 21,000 square foot Greenville UI Hub Building has a 38-year-old Simplex 4002 non-addressable hard wired fire alarm system. Parts and equipment for this fire alarm system were stopped being manufactured in 1995 and are not available. The fire alarm system needs replacing due to its current condition, the unavailability of replacement parts, and does not meet current fire alarm system code. This project was previously submitted in CPIP project year plan 4 of 4 FY2024-2025 and has been moved to project plan year 2 of 4 FY2025-2026.

Alternatives Considered

There is no alternative as a fire alarm system is a life safety system.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

David Bldg-Suite 630 HVAC Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/4
Project Number	5084	**Overall Priority**	3/8

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds	$396,594
	$396,594

Project Costs	Amount
Contingencies-Capital Projects	$32,099
Fee-Architectural, Engineering & Other	$29,000
Other Capital Outlay Costs	$14,500
Renovations-Building Exteriors	$320,995
	$396,594

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The requested project is to replace the (10) existing fan coil units with new, reliable, and energy efficient variable airflow valve boxes, and connect the new units to the existing building HVAC system.

Rationale

The Robert E. David Building suite 630 has a separate HVAC system utilizing fan coil units to provide heating and cooling to the suite. The units are 33 years old, past their effective operational life, out of warranty, energy inefficient, and has become a frequent maintenance burden. This project was previously submitted in CPIP project year plan 1 of 4 FY2025-2026 and has been moved to project plan year 3 of 4 FY2025-2026.

Alternatives Considered

The existing 10 fan coil units can be replaced with new fan coil units, however, the budget to do so is approximately $100,000.00 more due to the code required upgrades of condensate piping required with this construction.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

C Lem Harper Building - Window Leak Repairs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/4
Project Number	5086	**Overall Priority**	4/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] Other Funds	$663,532
	$663,532

Project Costs	Amount
Contingencies-Capital Projects	$53,957
Fee-Architectural, Engineering & Other	$40,000
Other Capital Outlay Costs	$30,000
Renovations-Buildings & Additions-Interiors	$539,575
	$663,532

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to repair window leak issues that exist in multiple areas throughout the building. During hard rains, water infusion occurs at the windows where water will come through the window and wet the floor and items next to the window. The project will remove and replace all window glazing and weather stripping. Also, the entire building would be sealed to prevent water from "wicking" through. The project budget has increased 25%, $116,945.00, for a new project budget of $584,725.00 due to increased material costs and inflation. This project was previously submitted in CPIP project year plan 2 of 4 FY2025-2026 and has been moved to project year plan 4 of 4 FY2025-2026.

Rationale

Water is leaking through windows in multiple disrupting operations and may present a potential mold issue.

Alternatives Considered

There are no alternatives to the water proofing repairs, however, the budget to do so is approximately $53,769.00 more due to the increased material and labor costs required with this construction.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

C Lem Harper Building - Waterproofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	5109	**Overall Priority**	5/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] Other Funds	$402,865
	$402,865

Project Costs	Amount
Contingencies-Capital Projects	$33,215
Fee-Architectural, Engineering & Other	$25,500
Other Capital Outlay Costs	$12,000
Renovations-Buildings & Additions-Interiors	$332,150
	$402,865

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will remove plants from the side of the building, apply negative side liquid waterproofing and sheet membrane to the entire wall surface, and add a drainage system to the planter that drains water to the existing storm drain. The project budget has increased 25%, $61,263.00, for a new project budget of $306,316.00 due to increased material costs and inflation.

Rationale

Currently during heavy rain events the C Lem Harper building gets water intrusion at ground level along the rear end of the building. The water intrusion may damage the facility and may present a potential mold issue, and warrants contacting extraction companies when this occurs to assist with water removal. This project was previously submitted in CPIP project year plan 1 of 2 FY2026-2027 and has been moved to project plan year 1 of 2 FY2025-2026.

Alternatives Considered

There are no alternatives to the water intrusion repair, h0wever, the budget to do so is approximately $50,551.00 more due to the increased material and labor costs required with this construction ($38,551.00), and the addition of other capital outlay (inspections-$6,000.00 and HAZMAT-$6,000.00).

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

Robert E. David Building - Roof Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	5110	**Overall Priority**	6/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Other Funds	$779,150
	$779,150

Project Costs	Amount
Contingencies-Capital Projects	$65,520
Fee-Architectural, Engineering & Other	$41,230
Other Construction/Renovation/Repair Projects	$17,200
Roofing-Repairs & Renovations	$655,200
	$779,150

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will replace the Robert E. David Building modified bitumen roof system. The pre-design estimated project budget is $779,150.00 including consultant fees: $41,230.00, construction: $655,200.00, contingency: $65,520.00, other capital outlay: $17,200.00 (inspection: $9,200.00, and HAZMAT: 8,000.00).

Rationale

The Robert E. David Building roof was replaced 23 years ago and is nearing the end of its useful life expectancy. The roof is out of warranty, is energy inefficient, and leaks have become more frequent. Additionally, there is evidence of sub-surface water retention that decrease energy efficiency in areas, and that may lead to mold. The budget decreased $22,800.00 due to decreased consultant fees and construction cost from the in-house estimate. This project was previously submitted in CPIP project year plan 2 of 2 FY2026-2027 and has been moved to project plan year 2 of 2 FY2025-2026.

Alternatives Considered

The phase-I study will consider TPO roofing system, PVC roofing system, and a modified bitumen roofing system.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

C. Lem Harper Building - Replace Roof

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	5111	**Overall Priority**	7/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Other Funds	$1,093,150
	$1,093,150

Project Costs	Amount
Contingencies-Capital Projects	$91,650
Fee-Architectural, Engineering & Other	$60,000
Other Capital Outlay Costs	$25,000
Roofing-Repairs & Renovations	$916,500
	$1,093,150

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will replace the C. Lem Harper 28,000 sq. ft. modified bitumen roof system. The pre-design estimated project budget is $1,093,150.00.00 including consultant fees: $60,000.00, construction: $916,500.00, contingency: $91,650.00, inspection: $13,000.00, and HAZMAT: 12,000.00.

Rationale

The C. Lem Harper Building roof was installed 31 years ago and is past its useful life expectancy. The roof is out of warranty, is energy inefficient, and leaks have become more frequent. Additionally, there is evidence of sub-surface water retention that decrease energy efficiency in areas, and that may lead to mold. This is a new CPIP project year plan 2 of 2 FY 2027-2028.

Alternatives Considered

The phase-I study will consider TPO roofing system, PVC roofing system, and a modified bitumen roofing system. This project was previously submitted in CPIP project year plan 2 of 2 FY2024-2025 and has been moved to project plan year 2 of 2 FY2026-2027.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Employment and Workforce

Project Name

C. Lem Harper Building - (2) Hydraulic Elevator Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	5257	**Overall Priority**	8/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$527,000
	$527,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$44,000
Other Construction/Renovation/Repair Projects	$400,000
Other Construction/Renovation/Repair Projects	$43,000
	$527,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project scope of work is to renovate (2) 3-stop hydraulic elevators in the C. Lem Harper Building including replacement of the controllers, pumping units, valving, door operators, and other equipment as required.

Rationale

The elevator controllers and equipment have been discontinued by the manufacturer, are 32 years old, and only non-warranty salvage parts are available. The elevator(s) controller(s) are obsolete and are unavailable. Equipment failure may render the elevators unusable for an extended period. The estimated pre-design project budget is $527,000.00.

Alternatives Considered

There is no alternative to elevator renovation.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Juvenile Justice

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

SCDJJ Infirmary

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/13
Project Number	5092	**Overall Priority**	1/38

Project Type	Percentage
Architectural and Engineering	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$225,000
[CP] State Appropriation - R&M	$14,775,000
	$15,000,000

Project Costs	Amount
Construction-Buildings & Additions	$14,525,000
Contingencies-Capital Projects	$250,000
Fee-Architectural, Engineering & Other	$225,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9639) The project will replace the existing infirmary, the dental modular, and infirmary annex with a new larger up-to-date building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale

This new infirmary aligns with the recommendation of the agency's most recent master plan completed in May 2024. The new facility will allow services to be consolidated into a single structure located on the secure side of the Broad River Road Complex. It will also enable the agency to replace three outdated and inadequate buildings currently in use and allow two of those buildings to be available to be upgraded and used for office space in the future.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

MEDC (BRRC) Additional Roof Replacements

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/13
Project Number	5093	**Overall Priority**	2/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$61,000
[CP] State Appropriation - R&M	$3,614,000
	$3,675,000

Project Costs	Amount
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$250,000
Roofing-Repairs & Renovations	$3,125,000
	$3,675,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9633) The project will address the agency's most critical roofing projects on the BRRC. The scope of work will replace four (4) administrative/support building roofs and one (1) housing unit roofs. This will include associated roof drainage repairs and selective tree removal around the buildings to protect the new roofing system from damage. The existing roofs on all 5 facilities are built-up roof systems. The buildings include: BRRC Cafeteria, Laurel, High School, and CATE Center.

Rationale

The buildings have received renovations, but the condition of the roof uncertain, so an assessment of the building's roof was scheduled. The assessment concluded that the roofs are in poor condition and in need of a replacement.

Alternatives Considered

Due to safety concerns and no plans to vacate the building an alternative is not being considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

MEDC Gatehouse Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/13
Project Number	5094	**Overall Priority**	3/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$45,000
[CP] State Appropriation - R&M	$1,955,000
	$2,000,000

Project Costs	Amount
Construction-Buildings & Additions	$1,520,000
Contingencies-Capital Projects	$250,000
Fee-Architectural, Engineering & Other	$170,000
Other Construction/Renovation/Repair Projects	$60,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9637) New Gate House at BRRC - The project will replace the existing gatehouse at the Midlands Evaluation and Development Center (formerly the Broad River Road Complex). The original scope of work was to construct a large enough gatehouse that could also house the Agency's Dispatch Center, and Employee Health. Due to costs constraints, they have been removed from the scope of work and will be addressed later in a separate project. The roofs have been evaluated by the Department of Administration and have been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale

Gatehouse is outdated and need to be updated to be more secure.

Alternatives Considered

Current systems are mostly past their useful life and regular repairs are being made. The alternative considered to the continuous repairs is to make the investment in renovating and upgrade systems necessary.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

DJJ Kitchen and Laundry Building Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/13
Project Number	5096	**Overall Priority**	4/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	5
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Other	10
Parking/Landscape	5
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$6,500,000
	$6,500,000

Project Costs	Amount
Construction-Buildings & Additions	$4,800,000
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$500,000
Site Development (Non-Depreciable Land Improv)	$600,000
	$6,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(NEW - On Oct. agenda) The project will replace both facilities with either a single building housing both functions or two separate buildings to be decided during the Phase I process based on available sites and a cost analysis of the two options. (formally BRRC).

Rationale

The current kitchen was constructed in 1970 and has become more difficult to maintain as it has aged. The underground utilities routed under the slab have deteriorated to the point where major disruptions to services are occurring with increasing regularity. In addition, the buildings design leaves it susceptible to pipe bursts during the winter months. Due to the age of the building, the renovations required, the cost of renovation, the difficulties in suppling meals during the renovation and its current location, the Agency will replace the kitchen in lieu of renovation. The building housing the laundry facility was constructed in 1940 and no longer meets the Agency's needs and requires a replacement.

Alternatives Considered

No other alternatives are being considered at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

UEDC & CEDC Safety and Security Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/13
Project Number	5100	**Overall Priority**	5/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Interior Finishes/Flooring/Fixtures	30
Other	35
Parking/Landscape	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$8,000,000
	$8,000,000

Project Costs	Amount
Construction-Buildings & Additions	$6,750,000
Contingencies-Capital Projects	$750,000
Fee-Architectural, Engineering & Other	$500,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(NEW - On Oct. agenda) This project will repair and maintain all major systems at UEC possible within the requested budget. This will include replacement of all doors to detention grade doors, fixing of all light and bathroom fixtures, replacing of all necessary ceiling tiles, and any landscape and driveway improvements. System upgrades to door controls and any other system integral to the secure operation of the facility will be improved.

Rationale

Buildings contains a youth and staff population where it would benefit the agency to have improved security/safety measures. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Current systems are mostly past their useful life and regular repairs are being made. The alternative considered to the continuous repairs is to make the investment in renovating and upgrade systems necessary.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Emergency Security Renovations

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	6/13
Project Number	5103	**Overall Priority**	6/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	5
Interior Finishes/Flooring/Fixtures	85
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,300,000
[CP] State Appropriation - Capital	$9,200,000
	$12,500,000

Project Costs	Amount
Construction-Buildings & Additions	$11,371,092
Contingencies-Capital Projects	$803,788
Renovations-Building Exteriors	$33,170
Roofing-Repairs & Renovations	$291,950
	$12,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9623) The project was established to remodel or renovate existing areas of the Midlands Evaluation Center, Juvenile Detention Center, and Pearl. Work will be completed in common areas, classrooms, restrooms, and offices. The work includes replacement of housing unit doors, all cell room doors, office doors, convert showers to a single shower head, replace porcelain toilets with steel toilets, acoustic improvements in the cafeteria, and a roof replacement for the Midlands Evaluation Center. The 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. Previously, the project scope was revised to add the refurbishment of 13 slider security doors in the Juvenile Detention Center, replacing the chain link fencing in the Midlands Evaluation Center and Pearl, hardening ceilings in the common area hallways in the Juvenile Detention Center and the Midlands Evaluation Center, light replacements in the Juvenile Detention Center cells, concreting the bottoms of recreational yard fences, and installing a barrier along a perimeter of Midlands Evaluation Center housing units. The additional work also included the repairing of flooring in the Juvenile Detention Center, and the addition of trench drains in the housing units as well as additional painting in the Pearl Building and establishing a new project contingency. This scope revision request will add a secure breezeway to combine the separate facilities into one, hardening additional ceilings, painting, floor repair, plumbing repairs, recreation yard improvements, and security improvements identified.

Rationale

This budget increase will allow the Agency to increase its Juvenile Detention Center's (JDC) capacity by using the buildings formerly used for evaluations at the Midlands Evaluation Center (MEC) as detention. The evaluations conducted at MEC will be relocated to other facilities to allow JDC to expand its footprint while ensuring the continuity of services. This project is part of the Agency's effort to ease overcrowding at the Juvenile Detention Center using available funding.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Birchwood High School Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	7/13
Project Number	5105	**Overall Priority**	7/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Fire/Security	10
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$8,000,000
	$8,000,000

Project Costs	Amount
Contingencies-Capital Projects	$700,000
Fee-Architectural, Engineering & Other	$500,000
Renovations-Buildings & Additions-Interiors	$6,800,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(NEW - On Oct. agenda) The project will include renovations to both the academic building and the vocational building on the high school campus. The work includes window replacement, bathroom improvements, hardening ceilings, painting, flooring replacement, updating the fire alarm and any other fire/life safety or security improvements identified during the Phase I process. Additionally, the project will update the HVAC system to incorporate a smoke purge system in the academic building.

Rationale

This renovation will give both buildings a much-needed facelift and upgrades which will improve the learning environment of the Agency's students while also addressing their safety and security.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Air Handler Replacements at UEC, CEC, and JDC Annex

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	8/13
Project Number	5112	**Overall Priority**	8/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	5
HVAC	90
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$300,000
Other Construction/Renovation/Repair Projects	$2,400,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(NEW - On Oct. agenda) This request is to establish and fund a project to replace nine air handlers at three of the Agency's facilities. The air handlers are located in each of the facility's main buildings, three at each, which are of the same design. These air handlers are original equipment from when the buildings were constructed. The Upstate Evaluation Center (UEC) was constructed in 2003, Juvenile Detention Center Annex (formerly MEC) was constructed in 1996, and Coastal Evaluation Center (CEC) was constructed in 2000.

Rationale

These air handlers are at the end of their life expectancy and are experiencing excessive faults. These replacements will allow the facilities to operate without major disruptions due to a failure in its HVAC system.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Interior Fencing for MEDC

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	9/13
Project Number	5113	**Overall Priority**	9/38

Project Type	Percentage
Site Development	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$4,000,000
	$4,000,000

Project Costs	Amount
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$400,000
Other Construction/Renovation/Repair Projects	$3,200,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(NEW - Oct. agenda) This project will address additional safety and security issues identified on DJJ's Broad River Road Complex with upgrading and/or additional security fencing. (Where needed)

Rationale

BRRC contains a youth and staff population where it would benefit the agency to have improved security/safety measures. BRRC has systems passed their useful life and need a revamp to those systems for a more modernized facility. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Alternatively, we can keep the systems as is, but found that BRRC needs expedient changes due to security risks that will need to be addressed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Wellness Center Roof

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	10/13
Project Number	5122	**Overall Priority**	10/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
	$1,000,000

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$100,000
Roofing-Repairs & Renovations	$800,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The building's roofs have reached the end of their useful life and is in poor condition according to assessment.

Rationale

This building is the primary training and wellness center for the agency. In order to continue operating training and wellness programs, the roof will need replacement.

Alternatives Considered

Due to safety concerns and no plans to vacate the building an alternative is not being considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

JDC Sallyport Improvements

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	11/13
Project Number	5166	**Overall Priority**	11/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Fire/Security	15
Parking/Landscape	75
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,700,000
	$1,700,000

Project Costs	Amount
Construction-Buildings & Additions	$1,000,000
Contingencies-Capital Projects	$170,000
Fee-Architectural, Engineering & Other	$170,000
Site Development (Non-Depreciable Land Improv)	$360,000
	$1,700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project will deletion of the current side-by-side entry/exit gates at JDC and the construction of a conventional interlocking sallyport. The perimeter security fence line and main approach road to JDC will also be re-routed at this time to accommodate the increased size of the new sallyport.

Rationale

Currently, the JDC entry/exit point is not ideal for security in the event of a security breach/escape. The conversion of the gate into an interlocking sallyport will increase security of the complex at the point of entry and exit.

Alternatives Considered

No other alternative are being considered at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Demolish Buildings

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	12/13
Project Number	5167	**Overall Priority**	12/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Demolish Existing Facility	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,825,000	Construction-Buildings & Additions	$1,250,000
		Contingencies-Capital Projects	$180,000
		Fee-Architectural, Engineering & Other	$90,000
		Site Development (Non-Depreciable Land Improv)	$305,000
	$1,825,000		$1,825,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project's scope is for the demolition of several buildings throughout the agency.

Rationale

The Agency has a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function (i.e., fire/life safety codes, accessibility, energy conservation, and environmental health, including indoor air quality and asbestos removal).

Alternatives Considered

Remodeling the current buildings were considered but due to the structural deterioration replacements were considered more cost effective.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Convert Laurel to Evaluation Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	13/13
Project Number	5169	**Overall Priority**	13/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
Fire/Security	10
Interior Finishes/Flooring/Fixtures	60
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$300,000
Renovations-Buildings & Additions-Interiors	$2,400,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of the project will entail the interior renovation of Laurel into the Agency's new evaluation center. This includes remodeling three wings of the building to include new plumbing fixtures, security light fixtures, hardened wall, hardened ceilings, hardened windows, new heavy gauge doors, epoxy coated shower systems, and controlled utilities such as plumbing and lighting.

Rationale

Currently, half of the building is dilapidated and has finishes and building systems from the 1960's to include lighting and plumbing fixtures. This space is not conducive to housing youth in its current state. A previous project renovated the other half of the building and brought it up to a modern security standard. The building is slated to receive a new roof as part of another capital project. Once completely renovated, Laurel would be able to house and evaluate you adequately.

Alternatives Considered

No alternatives are being considered at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Dispatch Building Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	5186	**Overall Priority**	14/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	50
Parking/Landscape	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$5,000,000
	$5,000,000

Project Costs	Amount
Construction-Buildings & Additions	$4,000,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$350,000
Site Development (Non-Depreciable Land Improv)	$150,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project entails the construction of a new building that will house SCDJJ's dispatch operations, as well as the agency employee health staff. The new building's construction will involve site development, roof and building envelope work, interior framing, plumbing the structure and wiring of electrical for the structure, fire suppression, security system installation, and access control will also be involved.

Rationale

The current dispatch building is an old farmhouse and not conducive to secure operations.

Alternatives Considered

The construction of a new dispatch building was initially being considered as part of the BRRC gatehouse renovation but was deemed too costly for that project's budget.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Demolish Buildings

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	5188	**Overall Priority**	15/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Demolish Existing Facility	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$4,000,000	Construction-Buildings & Additions	$3,000,000
		Contingencies-Capital Projects	$500,000
		Fee-Architectural, Engineering & Other	$150,000
		Other Capital Outlay Costs	$100,000
		Site Development (Non-Depreciable Land Improv)	$250,000
	$4,000,000		$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This projects scope is for the demolition of several buildings throughout the agency.

Rationale

The Agency has a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function (i.e., fire/life safety codes, accessibility, energy conservation, and environmental health, including indoor air quality and asbestos removal).

Alternatives Considered

Remodeling the current buildings were considered but due to the structural deterioration replacements were considered more cost effective.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

New Administration Building

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	5191	**Overall Priority**	16/38

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Parking/Landscape	10
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$5,000,000
	$5,000,000

Project Costs	Amount
Construction-Buildings & Additions	$3,800,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$500,000
Site Development (Non-Depreciable Land Improv)	$200,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project is to construct a new administration building on the BRRC campus. The job will entail site development at the determined location of the building. Construction will incorporate a concrete foundation, wiring the entire building for electrical, plumbing for the entire building, Construction of a roof and envelope, fire suppression system, interior design of FFE, and parking for the allocated employees.

Rationale

The Agency is seeking to vacate the Winthrop building and avoid leasing anymore office space. Employees that occupy this building will be assigned work in the new admin building once constructed.

Alternatives Considered

Alternatively, the Agency could continue to lease the Winthrop building located at 220 Executive Center Drive. This was deemed too costly to be a viable option.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

CIOC Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	5200	**Overall Priority**	17/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Interior Finishes/Flooring/Fixtures	50
Roof	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,250,000
	$3,250,000

Project Costs	Amount
Contingencies-Capital Projects	$325,000
Fee-Architectural, Engineering & Other	$300,000
Renovations-Buildings & Additions-Interiors	$2,625,000
	$3,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will address additional safety and security issues identified on DJJ's Broad River Road Complex with CIOC Upgrades: (Upgrades dropped from AJAX due to cost).

Rationale

BRRC contains a youth and staff population where it would benefit the agency to have improved security/safety measures. BRRC has systems passed their useful life and need a revamp to those systems for a more modernized facility. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Alternatively, we can keep the systems as is but found that BRRC needs expedient changes due to security risks that will need to be addressed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Paving Repairs and Resurfacing

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	5202	**Overall Priority**	18/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$4,000,000	Contingencies-Capital Projects	$700,000
		Fee-Architectural, Engineering & Other	$300,000
		Site Development (Non-Depreciable Land Improv)	$3,000,000
	$4,000,000		$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of work for this project is to resurface all existing asphalt parking areas and asphalt roads across the MEDC and Shivers Road campuses, as well as pave the dirt perimeter road inside of MEDC.

Rationale

DJJ's asphalt roads have reached the end of their surface life. The conditions of the roads and parking lots exhibit deep and extensive cracking, widespread structural failure, and recurring potholes.

Alternatives Considered

Alternatively, DJJ can keep the existing parking lots, roads, and perimeter road as is. But the agency is need of expedient renovations to maintain proper security operations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Tree Removal for Security

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	5211	**Overall Priority**	19/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Environmental	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$750,000	Contingencies-Capital Projects	$50,000
		Other Capital Outlay Costs	$50,000
		Site Development (Non-Depreciable Land Improv)	$650,000
	$750,000		$750,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of work for this project is to remove trees that may cause damage to MEDC's perimeter fence, agency buildings, roads, and utilities.

Rationale

Currently, MEDC's campus if fraught with trees. Numerous trees are capable of damaging MEDC's perimeter fence if they were to fall. This poses a threat to the safety and security of the institution. Additionally, the agency would like to remove the liability of trees falling on its' road's buildings, and utilities at this time.

Alternatives Considered

No alternatives are being considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name
Building Access Control

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/8
Project Number	5226	**Overall Priority**	20/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Electrical/Mechanical	20
				Fire/Security	80
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$280,000	Contingencies-Capital Projects	$50,000
		Fee-Architectural, Engineering & Other	$30,000
		Renovations-Buildings & Additions-Interiors	$200,000
	$280,000		$280,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project is to add access control to various building across the BRRC campus. This would include the installation of badge readers at entry and exit points across campus.

Rationale

The reasoning behind expanded access control on the BRRC Campus is, there would be enhanced security, which protects assets and sensitive data from unauthorized access, and improved operational efficiency through automated management of permissions and simplified staff access

Alternatives Considered

No other alternatives are being considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name
Major Maintenance and Repairs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/8
Project Number	5227	**Overall Priority**	21/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Basic Equipment	$2,250,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$250,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Scope of project will include the replacement of worn locks, door hardware, surveillance systems, cameras, DVR's/NVR's, detection systems, etc. for the various facilities statewide and administrative/support buildings.

Rationale

This project includes the replacement of worn-out detention grade locks and new updated surveillance systems cameras, DVR's/NVRs across the Agency.

Alternatives Considered

All alternates were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Demolish Buildings

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/8
Project Number	5228	**Overall Priority**	22/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Demolish Existing Facility	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$4,000,000	Construction-Buildings & Additions	$2,800,000
		Contingencies-Capital Projects	$600,000
		Fee-Architectural, Engineering & Other	$80,000
		Other Capital Outlay Costs	$200,000
		Site Development (Non-Depreciable Land Improv)	$320,000
	$4,000,000		$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This projects scope is for the demolition of several buildings through the agency.

Rationale

The Agency has a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function (i.e., fire/life safety codes, accessibility, energy conservation, and environmental health, including indoor air quality and asbestos removal).

Alternatives Considered

Remodeling the current buildings were considered but due to the structural deterioration replacements were considered more cost effective.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Records/Storage Building

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/8
Project Number	5230	**Overall Priority**	23/38

Project Type	Percentage
Construct Additional Facility	90
Site Development	10
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	50
Roof	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$4,000,000
	$4,000,000

Project Costs	Amount
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$300,000
Renovations-Buildings & Additions-Interiors	$3,200,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project will entail the construction of a new building, acting as a dedicated records repository. This will include site development at the designated building location. The construction of the building will include framing of walls, interior painting, doors and hardware, building envelope components, flooring, lighting, plumbing, fire suppression, and security system.

Rationale

Records are currently being stored in a one of the agency's housing units, that has been vacated of youth. This is not ideal since vital youth housing space is being dedicated to another purpose.

Alternatives Considered

No other alternatives are being considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

HVAC Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/8
Project Number	5231	**Overall Priority**	24/38

Project Type	Percentage
Architectural and Engineering	20
Repair/Renovate Existing Facility/System	80
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
HVAC	90
Other	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,000,000
	$2,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$200,000
Other Construction/Renovation/Repair Projects	$1,800,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will replace and maintain HVAC units throughout the agency within the requested budget.

Rationale

Buildings contain youth and staff population where it would benefit the agency to have improved security/safety measures. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Current systems are mostly past their useful life and regular repairs are being made. The alternative considered to the continuous repairs is to make the investment in renovating and upgrade systems necessary.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

New Warehouse

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	6/8
Project Number	5232	**Overall Priority**	25/38

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	25
Interior Finishes/Flooring/Fixtures	25
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$7,000,000
	$7,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$875,000
Other Construction/Renovation/Repair Projects	$6,125,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace central warehouse or remodel if insufficient funds, both will entail replacing modulars.

Rationale

Buildings contain staff population where it would benefit the agency to have improved security/safety measures. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Current systems are mostly past their useful life and regular repairs are being made. The alternative considered to the continuous repairs is to make the investment in renovating and upgrade systems necessary.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Additional Security Fencing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	7/8
Project Number	5234	**Overall Priority**	26/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$500,000
Other Construction/Renovation/Repair Projects	$2,000,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will address additional safety and security issues identified on DJJ's Broad River Road Complex with upgrading and/or additional security fencing. (Where needed)

Rationale

BRRC contains a youth and staff population where it would benefit the agency to have improved security/safety measures. BRRC has systems passed their useful life and need a revamp to those systems for a more modernized facility. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Alternatively, we can keep the systems as is, but found that BRRC needs expedient changes due to security risks that will need to be addressed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Roof Replacement for CEC

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	8/8
Project Number	5235	**Overall Priority**	27/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Auxiliary/Housing/Food Service/Laundry	100	Roof	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$250,000	Contingencies-Capital Projects	$25,000
		Fee-Architectural, Engineering & Other	$25,000
		Roofing-Repairs & Renovations	$200,000
	$250,000		$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project is to replace all the flat sections and drains atop the roof at CEC.

Rationale

The roof has reached the end of its useful life and is in poor condition. It is time for replacement.

Alternatives Considered

Due to safety concerns and no plans to vacate the building an alternative is not being considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Emergency Generator Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	5236	**Overall Priority**	28/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,500,000
	$2,500,000

Project Costs	Amount
Contingencies-Capital Projects	$250,000
Fee-Architectural, Engineering & Other	$250,000
Other Construction/Renovation/Repair Projects	$2,000,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will address additional safety and security issues identified on DJJ's Broad River Road Complex with Generator Replacements.

Rationale

BRRC contains a youth and staff population where it would benefit the agency to have improved security/safety measures. BRRC has systems passed their useful life and need a revamp to those systems for a more modernized facility. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Alternatively, we can keep the systems as is but found that BRRC needs expedient changes due to security risks that will need to be addressed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Demolish Buildings

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	5237	**Overall Priority**	29/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Demolish Existing Facility	100	Agency/Institution/Campus Wide	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,000,000	Construction-Buildings & Additions	$2,100,000
		Contingencies-Capital Projects	$450,000
		Fee-Architectural, Engineering & Other	$60,000
		Other Capital Outlay Costs	$150,000
		Site Development (Non-Depreciable Land Improv)	$240,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This projects scope is for the demolition of several buildings through the agency.

Rationale

The Agency has a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function (i.e., fire/life safety codes, accessibility, energy conservation, and environmental health, including indoor air quality and asbestos removal).

Alternatives Considered

Remodeling the current buildings were considered but due to the structural deterioration replacements were considered more cost effective

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

General Maintenance-Fire Alarm Replacements

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	5238	**Overall Priority**	30/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Agency/Institution/Campus Wide	100	Fire/Security	100
Replace Existing Facility/System	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$7,000,000	Contingencies-Capital Projects	$700,000
		Fee-Architectural, Engineering & Other	$700,000
		Other Capital Outlay Costs	$700,000
		Other Construction/Renovation/Repair Projects	$4,900,000
	$7,000,000		$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project includes replacement of aging fire alarm (FA) panels in across the agency to integrate the entire agency into a single system. Building codes require that all buildings provide fully addressable information in the event of an emergency so first responders can quickly locate the problem.

Rationale

SCDJJ facilities must be prepared to operate continuously, providing safety and care for youth and staff.

Alternatives Considered

Due to health and safety concerns for those served at DJJ facility, system replacement is the only responsible alternative.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Remodel Old R&E Gym For Storage

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	5239	**Overall Priority**	31/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
Fire/Security	10
Interior Finishes/Flooring/Fixtures	70
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,500,000
	$1,500,000

Project Costs	Amount
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$150,000
Renovations-Buildings & Additions-Interiors	$1,200,000
	$1,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project is to remodel the current R&E gymnasium into a store facility for Agency property. This will include the demolition of the existing flooring system and replacement a more abuse resistant material, the addition of a loading dock for deliveries, and the renovation of the interior of the building to accommodate maximum storage space.

Rationale

Currently, the agency stores material and supplies in several different buildings along Shivers Road due to a lack of dedicated storage space. These buildings are in poor condition and would require an excessive amount of renovations to be brough up to code, making renovation of each financially unfeasible.

Alternatives Considered

Alternatively, the agency can construct a new building for storage of supplies and material, but this alternative was considered too costly to be a viable option.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Remodel Moultrie Building

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	5240	**Overall Priority**	32/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	50
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$4,000,000
	$4,000,000

Project Costs	Amount
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$400,000
Renovations-Buildings & Additions-Interiors	$3,200,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project would aim to remodel the Moultrie building. It is currently being used as the agency's records storage building and needs to return to its original purpose as a youth housing unit. New security doors, controlled plumbing and lighting, epoxy coated shower and bathroom systems, and access controls will be installed. A new dedicated control room would be constructed in this building along with upgrades to the exterior windows i.e. security windows.

Rationale

The agency aims to construct a new building to house the agency's records and convert the Moultrie building back to its original purpose as a youth housing facility. This would alleviate housing loads on current youth housing on BRRC, creating a more safe and secure environment for the youth and staff.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

PSO Building Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	5241	**Overall Priority**	33/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$5,000,000	Basic Equipment	$125,000
		Construction-Buildings & Additions	$3,625,000
		Contingencies-Capital Projects	$300,000
		Fee-Architectural, Engineering & Other	$200,000
		Renovations-Utilities	$250,000
		Site Development (Non-Depreciable Land Improv)	$500,000
	$5,000,000		$5,000,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

The new facility will create a dedicated space for SCDJJ's Public Safety Officers to occupy on the BRRC Campus. the construction of a new building will include interview rooms, evidence storage, armory space, restrooms, mechanical space for HVAC system, security monitoring space, and other FFE applicable to the PSO's needs. Site improvements to include pavement resurfacing, sidewalk, curb, and landscape replacement. The project will also add backup power for facility to fully operate during power outages.

Rationale

Currently, DJJ's Public Safety Officers occupy 4 modulars at the end of Shivers Road. Ideally, the new PSO building will be located on the BRRC Campus. The PSO's response time when traveling from the far end of Shivers Road is not ideal for secure operations in times of crisis. Additionally, PSOs have to travel through the BRRC SallyPort when entering campus, which increases response time in case of an emergency.

Alternatives Considered

No alternatives are being considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Major Maintenance and Repairs

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	5242	**Overall Priority**	34/38

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Interior Finishes/Flooring/Fixtures	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,000,000	Basic Equipment	$500,000
		Contingencies-Capital Projects	$500,000
		Fee-Architectural, Engineering & Other	$500,000
		Renovations-Buildings & Additions-Interiors	$1,500,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project is to fund the most critical upgrade or replacement of major building systems and supportive infrastructures which would increase operational and security efficiencies of the youth and support facilities.

Rationale

The Agency has a large number of needs which, in total, includes and involves all disciplines and trades to address the physical deterioration aspect of long-term use, the need for overall facility renewal due to technological obsolescence, the replacement of building systems which have become functionally inadequate, and the upgrading of supportive infrastructures which are no longer capable of adequately performing their function (i.e., fire/life safety codes, accessibility, energy conservation, and environmental health, including indoor air quality and asbestos removal).

Alternatives Considered

Alternatively, the agency could pursue the renovations of entire buildings and their systems.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Maintenance/Support Services Building

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	5244	**Overall Priority**	35/38

Project Type	Percentage
Architectural and Engineering	10
Replace Existing Facility/System	90
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	5
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Parking/Landscape	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$7,000,000
	$7,000,000

Project Costs	Amount
Construction-Buildings & Additions	$5,550,000
Contingencies-Capital Projects	$700,000
Fee-Architectural, Engineering & Other	$500,000
Site Development (Non-Depreciable Land Improv)	$250,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The support services administrative office building located on Shivers Road, otherwise known as the Physical Plant, is planned to receive renovations 4 to 5 years in the future. The majority of the work will include interior and exterior repairs/renovations and will include new carpet/flooring, replacement and upgrades to fixtures like toilets, sinks, lighting, and others. Any repairs to foundations and/or the walls, any acoustical work, and a new coat of paint for areas needed.

Rationale

The support services administrative building (Physical Plant) is an older building but does not currently need major renovations or a new building needs to be constructed. The project is anticipated as a potential future endeavor and is included on our most current CPIP with this in mind.

Alternatives Considered

Office space may be leased and/or the staff there can be moved to a new future administrative building that may be constructed. Currently the staff there will remain.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Safety and Security Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	5246	**Overall Priority**	36/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Interior Finishes/Flooring/Fixtures	30
Other	35
Parking/Landscape	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$5,000,000
	$5,000,000

Project Costs	Amount
Contingencies-Capital Projects	$500,000
Depreciable Land Improvements	$75,000
Fee-Architectural, Engineering & Other	$250,000
Other Capital Outlay Costs	$300,000
Other Construction/Renovation/Repair Projects	$1,000,000
Renovations-Buildings & Additions-Interiors	$2,500,000
Renovations-Utilities	$375,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will repair and maintain all major systems possible within the requested budget. This will include replacement of all doors to detention grade doors, fixing of all light and bathroom fixtures, replacing of all necessary ceiling tiles, and any landscape and driveway improvements. System upgrades to door controls and any other system integral to the secure operation of the facility will be improved.

Rationale

Buildings contains a youth and staff population where it would benefit the agency to have improved security/safety measures. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Current systems are mostly past their useful life and regular repairs are being made. The alternative considered to the continuous repairs is to make the investment in renovating and upgrade systems necessary.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

Camp Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	5248	**Overall Priority**	37/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	5
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	5
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$5,000,000
	$5,000,000

Project Costs	Amount
Basic Equipment	$150,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$500,000
Renovations-Buildings & Additions-Interiors	$3,700,000
Site Development (Non-Depreciable Land Improv)	$150,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of this project would be interior and exterior renovations to the agency's camps across the state. This will include interior and exterior painting, roof replacement and repairs, replacement of mechanical systems, plumbing system upgrades, lighting upgrades, replacement of flooring systems, and additions to fire and life safety systems.

Rationale

The agency camps contain a youth and staff population where it would benefit the agency to have improved security/safety measures as well and improved living conditions. The agency camps have building systems that have passed their useful life and need a revamp to those systems to become more modernized facilities. While upgrading the current systems we will also use this opportunity to repair any systems able to be repaired to help minimize future costs.

Alternatives Considered

Alternatively, the agency can construct new camps, this was deemed too costly and not a viable option.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Juvenile Justice

Project Name

BRRC Perimeter Upgrade

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	5250	**Overall Priority**	38/38

Project Type	Percentage
Repair/Renovate Existing Facility/System	80
Site Development	20
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	5
Fire/Security	90
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$200,000
Other Construction/Renovation/Repair Projects	$2,500,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The scope of work for this project will increase perimeter lighting, add a fence detection system to the perimeter, adjust existing drainage, and renovate the existing perimeter road.

Rationale

The perimeter in its current state exists without a fence detection system, has inadequate lighting, eroded roadways, and insufficient drainage. All which negatively affect the safety and security of the juveniles and staff on the BRRC campus.

Alternatives Considered

The current perimeter can exist as is but found that BRRC needs expedient changes due to security risks that will need to be addressed.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Labor, Licensing and Regulation

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Labor, Licensing and Regulation

Project Name

Replace and Install 6 Emergency Generators

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	5412	**Overall Priority**	1/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$1,148,228
	$1,148,228

Project Costs	Amount
Renovations-Utilities	$1,148,228
	$1,148,228

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Phase I approved by JBRC on August 19, 2025, and SFAA on August 26, 2025. Next step is to establish Phase II to replace and install new emergency power generators (up to 6) located through the 208-acre campus on the state-owned property of State Fire, located at 141 Monticello Trail, Columbia, SC. which houses the SCDLLR's Division of Fire and Life Safety. The building locations for the emergency generators include Building 2 (Fire Marshal Administration), Building 3 (Fire Academy Administration), Building 5 (Denny Auditorium), Building 6 (Cafeteria) Building 8 (Fire Station), and Building 9 (Student Processing). Work will include emergency generators and automatic transfer switches. Phase I approved by JBRC on August 19, 2025, and SFAA on August 26, 2025.

Rationale

The intent of the generator installation is to ensure continuity of services from State Fire during emergency events, such as natural disasters, when there may be an interruption to the campus power supply. This was in issue identified in SCDLLR's Business Continuity Preparedness Plan for relocation of essential LLR services and the use of the State Fire Campus as a command-and-control center during such events. State Fire must be able to stand up essential services, personnel and house other state and federal agencies (such as FEMA Search and Rescue Teams) during a disaster. Uninterrupted power supply is an essential element to enhance our response capabilities.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Labor, Licensing and Regulation

Project Name

Erect New Fire Training Burn Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5455	**Overall Priority**	2/5

Project Type	Percentage
Architectural and Engineering	25
Construct Additional Facility	75
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$2,252,500
	$2,252,500

Project Costs	Amount
Construction-Buildings & Additions	$1,977,250
Contingencies-Capital Projects	$225,250
Fee-Architectural, Engineering & Other	$50,000
	$2,252,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Establish Phase 1 for SCDLLR to develop and complete plans to erect a new live fire training bum building structure to replace our 30-year old burn building with additional training areas that simulate live fire burning in a multi-story residential, mercantile/strip mall configuration at the State Fire Academy campus on the state-owned property on Monticello Trail. Columbia location, which houses SC State Fire. The intent would be to erect a training burn building structure of approximately 5000-6000 square feet. The building will have a combination of both Class A (ordinary combustibles) and Class B (propane) fueled burn areas with props for multiple discipline training needs specific to meeting the training demands of the fire service and industry customers.

Rationale

The original 30-year-old class A Concrete Masonry Unit (CMU) Burn Building has been placed out of service due to structural defects and needs to be replaced. Structural engineering team has advised against attempting to fix the burn building due to entire 2nd floor slab must be removed and damage to existing exterior walls. Adding a new burn building will ensure the longevity of our smaller burn structures (one class A and one Class B) by adding additional live fire burn capabilities to our training rotation. This new burn building combines two projects together from previous fiscal year (Overall Priority # 4 - Project 3798 Assessment and Repairs of Existing Burn Buildings and Overall priority # 8 Project 3801 Erect New Fire Training Burn Building).

Alternatives Considered

No alternatives exist as the existing burn building is un-repairable and a primary burn building (structure) is an essential component of any State Fire Training Academy to conduct interior live fire evolutions for training and national certification.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Labor, Licensing and Regulation

Project Name

Assessment and Repairs of FLAG Fire Training Props

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5456	**Overall Priority**	3/5

Project Type	Percentage
Architectural and Engineering	25
Repair/Renovate Existing Facility/System	75
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$997,500
	$997,500

Project Costs	Amount
Contingencies-Capital Projects	$99,750
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$847,750
	$997,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Establish Phase I for SCLLR to hire a specialist to assess the current Flammable Liquids and Gas (FLAG) props used for fire training on the Fire Academy campus of the state-owned property at the Monticello Trail, Columbia location, which houses the Division of State Fire. Recommendations on enhancements/improvements for the props will be included in the recommendations.

Rationale

The intent would be to ensure the safety of fire training props' continued use, which includes rail cars, automobiles, and industrial scenario props, and to repair any issues that may be apparent due to excessive use.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Labor, Licensing and Regulation

Project Name

Construct and Renovate US&R HQ and Command Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5457	**Overall Priority**	4/5

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	70
Repair/Renovate Existing Facility/System	20
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$14,250,000
[CP] State Appropriation - Capital	$5,750,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$16,600,000
Contingencies-Capital Projects	$2,000,000
Fee-Architectural, Engineering & Other	$400,000
Renovations-Buildings & Additions-Interiors	$1,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Establish Phase 1 submission for State Fire, a SCDLLR Division of Fire and Life Safety to build a new Urban Search and Rescue (US&R) building and renovate the existing US&R building at the State Fire campus, 141 Monticello Trail, Columbia SC. This building will house, train and deploy the State Urban Search and Rescue (US&R) Task Force 1 team and equipment. This new construction will provide for equipment storage, bunkroom, classroom, vehicle storage and command center in a state of the art designed and dedicated facility. The new building will be adjacent to the existing US&R building which has 20,726 sq. feet in which approximately 50% will be renovated. The new building will house the new US&R cache and a state-of-the-art Training Command Center. During normal operations, the training command center will provide high level, intense training and simulation for fire, rescue and emergency personnel. During emergency response, the building will be used as the State Fire Command Post to manage emergency response operations throughout the state by the Palmetto Incident Support Team.

Rationale

This space does not currently exist at State Fire and would serve a dual role, command training center and command post during emergency operations. This new building and renovation are possible by the combination of one-time reoccurring monies to house the complete replacement of multi- million equipment cache and vehicles dedicated to the South Carolina Task Force 1 US&R Team. The existing building will house the existing older cache used for training while the new building will house the new cache, plus also serve as a training and operational space for US&R and the Fire Academy. State Fire combined project 1 of 2023 with Project 8 of 2027 together into one project. Estimates received from feasibility study placed the estimated cost at $20,000,000 including contingencies.

Alternatives Considered

Existing building is too small to handle two US&R Caches of equipment and vehicles so a combination of new and renovated spaces will meet all programmatic and equipment storage requirements but provide command post option.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Labor, Licensing and Regulation

Project Name

Renovation of Denny Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5458	**Overall Priority**	5/5

Project Type	Percentage
Architectural and Engineering	25
Repair/Renovate Existing Facility/System	75
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$950,000
	$950,000

Project Costs	Amount
Contingencies-Capital Projects	$95,000
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$50,000
Renovations-Buildings & Additions-Interiors	$755,000
	$950,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely		($5,000)
	Net Cost / (Savings): ($5,000)			($5,000)

Summary of Work

SCDLLR is proposing to complete an architectural review of the over 30-years-old Denny Auditorium Building (#5) at the campus of the state-owned property at the Monticello Trail, Columbia location, which houses the Division of State Fire. This review would include detailed modification plans for the structure. The scope of the project will be to upgrade fire protection sprinkler system within the existing auditorium, modifications to interior wall space and stage areas to increase seating, dedicated display area and removal of one rollup door, update current audio-visual equipment and technology, as well as install sound proofing, carpet, and new tables and chairs for seating. This facility is used by various groups from the fire service community throughout the State, outside industry for training, as well as numerous State agencies for large events/meetings, Therefore, it is recommended that the bathrooms also be updated and renovated to replace crack porcelain, leaking valves, and chipped or water-damaged laminate vanities. The new elements provided in this renovation project will also insure energy and water efficiency usage in this building relative to excessive usage.

Rationale

This review would include detailed modification plans for the structure, energy-efficient lighting and utilities. This would be a total make-over for the 30-year old facility.

Alternatives Considered

None.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Motor Vehicles

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name

Fountain Inn Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	4517	**Overall Priority**	1/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$790,000
	$790,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$60,000
Other Capital Outlay Costs	$130,000
Renovations-Buildings & Additions-Interiors	$600,000
	$790,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum. This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

To provide interior renovations to the DMV Fountain Inn Field Office to better serve the growing counties of Greenville and Laurens. The Fountain Inn DMV was constructed in 1990 and is 2,303 square feet

Alternatives Considered

The Fountain Inn DMV Office is located between the Greenville and Laurens County areas. The Greenville population has seen an enormous growth over the past few years. Since this Branch Office serves two counties, it will continue to see an astronomical amount of customers through the next few years. Due to the growing population in the Greenville/Laurens area and the dated inefficient layout of this location, the DMV wishes to renovate this facility.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name

Orangeburg Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	4518	**Overall Priority**	2/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$560,000
	$560,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$110,000
Renovations-Buildings & Additions-Interiors	$420,000
	$560,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

The Orangeburg Office was constructed in 1970. Due to the constant population growth in Orangeburg County, it is necessary to improve customer flow at this office. The improvements would provide safe accessibility for our employees and customers. It will also reduce our energy costs and wait times for customer transactions.

Alternatives Considered

Due to the growing population in the Orangeburg area and the dated inefficient layout of this location, the SCDMV wishes to renovate this facility. Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name

St Matthews Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	4519	**Overall Priority**	3/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$405,000
	$405,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$75,000
Renovations-Buildings & Additions-Interiors	$300,000
	$405,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. It is unknown if this facility contains any asbestos materials. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

The layout constructed in 1970 is not compatible with today's privacy laws, DMV security policies, and ADA Code/Laws, due to the restrooms being behind the counter. The DMV wishes to renovate this facility due to the above mentioned safety and security issues. Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum.

Alternatives Considered

St. Matthews DMV Field Office is 2,303 square feet and was constructed in 1970. Due to growing population trends in this area, this facility is no longer practical in its current state.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name

Lexington Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	4520	**Overall Priority**	4/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$505,000
	$505,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$75,000
Renovations-Buildings & Additions-Interiors	$400,000
	$505,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum. This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. It is unknown if this facility contains any asbestos materials. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

The Lexington DMV Field Office is 4,391 square feet and was constructed in 1979. Due to growing population trends in this area, this facility is no longer practical in its current state.

Alternatives Considered

The layout constructed in 1979 is not compatible with today's privacy laws, DMV security policies, and ADA Code/Laws. The DMV wishes to renovate this facility due to the above mentioned safety and security issues.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name

Ladson Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	1/4
Project Number	4521	**Overall Priority**	5/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$605,000
	$605,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$75,000
Renovations-Buildings & Additions-Interiors	$500,000
	$605,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. It is unknown if this facility contains any asbestos materials. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

The layout constructed in 1987 is not compatible with today's privacy laws, DMV security policies, and ADA Code/Laws, due to the restrooms being behind the counter. The DMV wishes to renovate this facility due to the above mentioned safety and security issues. Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum.

Alternatives Considered

The Ladson DMV Field Office is 5,406 square feet and was constructed in 1987. Due to growing population trends in this area, this facility is no longer practical in its current state.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name

Rock Hill Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	2/4
Project Number	4522	**Overall Priority**	6/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$605,000
	$605,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$75,000
Renovations-Buildings & Additions-Interiors	$500,000
	$605,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. It is unknown if this facility contains any asbestos materials. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

The layout constructed in 1977 is not compatible with today's privacy laws, DMV security policies, and ADA Code/Laws, due to the restrooms being behind the counter. The DMV wishes to renovate this facility due to the above mentioned safety and security issues. Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum.

Alternatives Considered

The Rock Hill DMV Field Office is 4,056 square feet and was constructed in 1977. This facility has split counters which no longer provides the manager with a clean view of their staff. Due to growing population trends in this area, this facility is no longer practical in its current state.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name
Charleston - Leeds Avenue Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	3/4
Project Number	4523	**Overall Priority**	7/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$605,000
	$605,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$75,000
Renovations-Buildings & Additions-Interiors	$500,000
	$605,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. It is unknown if this facility contains any asbestos materials. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

The layout constructed in 1986 is not compatible with today's privacy laws, DMV security policies, and ADA Code/Laws, due to the restrooms being behind the counter. The DMV wishes to renovate this facility due to the above mentioned safety and security issues. Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum.

Alternatives Considered

The Charleston Leeds Ave DMV Field Office is 6,708 square feet and was constructed in 1986. This facility has split counters which no longer provides the manager with a clean view of their staff. Due to growing population trends in this area, this facility is no longer practical in its current state.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Motor Vehicles

Project Name

Columbia - Shop Road Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	4/4
Project Number	4524	**Overall Priority**	8/8

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$805,000
	$805,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$75,000
Renovations-Buildings & Additions-Interiors	$700,000
	$805,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will also allow for LED upgraded lighting, and energy management tools, to lower energy costs. This project will require an architect, engineer, third party inspector, and a licensed contractor to provide materials and labor in this renovation. It is unknown if this facility contains any asbestos materials. This project will also require temporarily closing this facility and leasing another location while renovations are completed.

Rationale

The layout constructed in 1991 is not compatible with today's privacy laws, DMV security policies, and ADA Code/Laws, due to the restrooms being behind the counter. The DMV wishes to renovate this facility due to the above mentioned safety and security issues. Renovations to this site would greatly assist with better customer traffic flow inside the facility and offer additional counters to keep wait times at a minimum.

Alternatives Considered

The Columbia, Shop Road DMV Field Office is 9,286 square feet and was constructed in 1991. This facility has split counters which no longer provides the manager with a clean view of their staff. Due to growing population trends in this area, this facility is no longer practical in its current state.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Natural Resources

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Marlboro - Lake Paul Wallace Dam Repair

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/60
Project Number	5521	**Overall Priority**	1/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - R&M	$1,000,000
[CP] State Appropriation - R&M	$25,000,000
	$26,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,003,000
Other Construction/Renovation/Repair Projects	$24,997,000
	$26,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is included in the August agenda as [P24-6129]. Renovate dam and spillway in accordance with recommendations from a DES-led, FEMA-funded detailed engineering inspection reports.

Rationale

Lake Paul Wallace, located within the City of Bennettsville, is classified by DES as high-hazard, with an overall dam rating of "Poor." A large low-income neighborhood lies in the downstream floodplain. Dam and spillway will be renovated as recommended by DES order to improve safety and reduce risk of failure. Aluminum fishing piers have a significantly longer lifespan than wooden ones, which are already in disrepair.

Alternatives Considered

1) No build - deficiencies will continue to exist and risk of dam failure will remain elevated, placing lives and properties at risk 2) Dewater the impoundment - eliminate the recreational and public works benefits of the impoundment.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

State Lakes - Renovation/Replacement of Water Cont

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/60
Project Number	5529	**Overall Priority**	2/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] Other Funds - R&M	$500,000
	$500,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$450,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovate and/or replace water control structures at state lakes in various counties. Water control structures provide staff with the ability to manage lake levels and perform lake drawdowns when necessary.

Rationale

Existing water control structures are nearing the end of their functional life.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lancaster - Spring Stevens Hatchery Spillway/Water C

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/60
Project Number	5530	**Overall Priority**	3/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$1,200,000
	$1,200,000

Project Costs	Amount
Contingencies-Capital Projects	$117,400
Fee-Architectural, Engineering & Other	$26,000
Other Construction/Renovation/Repair Projects	$1,056,600
	$1,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To replace the failing spillway/water control structure on the reservoir pond at Spring Stevens Hatchery to ensure stability of the reservoir pond, to enhance the reliability of the water supply to production ponds and to allow for the continued production operations at the Spring Stevens Hatchery.

Rationale

Failure to replace the structure can result in uncontrolled water releases from the reservoir or draining of the reservoir which put all fish production on this site at risk.

Alternatives Considered

The are no alternative to reliable water supply for fish production.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Oconee - Walhalla State Fish Hatchery Renovation [P24-6093]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	4/60
Project Number	5531	**Overall Priority**	4/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$9,648,000
[CP] State Appropriation - R&M	$552,000
	$10,200,000

Project Costs	Amount
Contingencies-Capital Projects	$375,000
Fee-Architectural, Engineering & Other	$350,000
Other Construction/Renovation/Repair Projects	$9,175,000
Roofing-Repairs & Renovations	$300,000
	$10,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6093) The Department requests approval to progress to the construction phase of the project. This project will renovate six production raceways (3 series that are two raceways wide) at Walhalla which were installed in the late 1950's. These raceways were recoated to extend their useable life 12 to 15 years ago. The raceways are in production 12 months a year with a constant flow of water of approximately 600 gallons a minute. This constant flow and accompanying hydrostatic load has created cracking in the raceway floors. To ensure long term production of trout at Walhalla the existing raceways will need to be reconstructed. Updated oxygenation systems, perimeter fencing and overhead panels are needed. There are no records as of the age of the existing supply lines that bring water into the hatchery for fish production. It is known that these lines, with considerable age, have been known to fail at other hatcheries. In order to avoid a catastrophic failure, it would be advantageous to replace the existing ductile iron pipes with an equivalent, or stronger, pipe. Ideally, the new pipe could be installed while the existing pipe continues to supply water to avoid as little disruption as possible to fish production. Repairs to the feed building, office and public restroom buildings are planned. (P24-6093)

Rationale

Maintain production of trout in the state's only cold water hatchery.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Hatchery System Feed Storage Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/60
Project Number	5532	**Overall Priority**	5/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$500,050	Construction-Buildings & Additions	$423,000
		Contingencies-Capital Projects	$42,300
		Fee-Architectural, Engineering & Other	$34,750
	$500,050		$500,050

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,000	
Utilities	General Funds - Existing	Indefinitely	$4,200	
	Net Cost / (Savings): $5,200		$5,200	

Summary of Work

This project is included in the August agenda as [P24-6131]. To construct a centralized fish feed storage building at the Cohen Campbell Hatchery to allow for bulk purchase of fish feed to support the majority of fish production across the hatchery system. Bulk purchase of feed should reduce feed cost through reduction in shipping surcharges associated with partial truck deliveries to multiple locations across the state.

Rationale

Freight costs on less-than-truckload shipments of fish feed have increased significantly in recent years, straining operating budgets. At the moment, purchasing feed in bulk is not feasible, since dietary needs differ across fish species and sizes; feed spoils quickly without appropriate climate control; and storage space at each of SCDNR's six freshwater hatcheries is limited. Construction of an approximately 2,500 square foot centrally located feed Storage building will allow the program to purchase feed in bulk and distribute it to individual hatcheries as needed, thus saving the program approximately tens of thousands of dollars in freight costs annually.

Alternatives Considered

Alternative is to continue to incur increasing feed costed associated with shipping costed to multiple locations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Beaufort - Turnure House Renovation [P24-6117]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	6/60
Project Number	5552	**Overall Priority**	6/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	55
HVAC	15
Interior Finishes/Flooring/Fixtures	30
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$7,500
[CP] State Appropriation - R&M	$492,500
	$500,000

Project Costs	Amount
Construction Projects-Lump Sum	$427,500
Contingencies-Capital Projects	$47,500
Fee-Architectural, Engineering & Other	$25,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6117) The Turnure House is located at the Waddell Mariculture Center in Beaufort County, South Carolina. This house was built in 1929 and converted by DNR in 1979 to it present use. It is a 4480 ft2 house that contains a Conference Room, Living quarters, Kitchen, and Dorm rooms. The Turnure House also contains 5 bedrooms, 5 1/2 bathrooms, and laundry. SCDNR uses the conference room for Education programs, Committee meetings and Community meetings. The Dormitory is used for college students, visiting scientists, researchers, and state employees. The Turnure House needs the outside envelope renewed including siding and 36 windows. The interior of the house needs to be renovated including HVAC systems and duct work, carpet, paint, kitchen appliances, kitchen and bathroom fixtures. Also, the house needs to be updated to comply with ADA standards and Fire protection.

Rationale

The last major renovation was completed in 1984. The Turnure house needs renovation, a safe alarm system, and ADA compliance. Researchers, visitors, and thousands of people from the community have met at the Turnure for meetings and community events.

Alternatives Considered

The alternatives are based on approaching these issues piecemeal.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Colleton - Bennett's Point Field Station Renovations [P24-6106]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	7/60
Project Number	5553	**Overall Priority**	7/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Fire/Security	15
HVAC	35
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] Federal Funds - R&M	$5,925
[CP] State Appropriation - R&M	$394,525
	$400,450

Project Costs	Amount
Contingencies-Capital Projects	$33,950
Fee-Architectural, Engineering & Other	$27,000
Renovations-Buildings & Additions-Interiors	$339,500
	$400,450

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6106) The Department of Natural Resources (DNR) request approval from the Joint Bond Review Committee to establish a project to replace the HVAC system that serves the McKenzie Field Station in Colleton County.
The Field Station is comprised of two buildings 1) Classroom/office/lab and 2) Dormitory. This facility serves as a staging area for Marine Research, Law Enforcement and Education for SCDNR as well as other State/Federal agencies and educational groups. The existing HVAC systems are in excess of 20 years old and in need of replacement with more efficient HVAC system. The current units barely keep the interior of the building conditioned and do not provide for dehumidification, which is essential in this environment for keeping the building conditioned as well as preventing other complications associated with high humidity.
The department plans to address this issue by installing new energy efficient HVAC systems that include dehumidification. The new HVAC systems will be installed on elevated platforms which would be above the flood elevation level. The estimated cost of replacing the HVAC systems is $395,000.
The department requests an initial budget of $5,925 to conduct A&E and Pre-design work for the project. Funding for this project will come from Federal National Oceanic and Atmospheric Administration grant awarded under notice NA23NOS4200191. FY 2024 State Carryforward funds will be utilized to perform the upgrades.

Rationale

Maintain the asset in a satisfactory condition and maintaining a functional support role.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Colleton - Bear Island - Mosquito Dike Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	8/60
Project Number	5567	**Overall Priority**	8/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$324,000
	$324,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$8,860
Other Construction/Renovation/Repair Projects	$315,140
	$324,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This renovation includes splitting a larger waterfowl impoundment into separate impoundments so that water levels can be managed differently to maximize management capability so that more beneficial vegetation can be grown for migrating waterfowl. Activity includes a cross dike and associated water control structures.
The estimated cost of the project is $324,000. Funding will be from state appropriated funds.

Rationale

Protect assets and provide a dependable facility for public waterfowl hunts and improve waterfowl habitat.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Georgetown - Samworth WMA Dirleton House Renovations [P24-6114]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	9/60
Project Number	5568	**Overall Priority**	9/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Building Envelope/Windows/Walls	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$7,920	Fee-Architectural, Engineering & Other	$45,000
[CP] State Appropriation - R&M	$521,280	Renovations-Building Exteriors	$368,324
		Renovations-Buildings & Additions-Interiors	$115,876
	$529,200		$529,200

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

(Phase I - #6114) Painting of the exterior of the Samworth house is needed to protect the integrity of the house that is listed on the National Historical Register. DNR is to maintain the historic house that was a gift to the agency from Mr. Samworth. It has been several years since the outside has been painted and weather over time has caused the paint to peel.
The estimated cost of the project is $100,000.

Rationale

Protect assets and maintain facility according to National Historic Register standards.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Aiken - Aiken Gopher Tortoise HP Land Acquisition (Korn Tract)
[P24-6094]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	10/60
Project Number	5591	**Overall Priority**	10/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
[CP] Other Funds - Capital	$1,000,000
	$1,020,000

Project Costs	Amount
Attorney Fees-Construction Projects	$15,000
Land	$1,000,000
Legal Services-Construction Projects	$5,000
	$1,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Preliminary Land Acquisition - #6094) The Department of Natural Resources (SCDNR) requests final approval from Joint Bond Review Committee and State Fiscal Accountability Authority to acquire approximately +/- 302.32 acres of land located adjacent to Sandy Run Road in Aiken County. The tract is offered by:
Aiken Land Conservancy
302 Park Ave. SE
Aiken, SC 29801

Rationale

This property is adjacent to SCDNR's Aiken Gopher Tortoise HP/WMA, sharing the southeastern boundary of the property, a portion of which (1.6 miles) is along Pond Branch. Habitats on the property include upland pine and wiregrass and pine-scrub oak sandhill communities very similar to Aiken Gopher Tortoise HP/WMA.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Aiken - Gopher Branch HP Land Acquisition (Mixon Tract) [P24-6127]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	11/60
Project Number	5584	**Overall Priority**	11/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$20,000	Fee-Architectural, Engineering & Other	$15,000
[CP] Other Funds	$50,000	Land	$50,000
		Legal Services-Construction Projects	$5,000
	$70,000		$70,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$4,500	
Other Expenses	Other Funds - Additional	1 Year/One Time	$500	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

(Preliminary Land Acquisition - #6127) The South Carolina Department of Natural Resources (SCDNR) requests approval from the Joint Bond Review Committee and State Fiscal Accountability Authority to complete the potential acquisition of an +/- 1-acre tract in Aiken County that is contiguous to the existing Gopher Branch Heritage Preserve.
The seller is:
Hellen Elizabeth Mixon
487 Lake Shore Drive
Aiken, SC 29801

Rationale

This property acquisition will expand the current Gopher Branch Heritage Preserve-Wildlife Management Area to include the one acre parcel that contains the waster pile and dragon kiln associated with the early 19th century alkaline glaze stoneware manufacturing site of Reverend John Landrum. This is the earliest known site that the now famous enslaved potter David Drake or "Dave the slave" worked. Due to the significant cultural resources on the site, it will be dedicated as a Heritage Preserve and placed into the corpus of the Heritage Trust Program. The property, once acquired, will be open to the public for outdoor recreational activities.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Aiken - Greystone HP Land Acquisition (CSLT) [P24-6095]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	12/60
Project Number	5406	**Overall Priority**	12/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
[CP] Other Funds - Capital	$5,000,000
	$5,020,000

Project Costs	Amount
Attorney Fees-Construction Projects	$20,000
Land	$5,000,000
	$5,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$9,600	
Utilities	Other Funds - Existing	Indefinitely	$400	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Preliminary Land Acquisition - #6095) The Department of Natural Resources (DNR) requests approval from Joint Bond Review Committee and State Fiscal Accountability Authority to complete the acquisition of +/- 262 acres of land in Aiken and Edgefield Counties. The owner is:
Central Savannah Land Trust
836 Greene St.
Augusta, Georgia 30901

Rationale

The property is located West Side of Martintown Road Aiken County – North Augusta and is also located in Edgefield County. The property is also located along the Atlantic Coast Fall Line north of the City of North Augusta and just to the east approximately 0.3 miles from the Savannah River. It is located approximately 0.64 miles north of SCDNR's Savannah River Bluffs Heritage Preserve. This location would be established as a new Heritage Preserve.
Habitats on the site include a rich diversity of rare plant species because of the unusual geology with high pH soils that are high in calcium. The property contains130 acres of a federally endangered plant species, the largest and most intact population of this species making it critical for conservation of the species. The property also has unique geology and contains approximately 1.2 miles of Fox Creek and two intermittent tributaries to Fox Creek.
The department requests an increase in project budget of $5,000,000 to complete the land acquisition. The acquisition cost for the tract will be funded from the Heritage Land Trust Fund. A grant application is pending for a US Fish and Wildlife Service Recovery Land Grant, to protect endangered plant species' habitat. If awarded this would reduce Heritage Land Trust funding up to $4,000,000. Total project cost would total $5,020,000.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Calhoun - Congaree Bluffs HP Land Acquisition (Creech)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	13/60
Project Number	5592	**Overall Priority**	13/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire up to +/- 500 acres of land to add to the Congaree Bluffs HP.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Botany Bay HP Land Acquisition (TT)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	14/60
Project Number	5408	**Overall Priority**	14/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 123 acres adjacent to SCDNR's Botany Bay Heritage Preserve/WMA. This provides additional protection to this unique property.

Rationale

Property adjoins existing DNR land.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Fort Lamar Heritage Preserve Land Acquisition
(CCPRC)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	15/60
Project Number	5593	**Overall Priority**	15/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Acquire +/- 3 acres of land to expand existing Fort Lamar Heritage Preserve. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Rationale

Create expanded buffer to existing Heritage Preserve and protects additional habitat.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Botany Bay HP/WMA Land Donation (Ocella Creek)
[P24-6113]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	16/60
Project Number	5405	**Overall Priority**	16/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

(Preliminary Land Acquisition - #6113) The South Carolina Department of Natural Resources (SCDNR) requests approval from the Joint Bond Review Committee and State Fiscal Accountability Authority to investigate acceptance of an +/- 19-acre donation that is contiguous to Botany Bay Heritage Preserve/Wildlife Management Area, located off Point of Pines Road. The donor is:
Edisto Island Open Land Trust, Inc.
547 Hwy-174, Suite 76
Edisto Island, SC 29438

Rationale

This 19-acre tract 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.
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.
The project contains funding from the Heritage Land Trust Fund. A resolution, attached from the Heritage Trust Advisory Board dated May 9, 2024, recommends use of the funds for the donation. Use of the fund requires State Fiscal Accountability Authority action and a Disclosure – Legal Entity form is attached.
Act 226, Part 1B, Proviso 117.171 applies to this land donation. A memo from the South Carolina Conservation Bank is attached which confirms DNR concurrence with the proviso.
The department requests an initial budget of $20,000 for due diligence activities. Funding for due diligence is provided from Heritage Land Trust revenue. As this is a donation, no acquisition cost will be incurred for the land.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Chester - Landsford Canal WMA Land Donation (OSI) [P24-6020]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	17/60
Project Number	5595	**Overall Priority**	17/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Attorney Fees-Construction Projects	$10,000
		Fee-Architectural, Engineering & Other	$10,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

(Preliminary Land Acquisition - #6020) The Department of Natural Resources (DNR) requests approval from Joint Bond Review Committee Staff to complete the acceptance of +/- 109.48 acres of land in eastern Chester County. The property is being donated by:
Open Space Institute
1350 Broadway, Ste 201
New York, NY 10018
The property is adjacent to DNR's Landsford Canal Forest Legacy Wildlife Management Area (WMA) and would allow SC Department of Commerce Project to fulfill a permit requirement for Project Inspector's (Carolina Panthers) impacts to waters of the United States associated with a U.S. Army Corps of Engineers' permit. A companion project, P24-6027 Chester-Landsford Canal WMA Land Acquisition (OSI-A) is interwoven with this tract.
The land is being donated, and an appraisal is not required. The Phase I Environmental Site Assessment report found no adverse issues, does not recommend a Phase II assessment and is attached. There are no structures located on the land therefore no Building Condition Assessment report is required. The seller is a private nonprofit; therefore, letters of support from the Chester County School District and Chester County Government are not required.
As this is a donation the existing budget of $20,000 will be sufficient to complete the acquisition. All mitigation activities are anticipated to be completed by 2027.

Rationale

The project is required for impacting wetlands related to a SC Dept of Commerce economic development project.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Colleton - Crosby Oxypolis HP Land Acquisition (Williams)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	18/60
Project Number	5596	**Overall Priority**	18/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 10 acres of land adjoining DNR's Crosby Oxypolis Heritage Preserve in Colleton County. The 32 acre Crosby Oxypolis Heritage Preserve in Colleton County was acquired to protect a population of the federally-endangered plants, Canby's dropwort (Oxypolis canbyi), also known as Cowbane. At the time the preserve was protected, only five populations of this plant were known to exist.

Rationale

Expand an existing Heritage Preserve.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Colleton - St Helena Sound HP/WMA Land Acquisition (SFI-M)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	19/60
Project Number	5597	**Overall Priority**	19/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire up to +/- 17 acres of land on South Fenwick Island, to fill inholdings on St. Helena Sound HP-WMA.

Rationale

This tract is an inholding consisting of 3 parcels owned by the Maybank Family and located on South Fenwick Island adjacent to St. Helena Sound HP/WMA. The property is dominated by maritime forest and contains frontage along the Ashepoo River on the western boundary. The property is accessible only by boat with a private dock.

Acquisition of this property will protect key parcels on the island and allow for comprehensive management, including prescribed burning and invasive species control. Once acquired, the property will become a Wildlife Management Area, part of St. Helena Sound HP/WMA.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Colleton - Saint Helena Sound WMA Land Acquisition (S Fenwick Isl-Wise)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	20/60
Project Number	5627	**Overall Priority**	20/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 8 acres of land on South Fenwick Island adjacent to existing SCDNR parcels.

Rationale

This tract is an inholding on South Fenwick Island WMA adjacent to St. Helena Sound HP/WMA. There is approximately 400 feet of waterfront on the Ashepoo River. The property is an important addition to the ongoing land protection of South Fenwick Island by SCDNR. It is dominated by low elevation, successional maritime upland forest dominated by loblolly pine, cabbage palm, live oak, and red cedar, with a low diversity understory dominated by beaked panic grass and longleaf Spikegrass. This parcel is of value in long-term management of the WMA because it allows for comprehensive management including prescribed burning and invasive plant control. These habitats will provide resources for diverse wildlife. This tract would be high value as migratory songbird habitat.

SCDNR staff is aware of buildings and structures on site and determined that maintenance of the improvements is worth owning the property. This property is accessible only by boat and has improvements including a dock, a 720 square foot cabin powered by a generator, served by a septic tank-field, has a shed for the generator, and a general storage shed.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Edgefield - Horse Creek HP Land Acquisition (A)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	21/60
Project Number	5631	**Overall Priority**	21/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 156 acres adjacent to existing Horse Creek Heritage Preserve.

Rationale

Create expanded buffer to existing Heritage Preserve. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Florence - Woodbury HP/WMA Addition Land Acquisition
(Snow's Island) [P24-6112]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	22/60
Project Number	5632	**Overall Priority**	22/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - Capital	$8,500,000	Attorney Fees-Construction Projects	$20,000
[CP] Other Funds	$1,500,000	Land	$10,000,000
[CP] Other Funds - Capital	$20,000		
	$10,020,000		$10,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Preliminary Land Acquisition - #6112) Acquire +/- 4,969 acres as an addition to Woodbury Wildlife Management Area.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Florence - Woodbury WMA Land Acquisition (River Forks) [P24-6109]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	23/60
Project Number	5633	**Overall Priority**	23/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - Capital	$2,950,000	Attorney Fees-Construction Projects	$20,000
[CP] Other Funds - Capital	$20,000	Land	$2,950,000
	$2,970,000		$2,970,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Preliminary Land Acquisition - #6109) Acquire +/- 2,584 acres adjacent to Woodbury Wildlife Management Area for natural resource protection.

Rationale

Land is adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - Bunched Arrowhead HP Land Acquisition (Shelton)
[P24-6122]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	24/60
Project Number	5635	**Overall Priority**	24/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
[CP] Other Funds - Capital	$100,000	Land	$100,000
	$120,000		$120,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$4,000	
	Net Cost / (Savings): $4,000		$4,000	

Summary of Work

(Preliminary Land Acquisition - #6122) Acquire +/- 23 acres adjacent to Bunched Arrowhead Heritage Preserve to protect rare and endangered plants.

Rationale

Property adjoins existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - Cedar Mountain HP/WMA Land Acquisition
(Bramlett-NLT) [P24-6065]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	25/60
Project Number	5634	**Overall Priority**	25/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
[CP] Other Funds - Capital	$1,500,000	Land	$1,500,000
	$1,520,000		$1,520,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	1 Year/One Time	$3,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

(Preliminary Land Acquisition - #6065) To acquire +/-435 acres and a building in Greenville County. The property is located approximately six miles northeast of the Town of Cleveland in Greenville County. It is located on the north and south sides of Old Highway 25 and harbors a peak of 1,765 feet. The property is characterized by a cove and oak hickory forest, geologic formations and a tributary of the North Saluda River that provides habitat for rare plant and animal species.

Rationale

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

Alternatives Considered

Limited opportunities exist to protect land that meets Heritage Trust requirements.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Greenville - North Saluda River WMA Land Donation (NLT)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	26/60
Project Number	5630	**Overall Priority**	26/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$10,000
Fee-Architectural, Engineering & Other	$10,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	Indefinitely	$20,000	
	Net Cost / (Savings): $20,000		$20,000	

Summary of Work

Acquire +/- 32 acres along the North Saluda River in Greenville County for conservation purposes and increase public access to lands.

Rationale

This property is adjacent to privately conserved lands that act as a buffer to N. Highway 25 directly to the east. It provides bank access to an approximately 1/2 mile stretch on the North Saluda River and gives wading access beyond the property's boundaries. A population of American ginseng, which is endangered in South Carolina, has also been identified on this parcel in recent years. Acquisition of this property will help protect this species and conserve population numbers in the state, while also providing valuable public access for trout fishing on the Saluda River. Once acquired, the property will be designated as a Wildlife Management Area and placed into SCDNR's WMA program.

Alternatives Considered

No other options were available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Greenville - North Saluda Trout Access Land Acquisition
(Addition A)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	27/60
Project Number	5637	**Overall Priority**	27/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 386 acres of land to provide trout fishing access on the North Saluda River.

Rationale

Acquire land to provide trout fishing access. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - North Saluda Trout Access Land Acquisition
(Addition B)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	28/60
Project Number	5639	**Overall Priority**	28/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 23 acres of land to provide trout fishing access on the North Saluda River.

Rationale

Acquire land to provide trout fishing access. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - North Saluda Trout Access Land Acquisition
(Addition C)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	29/60
Project Number	5636	**Overall Priority**	29/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 94 acres of land to provide trout fishing access on the North Saluda River.

Rationale

Acquire land to provide trout fishing access. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - North Saluda Trout Access Land Acquisition
(Addition D)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	30/60
Project Number	5640	**Overall Priority**	30/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 27 acres of land to provide trout fishing access on the North Saluda River.

Rationale

Acquire land to provide trout fishing access. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - North Saluda Trout Access Land Acquisition
(Addition E)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	31/60
Project Number	5641	**Overall Priority**	31/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 5 acres of land to provide trout fishing access on the North Saluda River.

Rationale

Acquire land to provide trout fishing access.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - Middle South Saluda Trout Access Land Acquisition
(Addition A)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	32/60
Project Number	5638	**Overall Priority**	32/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Acquire +/- 94 acres to provide trout fishing access on the Middle and South Saluda Rivers.

Rationale

Acquire land to provide trout fishing acess.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Georgetown - Cecil Green Mountain HP Land Acquisition (AC)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	33/60
Project Number	5580	**Overall Priority**	33/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	General Funds - Additional	1 Year/One Time	$65,000	
Other Expenses	Other Funds - Additional	Indefinitely	$120,000	
	Net Cost / (Savings): $185,000		$185,000	

Summary of Work

Acquire a +/- 2,000 acre parcel of land to establish Cecil Green Mountain HP-WMA.

Rationale

Acquire land to establish a new Heritage Preserve. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Hampton - Palachucola WMA Land Acquisition (Webb-Drew)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	34/60
Project Number	5652	**Overall Priority**	34/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Attorney Fees-Construction Projects	$10,000
		Fee-Architectural, Engineering & Other	$10,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To acquire +/- 35 acres of land that fills inholdings and adds land adjacent to Palachucola WMA in Hampton County.

Rationale

Acquire land adjacent to existing DNR land and inholdings. This protects additional land and provides some economies for natural resources protection and management that benefit the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Lewis Ocean Bay HP/WMA Land Acquisition (WT)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	35/60
Project Number	5651	**Overall Priority**	35/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$10,000
Fee-Architectural, Engineering & Other	$10,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 60 acres of land that will be added to the existing Lewis Ocean Bay HP-WMA.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Little Pee Dee HP Land Acquisition (Addition A)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	36/60
Project Number	5644	**Overall Priority**	36/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 595 acres adjacent to Little Pee Dee Heritage Preserve.

Rationale

Property adjoins existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Little Pee Dee HP Land Acquisition (GI)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	37/60
Project Number	5581	**Overall Priority**	37/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	General Funds - Additional	1 Year/One Time	$30,000	
	Net Cost / (Savings): $30,000		$30,000	

Summary of Work

Acquire +/- 595 acres of land to add to Little Pee Dee HP.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Waccamaw River HP/WMA Land Acquisition (Addition A)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	38/60
Project Number	5645	**Overall Priority**	38/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 628 acres adjacent to existing Waccamaw River Heritage Preserve.

Rationale

Property adjoins existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Waccamaw River HP/WMA Land Acquisition (Addition B)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	39/60
Project Number	5643	**Overall Priority**	39/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 2,827 acres adjacent to existing Heritage Preserve.

Rationale

Property adjoins existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Waccamaw River HP/WMA Land Acquisition (OSI-4 Parcels)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	40/60
Project Number	5653	**Overall Priority**	40/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$60,000	Fee-Architectural, Engineering & Other	$40,000
		Legal Services-Construction Projects	$20,000
	$60,000		$60,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$75,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

Acquire +/- 5,319 acres across four parcels to fill in holdings on Waccamaw River HP-WMA in Horry County.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Waccamaw River HP/WMA Land Acquisition (River Oaks)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	41/60
Project Number	5656	**Overall Priority**	41/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$10,000
Fee-Architectural, Engineering & Other	$10,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 410 acres of land to expand the Waccamaw HP-WMA.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Jasper - Coosawhatchie HP/WMA Land Acquisition VIII (TNC-Bigby)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	42/60
Project Number	5662	**Overall Priority**	42/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - Capital	$1,800,000	Fee-Architectural, Engineering & Other	$10,000
		Land	$1,780,000
		Legal Services-Construction Projects	$10,000
	$1,800,000		$1,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$6,000	
	Net Cost / (Savings): $6,000		$6,000	

Summary of Work

This project is included on the December agenda as [P24-6110]. Acquire +/- 635 acres in holding to existing Coosawhatchie Heritage Preserve - Wildlife Management Area.

Rationale

Restoration of the previously harvested hardwood floodplain/swamp is critical for flood control, water filtration, carbon sequestration, and habitat utilization by state and federal species of concern and to maintain the integrity of the larger ecosystem footprint of the HP/WMA. The property contains habitat for gopher tortoises, a keystone species, which are currently listed as endangered in South Carolina. Expanding the HP/WMA will increase public recreation opportunities including riverbank fishing, hunting, birdwatching, and academic research.
Once acquired, the property will be designated as a Wildlife Management Area.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Jasper - Coosawhatchie HP/WMA Land Acquisition Part IX (SP)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	43/60
Project Number	5663	**Overall Priority**	43/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$10,000
Fee-Architectural, Engineering & Other	$10,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 274 acres adjacent to increase the acreage Coosawhatchie HP-WMA in Hampton and Jasper counties.

Rationale

Addition of the land will square the boundary and increase protected habitat for gopher tortoise conservation. Rare plants, multiple snake species and bat habitat are also found on this site.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Lancaster - Catawba WMA Land Acquisition (BT)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	44/60
Project Number	5646	**Overall Priority**	44/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000
	$20,000

Project Costs	Amount
Legal Services-Construction Projects	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 223 acres of land adjacent to Catawba Wildlife Management Area.

Rationale

Property adjoins existing WMA. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Congaree Creek HP Land Acquisition (SB)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	45/60
Project Number	5654	**Overall Priority**	45/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$10,000
Attorney Fees-Construction Projects	$10,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Department of Natural Resources requests Joint Bond Review Committee staff approve the establishment of a project to investigate the acquisition of a +/- 1.5 acre in holding in the South Carolina Department of Natural Resources Congaree Creek Heritage Preserve in Lexington County. The property is needed to provide a location for equipment storage and workshop facility which will provide management support services for 18 statewide Cultural Heritage Trust Preserves.

Rationale

Create expanded buffer to existing Heritage Preserve. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Shealy's Pond HP Land Acquisition

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	46/60
Project Number	5655	**Overall Priority**	46/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Attorney Fees-Construction Projects	$10,000
		Fee-Architectural, Engineering & Other	$10,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire multiple parcels to increase Shealy's Pond HP in Lexington County.

Rationale

Acquire land adjacent to DNR's Shealy's Pomd HP. SCDNR protects land to increase natural resources protection and management for the benefit of the state’s natural and cultural resources and its people.

Alternatives Considered

No other alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Marion - Marsh WMA Land Acquisition (Waterfront Preservation)
[P24-6097]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	47/60
Project Number	5629	**Overall Priority**	47/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - Capital	$750,000	Fee-Architectural, Engineering & Other	$10,000
[CP] State Appropriation - Capital	$20,000	Land	$1,000,000
[CP] State Appropriation - Capital	$250,000	Legal Services-Construction Projects	$10,000
	$1,020,000		$1,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Federal Funds - Existing	1 Year/One Time	$33,000	
	Net Cost / (Savings): $33,000		$33,000	

Summary of Work

(Preliminary Land Acquisition - #6097) This project would acquire +/- 491 acres of land adjoining the existing Marsh WMA.

Rationale

This project is a fee simple acquisition of approximately 491 acres of recreational forested timberland. The property borders 0.7 miles of the Pee Dee River and several sections of stream (portions of the Bull Swamp/Mulyn Creek system) run from NW to SE across the property. The property provides riparian, wetland, and aquatic habitats, floodwater storage, flood-flow attenuation, and water quality improvement functions. Protection of the property would enhance and expand the protection of riparian, aquatic habitats at the adjacent Marsh WMA. The property will be open to the public for outdoor recreation as part of the adjacent Wildlife Management Area.

An appraisal, dated June 10, 2025, indicates a value of $1,000,000 for the subject parcels and is attached. A building condition assessment was not performed due to the absence of buildings on the parcels.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Oconee - Chauga River Land Acquisition (Addition A)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	48/60
Project Number	5660	**Overall Priority**	48/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$60,000
	$60,000

Project Costs	Amount
Attorney Fees-Construction Projects	$10,000
Fee-Architectural, Engineering & Other	$50,000
	$60,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 188 acres of land along the Chauga River in Oconee County.

Rationale

Acquiring these tracts will provide public access to a river that contains trout, largemouth bass, redeye bass, bluegill and catfish. This furthers SCDNRs mission to protect land, to increase natural resources protection, and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Oconee - Chauga River Land Acquisition (Addition B)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	49/60
Project Number	5659	**Overall Priority**	49/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$60,000	Attorney Fees-Construction Projects	$10,000
		Fee-Architectural, Engineering & Other	$50,000
	$60,000		$60,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 96 acres of land along the Chauga River in Oconee County.

Rationale

Acquiring these tracts will provide public access to a river that contains trout, largemouth bass, redeye bass, bluegill and catfish. This furthers SCDNRs mission to protect land, to increase natural resources protection, and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Pickens - Brown Mountain/Grassy Knob HP/WMA Land Acquisition (NLT)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	50/60
Project Number	5603	**Overall Priority**	50/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 2,285 acres in Pickens to establish a new Heritage Preserve - Wildlife Management Area. The property contains the summit of Brown Mountain (1,960 ft.) The significance comes from the size and the fact that it is not fragmented and will provide a number of new public recreation opportunities and protects a unique natural landscape.

Rationale

Protect a unique landscape and provide new public recreation opportunties. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way)
[P24-6115]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	51/60
Project Number	5600	**Overall Priority**	51/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000		$15,000
[CP] Other Funds - Capital	$475,000	Land	$475,000
		Legal Services-Construction Projects	$5,000
	$495,000		$495,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

(Preliminary Land Acquisition - #6115) To purchase an +/- 106-acre parcel that is contiguous to Jocassee Gorges WMA and nearly contiguous with Wadakoe Mountain HP/WMA. The owner is:
Naturaland Trust
PO Box 728
Greenville, SC 29602

Rationale

This property is located along the Cherokee Scenic Highway (Hwy. 11), a major artery into Jocassee Gorges WMA. Acquisition of this property would protect the viewshed along Highway 11 and limit the threat of development along the Eastatoe Creek, which offers a crucial habitat for brook trout, the only species of trout native to the eastern United States.
Jocassee Gorges boasts a diverse array of wildlife, including some of the most abundant salamander and black bear populations in the southeast. Acquisition 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.
Due to the significant natural resources on the site, 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.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Pickens - Pickens Dove Field Expansion (Bagwell)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	52/60
Project Number	5602	**Overall Priority**	52/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Capital Reserve Fund - Capital	$20,000	Attorney Fees-Construction Projects	$10,000
		Fee-Architectural, Engineering & Other	$10,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 10 acres of land adjacent to Pickens Dove Field.

Rationale

Property adjoins existing DNR land and provides a buffer to the existing dove fields. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Pickens - South Saluda River WMA Land Acquisition (W)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	53/60
Project Number	5661	**Overall Priority**	53/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$30,000	Attorney Fees-Construction Projects	$10,000
		Fee-Architectural, Engineering & Other	$20,000
	$30,000		$30,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Acquire +/- 28 acres of land to expand the South Saluda River WMA for trout fishing access.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Richland - Wateree River WMA Land Acquisition (Goodwill)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	54/60
Project Number	5598	**Overall Priority**	54/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	50	Other	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To acquire up to +/- 750 acres of land adjacent to SCDNR's Wateree River HP/WMA and Wateree River Firing Range.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

Limited alternatives exist to expand existing protected lands.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Sumter/Lee - Bobwhite Hills WMA Land Acquisition (Player Tract)
[P24-6099]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	55/60
Project Number	5647	**Overall Priority**	55/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$40,000	Attorney Fees-Construction Projects	$10,000
[CP] Other Funds - Capital	$675,000	Fee-Architectural, Engineering & Other	$30,000
		Land	$675,000
	$715,000		$715,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

(Preliminary Land Acquisition - #6099) Acquire +/- 774 acres of land in Dalzell three miles north of the intersection of SC Highway 441 and Live Oak Road. The property is comprised of a longleaf
pine savanna community and borders a 2,490-acre tract leased by DNR as a Wildlife Management Area (WMA). DNR staff have identified 43 priority species that likely utilize the area. It will be managed mainly for quail, along with other wildlife species.

Rationale

Acquisition of the site will allow for the establishment of a WMA for the public to engage in outdoor recreational activities.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Colleton - McKenzie Field Station Renovations [P24-6116]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	56/60
Project Number	5664	**Overall Priority**	56/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Program/Academic	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - R&M	$200,450	Contingencies-Capital Projects	$33,950
[CP] State Appropriation - R&M	$3,000	Fee-Architectural, Engineering & Other	$25,000
[CP] State Appropriation - R&M	$197,000	Other Construction/Renovation/Repair Projects	$2,000
		Renovations-Utilities	$339,500
	$400,450		$400,450

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6116) The Department of Natural Resources (DNR) request approval from the Joint Bond Review Committee to proceed with Phase II for a project to replace the HVAC system that serves the McKenzie Field Station in Colleton County.
The Field Station is comprised of two buildings 1) Classroom/office/lab and 2) Dormitory. This facility serves as a staging area for Marine Research, Law Enforcement and Education for SCDNR as well as other State/Federal agencies and educational groups. The existing HVAC systems are in excess of 20 years old and in need of replacement with more efficient HVAC system. The current units barely keep the interior of the building conditioned and do not provide for dehumidification, which is essential in this environment for keeping the building conditioned as well as preventing other complications associated with high humidity.
SCDNR plans to address this issue by installing new energy efficient HVAC systems that include dehumidification. The new HVAC systems will be installed on elevated platforms so they would be above the flood elevation.

Rationale

Replacing the system will provide for dehumidification, which is essential in this environment for keeping the building conditioned as well as preventing other complications associated with high humidity.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Charleston - CCEHBR Building Demolition [P24-6104]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	57/60
Project Number	5668	**Overall Priority**	57/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Demolish Existing Facility	100	Office/Administration	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$945,000	Contingencies-Capital Projects	$120,640
[CP] State Appropriation - R&M	$507,040	Fee-Architectural, Engineering & Other	$120,000
		Other Capital Outlay Costs	$1,211,400
	$1,452,040		$1,452,040

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #6104) The project will demolish the building.

Rationale

The need for this increase is mainly attributed to higher than anticipated demolition and hazardous materials abatement costs. In 2021 NOAA-NMFS ended their lease and moved out of the building. It has remained unoccupied since that time. In
2013, the agency conducted a feasibility study to provide an overall facility condition assessment from an architectural, mechanical, and electrical standpoint. The study determined that the building has outlived its useful life and is inefficient.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Bundrick Island Dock Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	58/60
Project Number	5669	**Overall Priority**	58/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$7,500
[CP] State Appropriation - Capital	$543,012
	$550,512

Project Costs	Amount
Construction-Buildings & Additions	$489,200
Contingencies-Capital Projects	$48,920
Fee-Architectural, Engineering & Other	$12,392
	$550,512

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6088) The project will replace and expand the existing dock to have the additional capacity for boats. The new dock will have standard 24-foot-wide by 24-foot-long slips that will give additional room to allow 2 boats to dock simultaneously. The additional length of the slip will extend the main walk roughly about 20 feet.

Rationale

The Bundrick Island facility is a major hub for SCDNR Law Enforcement and Fisheries activities on Lake Murray. It is utilized by SCDNR primarily for day-to-day Law Enforcement activities and emergency response. The current structure does not have the capacity needed to moor the number of boats required to serve this lake and needs replacement.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Ft. Johnson Mechanical Infrastructure Renovations
[P24-6070]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	59/60
Project Number	5672	**Overall Priority**	59/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$4,000,000
[CP] State Appropriation - R&M	$5,419,633
	$9,419,633

Project Costs	Amount
Contingencies-Capital Projects	$819,967
Fee-Architectural, Engineering & Other	$400,000
Other Capital Outlay Costs	$10,500
Other Construction/Renovation/Repair Projects	$8,189,166
	$9,419,633

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely		($21,750)
	Net Cost / (Savings): ($21,750)			($21,750)

Summary of Work

(Phase II - #6070) The project will renovate portions of the mechanical infrastructure at the Marine Resources Center. The work includes replacement of boilers and cooling towers at the Central Energy Plant including hot and cold-water piping, generators, replacement of air handler units, duct, piping, electrical and controls at the Administration Building and Marine Research Infrastructure Building and associated modifications at all buildings needed to provide an efficient mechanical system and sound structure.

Rationale

The additional funds are needed to complete the project. The mechanical systems are built adjacent to the Charleston Harbor and are exposed to a high salinity environment, which accelerated deterioration. Because of this environment, the mechanical infrastructure has outlived its useful life and needs replacement.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Ft. Johnson Historic House Renovations [P24-6079]

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	60/60
Project Number	5673	**Overall Priority**	60/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$1,200,000
[CP] State Appropriation - R&M	$235,872
	$1,435,872

Project Costs	Amount
Bond Issue Costs-Capital Projects	$11,232
Contingencies-Capital Projects	$100,225
Fee-Architectural, Engineering & Other	$97,575
Renovations-Building Exteriors	$1,226,840
	$1,435,872

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #6079) The project will renovate the Marshlands House and the Bearden House (Quarantine Officers Quarters). The work will focus on the envelope of both structures to include window repairs, siding and trim restoration, mortar repairs, porch railings and column replacements /repairs.

Rationale

This increase will allow window shutter repairs to be completed. The project addresses the deteriorating conditions of both structures. The houses are located on the Charleston Harbor, and the salt water has been harsh on the exterior paint and woodwork. The project is required to preserve the integrity and historical significance of the inside and outside structures.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Chester - Mountain Lakes Dams 1 & 2 Maintenance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/18
Project Number	5515	**Overall Priority**	61/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$950,000
	$950,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$155,000
Other Construction/Renovation/Repair Projects	$795,000
	$950,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repairs to water control structures and impoundment wall to meet DES dam safety standards.

Rationale

Protects opportunity for fishing, fish habitat in the lake and private property downstream from the lake.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Barnwell - Lake Edgar Brown Water Exchange Improvement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/18
Project Number	5517	**Overall Priority**	62/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Environmental	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$1,555,500	Fee-Architectural, Engineering & Other	$233,325
		Other Construction/Renovation/Repair Projects	$1,322,175
	$1,555,500		$1,555,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Improve water exchange at Lake Brown that will alleviate nuisance algae blooms occurring frequently during summer months.

Rationale

Reduces nuisance odors during summer months.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Cohen Campbell Hatchery - Renovations and Impoundment Repair

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/18
Project Number	5519	**Overall Priority**	63/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	60
Other	40
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$2,600,000
	$2,600,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$28,545
Other Construction/Renovation/Repair Projects	$2,571,455
	$2,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will address repais tor broken production pond effluent lines; at functional effluent lines, address structural issues which led to failure; repair/renovate clay pond liners

Rationale

The effluent line at production pond 5 is currently broken, meaning this pond cannot be used for fish production. Effluent lines at seven additional production ponds have the same structural issue which led to failure and are already beginning to deteriorate. Clay pond liners will be repaired to prevent water loss.

Alternatives Considered

No build - Production capacity will remain reduced, and more ponds will likely be taken out of operation

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Barnwell - Barnwell State Fish Hatchery Restoration [P24-6045]

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Budget Change	**Plan Year Priority**	4/18
Project Number	5550	**Overall Priority**	64/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	95
Replace Existing Facility/System	5
	100%

Facility Type	Percentage
Program/Academic	90
Support Services/Storage/Maintenance	10
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Other	95
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$320,000
[CP] State Appropriation - R&M	$2,880,000
	$3,200,000

Project Costs	Amount
Construction-Buildings & Additions	$180,000
Contingencies-Capital Projects	$285,515
Fee-Architectural, Engineering & Other	$386,335
Other Construction/Renovation/Repair Projects	$2,348,150
	$3,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	3 Years+	$50,000	
Utilities	General Funds - Existing	3 Years+	$25,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

(Phase I - #6045) The Department of Natural Resources (DNR) requests Joint Bond Review Committee Staff to approve the establishment of a Legislatively Authorized Project to address maintenance and repair needs at the Barnwell State Fish Hatchery located in Barnwell County. The hatchery was constructed in 1947 and sits on approximately 17 acres within the Barnwell city limits. The Barnwell State Fish Hatchery was closed in 2003, reopened in 2015, and restaffing began in late 2020 through funding provided from the FY 2020 Appropriations Act.
Barnwell State Fish Hatchery will play a vital role in propagating those species of fish in sizes required for public stocking and providing fishing opportunities to the constituents of South Carolina. Due to the hatcheries age, major renovation and upgrades are needed to efficiently produce fish populations. This project plans to address these issues and consist of engineering studies, plans and specifications, hatchery renovations to include site improvements, recontouring pond, water supply and electrical infrastructure improvements, renovating the fish house and storage building that supports production needs required to meet hatchery production goals.
The department requests an initial budget of $48,000 to conduct A&E activities. The current estimated cost is $3,200,000 to complete the project. Funding for all phases is provided from the FY 2023 Appropriations Act 239, Proviso 118.19(B)(44)(e) $2,200,000 and (g) $1,000,000.

Rationale

Reopen the hatchery to increase production of certain fish species for stocking in public waters.

Alternatives Considered

The alternative is for the facility to remain dormant.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Ft Johnson Fire Alarm & Sprinkler Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/18
Project Number	5560	**Overall Priority**	65/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$330,000
	$330,000

Project Costs	Amount
Contingencies-Capital Projects	$33,000
Fee-Architectural, Engineering & Other	$49,500
Other Construction/Renovation/Repair Projects	$247,500
	$330,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	3 Years+	$500	
	Net Cost / (Savings): $500		$500	

Summary of Work

This project intends to protect staff, assets, and real property from fire damage and ensure reliable monitoring and alerting of the fire department, allowing a rapid response at all hours.

The project would involve: replacing fire panels in eight (8) staff-occupied DNR buildings at Ft. Johnson with modern and integrated fire detection and alerting system panels; replace or add ADA-compliant audio/visual fire notification signal devices throughout buildings; integrate all alarm panels into with current building management system for central management, staff alerting, and automated fire department call-out capabilities; replace outdated and insufficient sprinkler system in the Facilities building's auto shop and maintenance equipment bays.

Rationale

This project intends to protect staff, assets, and real property from fire damage and ensure reliable monitoring and alerting of the fire department, allowing a rapid response at all hours. DNR's Ft. Johnson location has a complex of eight (8) staff occupied buildings of diverse age, construction, and sizes. All of these structures play important roles in DNR's ability to perform management, outreach, and research of natural resources in SC's coastal regions.

Alternatives Considered

Maintaining and repairing current fire systems is costly and retrofit of existing outdated systems would be neither cost effective nor allow significant improvements to the system capability.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Berkeley - Dennis Wildlife Center - Administration Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/18
Project Number	5561	**Overall Priority**	66/103

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	45
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Roof	10
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$3,000,000
	$3,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$55,000
Other Construction/Renovation/Repair Projects	$395,000
Renovations-Building Exteriors	$1,350,000
Renovations-Buildings & Additions-Interiors	$900,000
Roofing-Repairs & Renovations	$300,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Deficiencies such as leaking roof, HVAC system, fire alarm, updating restrooms, etc. are needed to bring this approximately 50 year old heavily utilized building up to standards.

Rationale

Building deficiencies are negatively impacting program function.

Alternatives Considered

No-build alterative, which would exacerbate building deficiencies

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Berkeley - Dennis Center - Replace Regional Workshop

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	7/18
Project Number	5562	**Overall Priority**	67/103

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	70
Demolish Existing Facility	20
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	30
Other	30
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,400,000
[CP] State Appropriation - R&M	$600,000
	$3,000,000

Project Costs	Amount
Construction-Buildings & Additions	$2,025,000
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$75,000
Other Construction/Renovation/Repair Projects	$600,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work
Replace the exiating facility which is too small to support wildlife and fisheries needs. The existing structure would be demolished and replaced with a new building.

Rationale
The existing workshop has structural infirmity and is of insufficient size to meet the needs of wildlife and fisheries staff at the Dennis Center nd Region IV.

Alternatives Considered
No-build alternative, which would lead to eventual infrastructure failure

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Botany Bay WMA Shop Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	8/18
Project Number	5563	**Overall Priority**	68/103

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	65
Electrical/Mechanical	15
Interior Finishes/Flooring/Fixtures	20
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$700,000
	$700,000

Project Costs	Amount
Construction-Buildings & Additions	$670,000
Fee-Architectural, Engineering & Other	$30,000
	$700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Additional	Indefinitely	$450	
Utilities	Federal Funds - Additional	Indefinitely	$1,350	
	Net Cost / (Savings): $1,800		$1,800	

Summary of Work

Construct a shop to store and repair agriculture equipment used in the management of the 3,300-acre Botany Bay HP /WMA property in southern Charleston County. The facility will be centrally located for reasonable access by staff. Design will be based on the prefabricated shop constructed at Yawkey Wildlife Center and cover 4,000 sq ft.

Rationale

To protect equipment, increase property management efficiency, and to provide a secure facility to make small repairs to equipment.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Santee Coastal WMA Murphy Island Dock

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	9/18
Project Number	5565	**Overall Priority**	69/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - R&M	$260,000
	$260,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$13,900
Other Construction/Renovation/Repair Projects	$246,100
	$260,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely	$840	
	Net Cost / (Savings): $840		$840	

Summary of Work

The current dock is in a state of disrepair and is not usable at this time. The new dock will allow for boats with equipment to tie up and access the lower end of the 8,000 acre Murphy Island. This will allow for better management monitoring to occur. The dock will also allow for hunter access during lottery waterfowl hunts on the island. .
The estimated cost of the project is $260,000. Funding will be from state appropriated funds.

Rationale

Protecting assets by providing a safe and dependable structure for staff and public use when accessing the island.

Alternatives Considered

If no action is taken the dock becomes unusable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Chesterfield - Cheraw Fish Hatchery Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	10/18
Project Number	5566	**Overall Priority**	70/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Electrical/Mechanical	60
				Other	40
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$1,235,000	Fee-Architectural, Engineering & Other	$123,500
		Other Construction/Renovation/Repair Projects	$1,111,500
	$1,235,000		$1,235,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Capital improvements at the Cheraw State Fish Hatchery, including but not limited to: renovating the laboratory/storage building, resurfacing and sealing catch basins and in-ground raceways, and renovating the hatchery manager's and technician's residences.

Rationale

Critical infrastructure at the hatchery has developed deficiencies due to age, routine use, and wear-and-tear. Renovating these elements will facilitate efficient program function into the future.

Alternatives Considered

No build - critical infrastructure will continue to deteriorate and negatively impact program function

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Georgetown - Samworth WMA - Big Field Dike Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	11/18
Project Number	5569	**Overall Priority**	71/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$1,200,000
	$1,200,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$25,000
Other Construction/Renovation/Repair Projects	$1,175,000
	$1,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovation of the Big Field impoundment to include breach repair, dike re-topping, trunk replacement, and berm establishment. This will allow for management of water levels to grow and maintain waterfowl habitat for migrating waterfowl.
The estimated cost of the project is $1,200,000. Funding will be from State Appropriated funds.

Rationale

Protect assets and provide a dependable facility for public waterfowl hunts and improve waterfowl habitat.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Oconee - Walhalla Hatchery Bunk House Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	12/18
Project Number	5571	**Overall Priority**	72/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$115,000
[CP] State Appropriation - R&M	$245,000
	$360,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$7,400
Renovations-Buildings & Additions-Interiors	$352,600
	$360,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To conduct renovation of the Bunk House at the Walhalla Hatchery in Oconee County. Renovations will include updating electrical service foundation stabilization, HVAC upgrades, roof repair and replacement, window replacement, interior and exterior painting and other general repairs.

Rationale

This project protects the asset and improves the conditions in a support facility. When conducting research, due to its remote location, interns and temporary project investigators have no temporary housing alternatives.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Newberry - Belfast WMA Roof Replacement Main House

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	13/18
Project Number	5572	**Overall Priority**	73/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Roof	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$250,000	Fee-Architectural, Engineering & Other	$3,400
		Roofing-Repairs & Renovations	$246,600
	$250,000		$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will replace the roof on the two story, historical main House on the Belfast WMA in Newberry County.

Rationale

Existing roof is nearing the end of its functional life.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Richland - Wateree River HP/WMA Pond Impoundment Rehabilitation

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	14/18
Project Number	5650	**Overall Priority**	74/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$2,100,000	Fee-Architectural, Engineering & Other	$150,000
		Other Construction/Renovation/Repair Projects	$1,950,000
	$2,100,000		$2,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Rehabilitate the impoundment wall for the Goodwill Property pond.

Rationale

The current impoundment wall is sheet pile construction. Certain sections, and possibly all sections, need to be replaced and water control structure devices added to allow better management of the available water resources.

Alternatives Considered

No action could result in the loss of impoundment control.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Aiken - Jackson Branch HP/WMA Land Acquisition

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	15/18
Project Number	5587	**Overall Priority**	75/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	50	Other	100
		Program/Academic	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$50,000	Fee-Architectural, Engineering & Other	$50,000
	$50,000		$50,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire up to +/- 2,700 acres of land to establish a new HP-WMA in Aiken County.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

Limited opportunities exist to protect land that meets Heritage Trust requirements.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Barnwell - Barnwell Office Renovations [P24-6119]

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Budget Change	**Plan Year Priority**	16/18
Project Number	5667	**Overall Priority**	76/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
HVAC	10
Interior Finishes/Flooring/Fixtures	50
Roof	20
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$3,000
[CP] State Appropriation - R&M	$227,000
	$230,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$28,000
Other Construction/Renovation/Repair Projects	$41,000
Renovations-Buildings & Additions-Interiors	$115,000
Roofing-Repairs & Renovations	$46,000
	$230,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #6119) This project will renovate the office spaces, restroom, and kitchen/break room in the original wing of the Barnwell office. Renovations will include asbestos abatement, plumbing and electrical system upgrades; installation of data ports; and restroom upgrades to comply with current ADA standards.

Rationale

The area to be renovated is original to the facility, which was constructed in 1947. Renovations since that time have been minimal, and the electrical, plumbing, and other infrastructure is falling into disrepair.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Florence-Lynches River Scenic WMA Land Acquisition
(Humphries) [P24-6103]

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Budget Change	**Plan Year Priority**	17/18
Project Number	5670	**Overall Priority**	77/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Attorney Fees-Construction Projects	$409,000
[CP] State Appropriation - Capital	$409,000	Legal Services-Construction Projects	$20,000
	$429,000		$429,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Federal Funds - Existing	1 Year/One Time	$7,500	
Other Expenses	Other Funds - Existing	1 Year/One Time	$2,500	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Preliminary Land Acquisition - #6103) To acquire +/-85.8 acres and a building in Florence County. The tract borders the Lynches River on the northern side and the DNR Riverstone Lynches River Scenic site on the west.

Rationale

Acquisition of the property would further the purposes of the Scenic River designation and habitat connectivity by protecting an additional 1.5 miles of floodplain swamp forest. A new Wildlife Management Area would be established providing the public opportunities for hunting waterfowl and continued recreational fishing.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lancaster - Flat Creek Public Dove Field (HGM) [P24-6055]

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Budget Change	**Plan Year Priority**	18/18
Project Number	5671	**Overall Priority**	78/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Legal Services-Construction Projects	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$3,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

(Preliminary Land Acquisition - #6055) To acquire +/- 57-acres of land in Lancaster County. The property to be acquired is +/- 57-acres of land located in Lancaster County. The property is located approximately 7 miles northeast of Kershaw

Rationale

If acquired, the agency intends to designate the property as a Wildlife Management Area and utilize it as a public dove field. General management costs incurred will be supported by federal Wildlife Restoration Funds. The property is an old agricultural field with some forested area that provides a protective buffer to Flat Creek, which is a federally designated critical habitat for the endangered Carolina Heel splitter (Lasmigona decorate). It will also provide additional recreational opportunities for hunting dove. The donation is in aid of a US Army Corps of Engineers permit allowing Haile Gold Mine to expand operations.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Chester - Lake Oliphant Dam Maintenance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/19
Project Number	5497	**Overall Priority**	79/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$950,000
	$950,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$190,000
Other Construction/Renovation/Repair Projects	$760,000
	$950,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Repairs to water control structures and impoundment wall to meet DES dam safety standards.

Rationale

Protects opportunity for fishing, fish habitat in the lake and private property downstream from the lake.

Alternatives Considered

None

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Beaufort - Replace Waddell Mariculture Center Pumphouse

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/19
Project Number	5564	**Overall Priority**	80/103

Project Type	Percentage
Architectural and Engineering	10
Replace Existing Facility/System	90
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,900,000
	$2,900,000

Project Costs	Amount
Construction-Buildings & Additions	$2,360,000
Contingencies-Capital Projects	$290,000
Fee-Architectural, Engineering & Other	$250,000
	$2,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Waddell Mariculture Center Pumphouse supplies water from Colleton River to the maturation ponds and the fish hatchery. This will allow Waddell Mariculture Center to continue to grow and stock Flounder, Red Drum, Spotted Sea Trout and Cobia. This will include all new building, electrical, pumps, and generators. The 200 feet of 14-inch raw water piping in the Colleton River to the pumphouse along with 4000 feet of 12-inch piping from the pumphouse to the water control tower will need replacing.

Rationale

Due to the aging infrastructure of the Waddell Mariculture Center's raw water intake the system needs replacing. The piping in the river is failing. The pump house concrete is failing and has only a few years of life.

Alternatives Considered

No action endangers the water supply for mariculture operations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Berkeley - Dennis Wildlife Center Hatchery Maintenance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/19
Project Number	5499	**Overall Priority**	81/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	60
Support Services/Storage/Maintenance	40
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Interior Finishes/Flooring/Fixtures	25
Other	60
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$13,865,500
	$13,865,500

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$8,319,300
Renovations-Buildings & Additions-Interiors	$3,466,450
Roofing-Repairs & Renovations	$2,079,750
	$13,865,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The hatchery has multiple systems that are near failure. Design and infrastructure of facility is significantly outdated and needs to be brought up to modern specifications to be efficient.

Rationale

Hatchery production will be impacted, and some work areas will become unsafe.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Cohen Campbell Hatchery - Renovate Production Ponds

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/19
Project Number	5500	**Overall Priority**	82/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$1,500,000	Fee-Architectural, Engineering & Other	$36,000
		Other Construction/Renovation/Repair Projects	$1,464,000
	$1,500,000		$1,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Modify two ponds designed for fish production to accommodate production of endangered mussel species.

Rationale

xx

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Hampton - Hamilton Ridge Historic House Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/19
Project Number	5504	**Overall Priority**	83/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	55
Interior Finishes/Flooring/Fixtures	45
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$3,000,000
	$3,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$75,000
Renovations-Building Exteriors	$1,425,000
Renovations-Buildings & Additions-Interiors	$1,500,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Additional	3 Years+	$1,000	
Office Expense	Other Funds - Additional	3 Years+	$95,000	
Utilities	Other Funds - Additional	Indefinitely	$1,500	
	Net Cost / (Savings): $97,500		$97,500	

Summary of Work

Renovate historical plantation house on Hamilton Ridge property in Hampton County.

Rationale

Maintain an existing state asset.

Alternatives Considered

No action results in deterioration of the asset.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Hatchery Coordination - Grass Carp Testing Lab

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	6/19
Project Number	5505	**Overall Priority**	84/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Program/Academic	100	Building Envelope/Windows/Walls	100
Construct Additional Facility	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - R&M	$500,000	Construction-Buildings & Additions	$450,000
		Fee-Architectural, Engineering & Other	$50,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Additional	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

Construct a new grass carp testing facility at the Cohen Campbell Fish Hatchery Facility.

Rationale

The current lab very small and retrofitted into the Cohen Campbell fish house. It lacks appropriate ventilation, biosecurity measures, and humidity control. Constructing a separate grass carp testing facility will mitigate these issues and allow the agency to better serve commercial aquaculture vendors.

Alternatives Considered

No build - current deficiencies cannot be addressed

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Renovate Styx Receiving Compound

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	7/19
Project Number	5506	**Overall Priority**	85/103

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	30
Support Services/Storage/Maintenance	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Fire/Security	15
Interior Finishes/Flooring/Fixtures	25
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$2,500,000
	$2,500,000

Project Costs	Amount
Construction-Buildings & Additions	$1,875,000
Fee-Architectural, Engineering & Other	$250,000
Other Construction/Renovation/Repair Projects	$125,000
Renovations-Utilities	$250,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovate agency receiving building and communications building, improve communications lines and connect water/sewer to local utility system.

Rationale

Buildings are approaching 45+ years old and need energy efficiency upgrades, improved water/sewer connections and facility security systems.

Alternatives Considered

Not addressing facility conditions increases expenses for sewer issues and working conditions in older buildings.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Richland - Wateree River HP Road Culvert Colonel Creek

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	8/19
Project Number	5551	**Overall Priority**	86/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - R&M	$450,000
	$450,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$11,750
Other Construction/Renovation/Repair Projects	$438,250
	$450,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The structure would provide access to the property during normal weather and water flow condititons, while improving water flow through the area during high flood events. Improving water flow during high flood events would ensure access access to the property for the general public and for DNR staff. This would also help to mitigate flooding of the main access road for Wateree River HP WMA. The estimated cost of the project is $450,000. Funding will be from the Haile Goldmine Mitigation funds.

Rationale

To protect assets and prevent loss of use during periods of high water flow.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Horry - Lewis Ocean Bay HP Land Donation - Mitigation (BB)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	9/19
Project Number	5507	**Overall Priority**	87/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Acquire +/- 3,650 acres of land adjacent to Lewis Ocean Bay HP.

Rationale

Provide land for additional hunting opportunities for hunters that may not have public access opportunities available. The property is part of an approved mitigation plan for an economic development project.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Greenville - Bunched Arrowhead HP Land Acquisition (R)

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	10/19
Project Number	5573	**Overall Priority**	88/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$5,000
Legal Services-Construction Projects	$15,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$25,000	
	Net Cost / (Savings): $25,000		$25,000	

Summary of Work

To acquire +/- 25 acres of land to add to the Bunched Arrowhead Heritage Preserve.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Hampton - Duckfield Plantation WMA Land Acquisition

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	11/19
Project Number	5510	**Overall Priority**	89/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$15,000
Legal Services-Construction Projects	$5,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

Acquire +/- 924 acres to establish Duckfield Wildlife Management Area.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lancaster - Forty Acre Rock HP Mitigation Land Donation (HGM Tract 3) [P24-6064]

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Budget Change	**Plan Year Priority**	12/19
Project Number	5508	**Overall Priority**	90/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Preliminary Land Acquisition - #6064) Acquire +/- 2,074.45 acres of land in Lancaster County adjacent to Forty Acre Rock HP.

Rationale

Provide land for additional hunting opportunities for hunters that may not have public access opportunities available.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lancaster - Forty Acre Rock HP Mitigation Land Donation (HGM Tract 4) [P24-6076]

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Budget Change	**Plan Year Priority**	13/19
Project Number	5509	**Overall Priority**	91/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$20,000	Legal Services-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Additional	3 Years+	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

(Preliminary Land Acquisition - #6076) Acquire +/- 379.44-acre donation of land in Lancaster County adjacent to Forty Acre Rock HP.

Rationale

Provide land for additional hunting opportunities for hunters that may not have public access opportunities available.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lancaster - Liberty Hill WMA Land Acquisition (WH)

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	14/19
Project Number	5574	**Overall Priority**	92/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$10,000
Fee-Architectural, Engineering & Other	$10,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	General Funds - Additional	1 Year/One Time	$75,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

Acquire +/- 4,406 acres of land to expand the Liberty Hill WMA.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lancaster/Kershaw - Liberty Hill WMA Land Acquisition (TCF-BH)

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	15/19
Project Number	5575	**Overall Priority**	93/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Attorney Fees-Construction Projects	$10,000
		Fee-Architectural, Engineering & Other	$10,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	General Funds - Additional	1 Year/One Time	$20,000	
	Net Cost / (Savings): $20,000		$20,000	

Summary of Work

Acquire +/- 1,976 acres of land to expand the Liberty Hill WMA.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Peachtree Rock HP Land Acquisition (PR)

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	16/19
Project Number	5576	**Overall Priority**	94/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000
	$20,000

Project Costs	Amount
Attorney Fees-Construction Projects	$5,000
Fee-Architectural, Engineering & Other	$15,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Acquire up to +/- 5,200 acres of land to add to the Peachtree Rock HP.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Marion - Little Pee Dee HP Land Acquisition (GF)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	17/19
Project Number	5577	**Overall Priority**	95/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 297 acres of land in Marion County adjacent to Little Pee Dee HP.

Rationale

Provide protection to 297 additional acres of wildlife habitat in Marion County. The property is adjacent to Little Pee Dee HP.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Marion - Little Pee Dee HP Land Acquisition (OMT)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	18/19
Project Number	5578	**Overall Priority**	96/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire +/- 472 acres of land in Marion County adjacent to Little Pee Dee HP.

Rationale

Provide protection to 472 additional acres of wildlife habitat in Marion County. The property is adjacent to Little Pee Dee HP.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Marion - Little Pee Dee HP Land Acquisition (SM)

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	19/19
Project Number	5579	**Overall Priority**	97/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Additional	1 Year/One Time	$30,000	
	Net Cost / (Savings): $30,000		$30,000	

Summary of Work

Acquire up to +/- 744 acres of land to expand the Little Pee Dee HP-WMA.

Rationale

Acquire land adjacent to existing DNR land. SCDNR protects land to increase natural resources protection and management for the benefit of the state's natural and cultural resources and its people.

Alternatives Considered

No alternatives considered.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name
Charleston - Battleground Trust Land Donation (Ft Johnson COC)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	1/6
Project Number	5491	**Overall Priority**	98/103

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000
	$20,000

Project Costs	Amount
Land	$20,000
	$20,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work
Acquire a +/- 3.42-acre donation from the South Carolina Battleground Trust adjacent to Fort Johnson.

Rationale
Enhances the visitor experience on the Marine Resource Institute grounds at Fort Johnson. Also limits fragmented purposes for land use on behind the MRRI gates.

Alternatives Considered
None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Charleston - Battleground Trust Land Donation (Ft Johnson MUSC)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	2/6
Project Number	5492	**Overall Priority**	99/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Attorney Fees-Construction Projects	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Acquire a donation of 1.58 acres adjoining Fort Johnson from The South Carolina Battleground Preservation Trust. This parcel was previously owned by the Medical University of South Carolina. Once the abandoned buildings on the tract are demolished SCBPT will transfer the land to the SCDNR. The department will enter into a MOU with SCPRT for management of the property while SCBPT will retain responsibility for interpretation of the property.

The property will be open to the public as a historic and special event site.

Rationale

SCPRT already manages the May Forest State Park at the Fort Johnson entrance.

Alternatives Considered

Securing the tract for use by a state entity is preferable to development as a commercial concern.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Fort Johnson Multi Agency Facility

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	5493	**Overall Priority**	100/103

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	5	Other	100
		Program/Academic	95		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$45,000,000	Construction-Buildings & Additions	$45,000,000
	$45,000,000		$45,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Department of Natural Resources in partnership with the College of Charleston, proposes to investigate the feasibility and cost of constructing a new facility on the property to accommodate current programs across the Grice Marine Lab, Marine Resources Research Institute and administrative functions. The siting of the facility follow the Fort Johnson Master Land Use Plan.

Rationale

The new facility would be located on higher ground due to current flooding issues and continuing sea level rise.

Alternatives Considered

None at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Hampton - Lake Warren Dam Maintenance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	5494	**Overall Priority**	101/103

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - R&M	$1,000,000
	$1,000,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$1,000,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repairs to the dam at Lake Warren in Hampton County. Repairs would meet DES safety standards.

Rationale

Retains full use of the impoundment for recreational activities.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Union - Lake Long Fishing Piers

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	5495	**Overall Priority**	102/103

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - R&M	$425,000
	$425,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$425,000
	$425,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace wooden fishing pier and construct a new aluminum fishing pier at Lake Long.

Rationale

The current pier is in need or replacement having exceeded its useful life expectancy.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Natural Resources

Project Name

Lexington - Congaree Creek HP Workshop

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	5496	**Overall Priority**	103/103

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$250,000
	$250,000

Project Costs	Amount
Construction-Buildings & Additions	$250,000
	$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Additional	Indefinitely	$1,200	
	Net Cost / (Savings): $1,200		$1,200	

Summary of Work

Construct a workshop for storage and repair of equipment used on Congaree Creek HP and other nearby Heritage/Cultural Preserves

Rationale

Equipment would be closer to properties where management and maintenance activities occur.

Alternatives Considered

None



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Parks, Recreation and Tourism

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Venues at Arsenal Hill Improvements

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/33
Project Number	4335	**Overall Priority**	1/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	5
Repair/Renovate Existing Facility/System	75
Site Development	10
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$1,775,000
[CP] State Appropriation - Capital	$12,600,000
[CP] State Appropriation - Capital	$2,000,000
[CP] State Appropriation - Capital	$3,625,000
	$20,000,000

Project Costs	Amount
Contingencies-Capital Projects	$3,000,000
Fee-Architectural, Engineering & Other	$1,905,000
Renovations-Building Exteriors	$6,570,000
Renovations-Buildings & Additions-Interiors	$5,900,000
Site Development (Non-Depreciable Land Improv)	$2,625,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase 2 - #9778) This project consists of renovations and repairs to The Venues at Arsenal Hill (Portion of the Governor's Mansion Complex). SCPRT has worked in collaboration with the SC Department of Administration to develop a vision to guide the management of the facilities on the Governor's Mansion Complex. These facilities include the Lace House, Caldwell-Boylston House, Carriage House, and gardens in the vicinity of these facilities. This increase is an estimate to incorporate the Caldwell-Boylston House and the Gardens since they had to be removed due to escalating cost and unforeseen conditions.

Rationale

This project represents a unique opportunity to promote public awareness and usage of the facilities that will provide unique venues for rental to the public for events.

Alternatives Considered

This project has one alternative, which would be for these facilities to continue to operate as is, which would ultimately lead to disrepair, lost revenue, and the loss of historical state assets.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Cheraw State Park Cabins

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/33
Project Number	4336	**Overall Priority**	2/69

Project Type	Percentage
Architectural and Engineering	15
Construct Additional Facility	30
Environmental	5
Site Development	50
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,500,000
[CP] State Appropriation - Capital	$600,000
[CP] State Appropriation - Capital	$1,000,000
	$4,100,000

Project Costs	Amount
Construction-Buildings & Additions	$2,828,630
Contingencies-Capital Projects	$391,326
Site Development (Non-Depreciable Land Improv)	$880,044
	$4,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$50,000	
Utilities	Other Funds - Existing	Indefinitely	$100,000	
	Net Cost / (Savings): $150,000		$150,000	

Summary of Work

(Partial Phase II - #9784) This project consists of constructing new cabin(s) and associated infrastructure at Cheraw State Park. Presently, a site has been selected, and archeological clearance is in process; therefore, the designs of the cabins and the associated infrastructure will continue to progress. This project is proposed to progress in a phased approach: Phase I – Infrastructure, Phase II – Initial Cabins Construction, Phase III – Additional Cabins Construction.

Rationale

The new cabins at this park could provide additional revenue to the park through rentals.

Alternatives Considered

The alternative is to continue to operate the existing historic cabins and add no new cabins. This option could potentially reduce revenue for the Agency.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Paving Agreement with SCDOT

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/33
Project Number	4337	**Overall Priority**	3/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - R&M	$1,660,000
[CP] Other Funds - R&M	$10,000
[CP] State Appropriation - R&M	$5,000,000
[CP] State Appropriation - R&M	$3,500,000
	$10,170,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$476,000
Site Development (Non-Depreciable Land Improv)	$4,194,000
Site Development (Non-Depreciable Land Improv)	$5,500,000
	$10,170,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9796) This project is to establish a payment method to SCDOT for paving of park roads. The first phase will be for $1,000,000 and will include the first four parks on the list below. Through discussions with SCDOT and a recent completed project, SCPRT has discovered that SCDOT can repair and resurface park roads much more efficiently and at tremendous cost savings than the agency can internally. These funds will be used to reimburse SCDOT for paving projects. SCDOT will oversee all on site construction work and when billed by the paving contractor, SCPRT will reimburse SCDOT for the expense. SCDOT will be moving forward with these projects based on the priority list SCPRT provided to them. Preliminary estimates associated with various parks are as follows: Table Rock State Park - $1.5 million, Chester State Park - $500k, Jones Gap State Park - $500k, Paris Mountain State Park: Road Shoulder Repair/Patching/Widening - $1 million, Lake Hartwell State Park - $500k, Myrtle Beach State Park - $1 million (Total Add $5.5 million). Additional parks will be added to the proposed paving list as additional funds become available.

Parks paved with SCDOT: Little Pee Dee, Barnwell, Aiken, Poinsett, Charleston Towne Landing, Hunting Island

Rationale

Due to environmental factors, as well as the wear and tear which occurs from visitors, the agency's roadways need repair and/or replacement to ensure continued safe visitor use.

Alternatives Considered

The alternative is to forgo repairs and continue to operate with a reduced visitor experience, which could eventually lead to the closure of roadways due to safety concerns.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Charles Towne Landing Puma Habitat Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	4/33
Project Number	4340	**Overall Priority**	4/69

Project Type	Percentage
Architectural and Engineering	15
Repair/Renovate Existing Facility/System	85
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$213,499
[CP] Other Funds	$507,500
[CP] State Appropriation - Capital	$500,000
	$1,220,999

Project Costs	Amount
Fee-Architectural, Engineering & Other	$150,000
Other Construction/Renovation/Repair Projects	$850,000
Other Construction/Renovation/Repair Projects	$220,999
	$1,220,999

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9811) The Charles Towne Landing (CTL) Animal Forest Enclosures were completed in 2006. Some of the major components of the proposed Animal Forest Repairs and Upgrades are the Bear and Puma enclosures.
During the Phase II it was apparent that original estimate did not reflect the current market; therefore, an increase is necessary to complete the current project.

Rationale

Despite preventative maintenance, age is beginning to catch up with the enclosures. However, there are not sufficient funds to complete the upgrades. Charles Towne Landing continues to be one of the South Carolina State Parks Service's most popular parks.

Alternatives Considered

The alternative is to forgo upgrades and repairs until such a point that the facilities are no longer safe and/or serviceable, resulting in decreased visitorship and revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Welcome Center Rebuild - North Augusta

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	5/33
Project Number	4342	**Overall Priority**	5/69

Project Type	Percentage
Architectural and Engineering	10
Demolish Existing Facility	5
Replace Existing Facility/System	75
Site Development	10
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	80
Office/Administration	5
Parking/Roads/Site Development	15
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$7,924,951
[CP] State Appropriation - Capital	$1,510,000
	$9,434,951

Project Costs	Amount
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$650,000
Other Capital Outlay Costs	$624,951
Other Construction/Renovation/Repair Projects	$5,660,000
Renovations-Utilities	$1,500,000
Site Development (Non-Depreciable Land Improv)	$600,000
	$9,434,951

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9808) The project consists of demolition of the existing outdated and inefficient Welcome Center. The project also includes the construction of a new, more efficient Welcome Center at the site. The project has experience delay associated with a water main required for fire suppression; therefore, it is requested that additional funds be added to the project.

Rationale

The Welcome Center was constructed in 1980. This facility continues to experience structural and maintenance issues that compromise both the integrity of the facility and the visitor's experience. This ultimately results in increasing maintenance costs and potential losses in revenue for the State's tourism related businesses. The new facility will greatly improve the visitor experience, the staff's ability to interact with the visitor, and be more energy efficient.

Alternatives Considered

Alternatives: Continue to operate as is with increasing maintenance costs and reduced visitor experience. This option also reduces potential revenue for the State in tourism related businesses.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Blacksburg Welcome Center Rebuild and Beautification

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	6/33
Project Number	4343	**Overall Priority**	6/69

Project Type	Percentage
Architectural and Engineering	10
Demolish Existing Facility	5
Replace Existing Facility/System	70
Site Development	15
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	80
Office/Administration	5
Parking/Roads/Site Development	15
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$7,285,603
[CP] State Appropriation - Capital	$714,397
	$8,000,000

Project Costs	Amount
Basic Equipment	$25,000
Construction-Buildings & Additions	$6,125,000
Contingencies-Capital Projects	$250,000
Fee-Architectural, Engineering & Other	$525,000
Other Capital Outlay Costs	$75,000
Site Development (Non-Depreciable Land Improv)	$1,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9805) The Welcome Center was constructed in 1969. The project consists of demolition of the existing outdated and inefficient Welcome Center. The project also includes the construction of a new, more efficient Welcome Center at the site.

Rationale

This facility continues to experience structural and maintenance issues that compromise both the integrity of the facility and the visitor's experience. This ultimately results in increasing maintenance costs and potential losses in revenue for the State's tourism related businesses. The new facility will greatly improve the visitor experience, the staff's ability to interact with the visitor, and be more energy efficient.

Alternatives Considered

Alternatives: Continue to operate as is with increasing maintenance costs and reduced visitor experience. This option also reduces potential revenue for the State in tourism related businesses.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Ramsey Grove Duck Impoundments

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	7/33
Project Number	4344	**Overall Priority**	7/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Site Development	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$500,000	Fee-Architectural, Engineering & Other	$50,000
		Site Development (Non-Depreciable Land Improv)	$450,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

As part of the anticipated Ramsey Grove Plantation acquisition, the Agency has deemed the continuity and expansion of the site's duck impoundments to be of the highest priority. Specifically, Ramsey Grove's legendary 160 acres of controlled freshwater impoundments are currently planted in rice and corn for waterfowl, and the Agency is seeking funds to maintain the existing impoundments.

Rationale

The maintenance of existing impoundments would help protect this valuable resource for waterfowl in the State, add to the visitor experience, and potentially add to Agency revenue.

Alternatives Considered

The alternative would be a potential loss of a valuable resource.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Statewide Dam Spillway Repairs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	8/33
Project Number	4349	**Overall Priority**	8/69

Project Type	Percentage
Architectural and Engineering	15
Site Development	85
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
[CP] State Appropriation - Capital	$2,700,000
[CP] State Appropriation - Capital	$4,550,000
	$8,250,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,237,500
Site Development (Non-Depreciable Land Improv)	$7,012,500
	$8,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project consists of repairing dams within the State Parks system. Minor repairs are in progress, but larger repairs are needed to ensure a long-term solutions at several locations. These locations include: Croft State Park - $1,000,000 (P28-9780); Cheraw State Park - $1,500,000 (+750,000); Sesquicentennial State Park - $500,000; Andrew Jackson State Park - $1,500,000 (+1,000,000)); Kings Mountain State Park - $2,500,000 (+2,200,000); Chester State Park - $1,000,000 (+600,000), Barnwell State Park - $250,000 (+200,000); Total - $8,250,000
Barnwell is in the process of being completed and Croft new work has been discovered.

Rationale

The dams are in various states of decline. Minor repairs are in progress, but larger repairs are needed to ensure that long-term solutions are recognized.

Alternatives Considered

The alternative to operating as is will lead to further and more expensive repairs or having to drain lakes which will greatly reduce a park's recreational value and revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Day-use Restroom Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	9/33
Project Number	4350	**Overall Priority**	9/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,000,000
	$2,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$200,000
Renovations-Building Exteriors	$750,000
Renovations-Buildings & Additions-Interiors	$1,050,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

These funds would provide repairs on one of the most important facilities in the South Carolina State Park Service, day- use restroom used by the Agency's daily park visitors as well as campers. The day use restrooms are in need of upgrades and repairs, modernizing the amenities, and installing more energy efficient appliances.

Rationale

During the past couple fiscal years, the daily visitation numbers as well as number of nights spent by campers at Agency campsites has been unprecedented, which takes a toll on the facilities that are regularly used. These funds would ensure a more pleasant customer experience as well as help reduce operational costs.

Alternatives Considered

The alternative is to operate as is with less efficient facilities and reduced customer service. This will eventually lead to loss revenue and potential facility closure.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Lake Greenwood Campground Improvements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	10/33
Project Number	4351	**Overall Priority**	10/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	20	Athletic/Recreational	100	Other	100
Site Development	80				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$200,000	Fee-Architectural, Engineering & Other	$50,000
[CP] State Appropriation - Capital	$50,000	Site Development (Non-Depreciable Land Improv)	$200,000
	$250,000		$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Lake Greenwood Campground Improvements project consists of mitigating the impact of erosion due to vehicle impact and high use. The Lake Greenwood State Park campground has a high occupancy. This has been detrimental to the grounds adjacent to the campsites. Renovations to the campground would include larger use pads and soil stabilization.

Rationale

There has been a detrimental impact to the grounds adjacent to the campsites and other support facilities due to erosion from vehicle impact and high use. Continuing to operate the campground as is, would ultimately result in increasing maintenance costs, reduced visitor experience, and potential losses in revenue. These renovations would ensure the grounds and facilities are preserved and guests are satisfied.

Alternatives Considered

The alternative is to not implement the project which would ultimately result in increased maintenance costs, reduced visitor experience, and potential losses in revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Campground Bathhouse Improvements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	11/33
Project Number	4352	**Overall Priority**	11/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
[CP] State Appropriation - Capital	$1,000,000
	$4,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$300,000
Renovations-Building Exteriors	$1,300,000
Renovations-Buildings & Additions-Interiors	$2,400,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

These funds would go to make repairs on one of the most important facilities in the South Carolina State Park Service, campground bathrooms for the park visitors that area camp in various State Parks. During the past couple fiscal years, the daily visitation numbers, as well as the number of nights spent by campers at Agency campsites, has been unprecedented. Ultimately, this takes a toll on the facilities. The campground restrooms are in need of upgrades and repairs, modernizing the amenities, and installing more energy efficient appliances. The following State Parks have been identified for campground bathhouse repairs: Table Rock, Oconee, Keowee Toxaway, Hamilton Brach, Back Creek, Aiken, and Barnwell.

Rationale

These funds would help to ensure a more pleasant customer experience as well as potentially reduce operational costs.

Alternatives Considered

The alternative is to operate as is with less efficient facilities and reduced customer service which will eventually lead to loss revenue and potential facility closure.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Hampton Plantation Boardwalk and Dock

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	12/33
Project Number	4353	**Overall Priority**	12/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$255,000
[CP] State Appropriation - Capital	$245,000
	$500,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$450,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9855) To extend current boardwalk an additional 72' to provide access to Wamba Creek, a historical and scenic waterway. The structure will include a 16'x16' pier head, 5'x20" gangway with a 8'x30' aluminum floating dock.

Rationale

The rationale is to improve access to Wamba Creek for visitors to the historic site, especially visitors from the surrounding community.

Alternatives Considered

No other alternatives have been considered other than utilizing the existing structure as is, which will restrict the access to Wamba Creek.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Repair Kayak Launch at Aiken

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	13/33
Project Number	4354	**Overall Priority**	13/69

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$300,000
	$300,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$15,000
Other Construction/Renovation/Repair Projects	$285,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Aiken State Park upper canoe and kayak launch is located on the South Fork of the Edisto River. The launch was replaced in 2018 to improve access and safety at launch point. Recently, a tree upstream became dislodged during a storm event and became lodged upstream of the launch point. Due to the location of the launch and the tree becoming lodged, the outer section of the launch point became undermined, causing the section to twist.

Rationale

If this launch is not repaired, the outermost section will become unusable and potentially compromise other portions of the launch.

Alternatives Considered

No alternatives were considered since to not repair the launch would restrict public access to the South Fork of the Edisto River.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Restoration of 1930's CCC Structures

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	14/33
Project Number	4355	**Overall Priority**	14/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$9,600,000
[CP] State Appropriation - Capital	$2,400,000
	$12,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$960,000
Renovations-Building Exteriors	$5,220,000
Renovations-Buildings & Additions-Interiors	$5,820,000
	$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The summary of work includes repairs to roofs, restoration of windows, refinishing of floors, repairs to siding, and other associated restoration/repairs to improve the service life of the facilities.

Rationale

The State Park Service was born out of the Depression with the Civilian Conservation Corps ("CCC") putting men back to work building iconic parks such as Table Rock, Oconee, Hunting Island, Edisto, Myrtle Beach, Aiken, Cheraw, and Poinsett. Each of these parks has buildings that will be turning 100 years old in the next ten years. These buildings require restoration and other repairs to various components which include roofing, windows, doors, floors along with various other components of the buildings. This will help to ensure the citizens of South Carolina can be able to enjoy them for years to come, continuing the CCC legacy.

Alternatives Considered

The alternative is to not complete the project and (eventually) lose important historical structures to the State of South Carolina and the United States, as well as potentially recognize a loss of visitors and revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Pine Island Facility Enhancements

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	15/33
Project Number	4359	**Overall Priority**	15/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	40
Repair/Renovate Existing Facility/System	25
Site Development	25
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,235,000
[CP] State Appropriation - Capital	$2,500,000
	$4,735,000

Project Costs	Amount
Construction-Buildings & Additions	$823,600
Construction-Buildings & Additions	$1,300,000
Fee-Architectural, Engineering & Other	$381,900
Other Construction/Renovation/Repair Projects	$514,750
Renovations-Buildings & Additions-Interiors	$1,200,000
Site Development (Non-Depreciable Land Improv)	$514,750
	$4,735,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Phase II - #9833) The South Carolina State Park Service is receiving several new properties that will be transitioned into new parks within the coming year(s). This project consists of performing work to get these parks where they can be opened and utilized by the public. Pine Island is 27-acre property on Lake Murray, formerly owned by Dominion Energy. A short causeway takes you from Pine Island Road to the island. There are around 50 structures on the island, most related to recreation (boating, fishing, swimming, gathering). The centerpiece of the property is the Club House, a wood-frame two-story structure approximately 9,072 square feet constructed in 1953 and a 180,000-gallon pool (slated for demolition).

Rationale

Project 9821 originally included 6 parks, each park is being broken out into a new project. Significant improvements will need to be made to many of the structures before this property can be opened to the public, primarily the caretakers house and the club house, but also several of the main shelters. This increase will allow SCPRT to perform facility upgrades to prepare this new park to open to the public.

Alternatives Considered

The alternative is to not develop these parks which would limit recreational opportunities in underserved communities and provide increased overcrowding in existing parks with the State's growing population.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Misty Lake Facility Enhancements

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	16/33
Project Number	4360	**Overall Priority**	16/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	40
Repair/Renovate Existing Facility/System	25
Site Development	25
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,774,000
[CP] State Appropriation - Capital	$2,226,000
	$4,000,000

Project Costs	Amount
Construction-Buildings & Additions	$1,000,000
Fee-Architectural, Engineering & Other	$500,000
Other Construction/Renovation/Repair Projects	$1,500,000
Site Development (Non-Depreciable Land Improv)	$1,000,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Phase II - #9832) The South Carolina State Park Service is receiving several new properties that will be transitioned into new parks within the coming year(s). This project consists of performing work to get these parks where they can be opened and utilized by the public. Misty Lake is located on Ascauga Lake Road in North Augusta, South Carolina. The property consists of three (3) contiguous land parcels with a total acreage of approximately 192 acres. The property is mostly wooded and contains an approximately seven-acre pond (known locally as “Howards Pond”) with an earthen dam, a 6,200 square foot (sf) conference center/clubhouse, 4 picnic shelters (two large, two small), and restroom facilities. The parcel is located just outside the city limits of North Augusta and is in Aiken County, South Carolina. This project is needed to renovate and repair existing facilities to prepare them for opening to the public. This project is also needed to construct additional necessary facilities including a Manager's residence, Ranger's residence, Maintenance Shop, and Park Office.

Rationale

Project 9821 originally included 6 parks, each park is being broken out into a new project. Funding these projects will aid with advancing the public's use of these new state parks and associated facilities. Without the funding source, additional funding sources will have to be sought which will further delay opening of the new state parks and associated facilities.

Alternatives Considered

The alternative is to not develop these parks which would limit recreational opportunities in underserved communities and provide increased overcrowding in existing parks with the State's growing population.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Dearborn New Park Development

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	17/33
Project Number	4361	**Overall Priority**	17/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	40
Repair/Renovate Existing Facility/System	25
Site Development	25
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$30,204
[CP] State Appropriation - Capital	$2,986,411
[CP] State Appropriation - Capital	$1,983,385
	$5,000,000

Project Costs	Amount
Construction-Buildings & Additions	$2,000,000
Fee-Architectural, Engineering & Other	$500,000
Other Construction/Renovation/Repair Projects	$1,000,000
Site Development (Non-Depreciable Land Improv)	$1,500,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Phase I - #9851) The South Carolina State Park Service is receiving several new properties that will be transitioned into new parks within the coming year(s). This project consists of performing work to get these parks where they can be opened and utilized by the public. Dearborn Island State Park Development seeks funding for a multifaceted project blending nature and history. The park will feature hiking and biking trails with scenic viewpoints, as well as white water and flat-water paddling opportunities. Interpretation efforts will highlight the area's natural and cultural heritage, notably the ruins of the Mount Dearborn Armory (1804-1825). Primitive hike-in and paddle-in campsites will enhance the experience, offering immersion in the park's pristine environment. This development aims to provide a diverse range of outdoor activities while preserving and celebrating the rich history of the region.

Rationale

Project 9821 originally included 6 parks, each park is being broken out into a new project. Dearborn Island State Park will boost tourism and stimulate the local economy by offering diverse recreational activities. With hiking, biking, and paddling options, the park will draw visitors seeking outdoor adventures. These attractions will support nearby businesses and create jobs, contributing to the economic vitality of the region. The project aligns with the goal of fostering sustainable tourism while preserving the natural and cultural heritage of the area.

Alternatives Considered

The alternative is to not develop these parks which would limit recreational opportunities in underserved communities and provide increased overcrowding in existing parks with the State's growing population.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Ramsey Grove New Park Development

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	18/33
Project Number	4362	**Overall Priority**	18/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	40
Repair/Renovate Existing Facility/System	25
Site Development	25
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,460,000
[CP] State Appropriation - Capital	$7,550,000
	$10,010,000

Project Costs	Amount
Construction-Buildings & Additions	$4,004,000
Fee-Architectural, Engineering & Other	$1,001,000
Other Construction/Renovation/Repair Projects	$2,502,500
Site Development (Non-Depreciable Land Improv)	$2,502,500
	$10,010,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Phase II - #9821) This project will renovate and build facilities at Ramsey Grove State Park to open the park for public use. It will also increase the recreational utility of the site by creating public access along the Black River. Site archeology research will be performed to ensure proper preservation of historically significant areas. The funds of this project would also be used for the stabilization and renovations to the site's lodge and existing outbuildings that have previously served as meeting spaces or offices. The project ,viii ensure that all park facilities meet current fire and safety codes. This project will also involve construction of a park access road. Funds will also be used for improvements to parking areas to provide ADA accessibility, ensure public safety and provide adequate parking capacity at the park. These renovations and repairs will create new recreation opportunities and venues for events such as reunions, weddings, local festivals and community events. This project will also benefit the overall South Carolina State Park system by optimizing the park's potential to generate operational revenue.

Rationale

Project 9821 originally included 6 parks, each park is being broken out into a new project. This project is necessary in order to create a new state park on the former Dominion Energy site. As a state park, Ramsey Grove State Park will serve as a destination for local events and recreation as well as tourists from across the world. Providing safe public access while interpreting the areas rich history. Ramsey Grove State Park will play a vital role in the continued preservation and promotion of South Carolina's sensitive natural green spaces.
Funding these projects will aid with advancing the public's use of these new state parks and associated facilities. Without the funding source, additional funding sources will have to be sought which will further delay opening of the new state parks and associated facilities.

Alternatives Considered

The alternative is to not develop these parks which would limit recreational opportunities in underserved communities and provide increased overcrowding in existing parks with the State's growing population.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Statewide Property Acquisition - Phase 1

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	19/33
Project Number	4363	**Overall Priority**	19/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	5	Athletic/Recreational	100	Other	100
Purchase Land/Building	95				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$7,500,000	Fee-Architectural, Engineering & Other	$500,000
[CP] State Appropriation - Capital	$2,500,000	Land	$9,500,000
	$10,000,000		$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Agency is currently looking at the acquisition of additional properties along with various other properties in the vicinity of South Carolina State Parks. The typical acquisition cost (closing fees/title transfer) associated with property acquisitions are around $10,000 per property in addition to the purchase price (if not donated), with some variation depending upon the size of the property and the current economic climate.

Rationale

These additional properties will help to preserve and protect State Parks that they border. These additional properties will help to expand public recreational resources available to the citizens of South Carolina and aid with protecting some of South Carolina's resources for future generations.

Alternatives Considered

There are no alternatives considered since these properties will help to preserve and protect various South Carolina State Parks and not increase public reactional resources.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

May Forest New Park Development

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	20/33
Project Number	4787	**Overall Priority**	20/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	40
Repair/Renovate Existing Facility/System	25
Site Development	25
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$7,530,000
	$7,530,000

Project Costs	Amount
Basic Equipment	$230,000
Contingencies-Capital Projects	$1,000,000
Depreciable Land Improvements	$100,000
Fee-Architectural, Engineering & Other	$270,000
Renovations-Buildings & Additions-Interiors	$4,000,000
Renovations-Utilities	$1,500,000
Site Development (Non-Depreciable Land Improv)	$430,000
	$7,530,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The South Carolina State Park Service is receiving several new properties that will be transitioned into new parks within the coming year(s). This project consists of performing work to get these parks where they can be opened and utilized by the public. This project will renovate facilities at May Forest State Park to open the park for public use. It will also increase the recreational use of the site by creating public access along the Charleston Harbor on James Island. Site archeology research will be performed to ensure proper preservation of historically significant areas. The funds of this project would also be used for the stabilization and renovations to the site's existing facilities. The project will ensure that all park facilities meet current fire and safety codes. This project will also involve upgrades to roads. Funds will also be used for improvements to parking areas to provide ADA accessibility, ensure public safety and provide adequate parking capacity at the park. These renovations and repairs will create new recreation opportunities and venues for events such as reunions, weddings, local festivals and community events. This project will also benefit the overall South Carolina State Park system by optimizing the park's potential to generate operational revenue.

Some parks will need infrastructure and facilities that currently do not exist, while others have existing facilities that will have to be reviewed for required renovations prior to public use. These include rehabilitation and/or replacement utilities/infrastructure, addressing code/regulation conformance issues, trails, parking, restroom facilities, trails and various other components that will be site specific.

Rationale

Project 9821 originally included 6 parks, each park is being broken out into a new project. This project is necessary in order to create a new state park and event venue on the former Sisters of Charity of Our Lady of Mercy property. As a state park, May Forest will serve as a destination for local events, recreation as well as for tourists from across the world. Providing safe public access while interpreting the areas rich history of the area. May Forest State Park will play a vital role in the continued preservation and promotion of South Carolina's sensitive natural green spaces.

Alternatives Considered

The alternative is to not develop these parks which would limit recreational opportunities in underserved communities and provide increased overcrowding in existing parks with the State's growing population.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Property Acquisition - Caesars Headwaters

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	21/33
Project Number	4789	**Overall Priority**	21/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$1,000,000	Fee-Architectural, Engineering & Other	$20,000
[CP] State Appropriation - Capital	$20,000	Land	$1,000,000
	$1,020,000		$1,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The property purchase price is $1 million for 24 acres. The acquisition is anticipated to be funded through a South Carolina Conservation Bank (SCCB) grant, supplemented by additional state and local funding sources. Remaining funds from the FY24 proviso are being housed in fund 36008020 for previous projects being closed.
The Caesars Headwaters Tract represents a rare and strategic conservation opportunity. This 26.2-acre parcel lies just south of the North Carolina border and contains the headwaters of the Middle Saluda River—one of South Carolina's most pristine and ecologically significant waterways. The tract includes an 86-year-old residential structure and is adjacent to Caesars Head State Park, enhancing the park's ecological connectivity.

Rationale

This acquisition aligns with SCPRT's mission to preserve South Carolina's natural heritage and expand public access to high-value conservation lands. The Caesars Headwaters Tract is not only a keystone parcel for ecological protection but also a legacy investment in the environmental health and recreational richness of the region.
Conservation Significance:
Water Quality Protection: By preserving the headwaters of the Middle Saluda River, this acquisition will safeguard critical riparian buffers, reduce sedimentation, and enhance downstream water quality throughout the watershed.
Habitat Connectivity: The tract serves as a vital ecological corridor between protected lands in South Carolina and adjacent conservation areas in North Carolina, supporting wildlife movement and biodiversity.
Scenic and Recreational Value: The property's proximity to Caesars Head State Park enhances opportunities for passive recreation, scenic preservation, and public enjoyment of the Blue Ridge Escarpment's natural beauty.
Climate Resilience: Protecting intact forested headwaters contributes to regional climate resilience by maintaining natural hydrology, sequestering carbon, and mitigating the impacts of extreme weather events.

Alternatives Considered

There are no alternatives for this project. Land is acquired as it comes available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Paris Mountain McJunkin Property Purchase

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	22/33
Project Number	4790	**Overall Priority**	22/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$20,000	Fee-Architectural, Engineering & Other	$20,000
[CP] State Appropriation - Capital	$1,000,000	Land	$1,000,000
	$1,020,000		$1,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The property purchase price is estimated to be up to $1.0 million for 24 acres. The acquisition is anticipated to be funded through a South Carolina Conservation Bank (SCCB) grant, supplemented by additional state and local funding sources. Remaining funds from the FY24 proviso are being housed in fund 36008020 for previous projects being closed.

This tract is directly adjacent to Paris Mountain State Park and will provide more access for visitors as its location is ideal for expanding the parks existing trail system. One residential structure is located on this property, however, the value of this property to SCPRT is the land. In addition to providing more recreation access to the public, acquiring this tract further contributes to the resiliency and integrity of Paris Mountain State Park, and reduces the develop-able footprint of Greenville County.

Rationale

This acquisition aligns with SCPRT's mission to preserve South Carolina's natural heritage and expand public access to high-value conservation lands. The Paris Mountain McJunkin tract is not only a keystone parcel for ecological protection but also a legacy investment in the environmental health and recreational richness of the region.

Alternatives Considered

There are no alternatives for this project. Land is acquired as it comes available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Calhoun Falls State Park Marina Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	23/33
Project Number	4791	**Overall Priority**	23/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Replace Existing Facility/System	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,350,000	Construction-Buildings & Additions	$2,100,000
		Fee-Architectural, Engineering & Other	$250,000
	$2,350,000		$2,350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - 9803) The Calhoun Falls Marina- construct in the 1980's - is located on Lake Russell and has a total of 36 rentable marina slips. The scope of work is to mitigate the degradation of the existing marina through repair/replacement.

Rationale

The existing marina was constructed in the 1980's and is showing signs of its age. The existing marina consists of floating concrete sections which have a tendency to crack under repeated stresses. A new marina would provide help to enhance the adjacent office facility, which may aid in increasing revenue through increased park visitation and increased marina occupancy.

Alternatives Considered

The alternative is to continue to operate as-is with increasing maintenance costs and reduced visitor experience. This option reduces potential revenue for the Agency.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Edisto Beach State Park Bank Stabilization

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	24/33
Project Number	4792	**Overall Priority**	24/69

Project Type	Percentage
Architectural and Engineering	5
Site Development	95
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$42,876
[CP] Federal Funds	$300,401
[CP] Other Funds	$8,250
[CP] Other Funds	$175,901
	$527,428

Project Costs	Amount
Fee-Architectural, Engineering & Other	$85,498
Site Development (Non-Depreciable Land Improv)	$441,930
	$527,428

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - 9859) SC State Park plans to stabilize an area of increasing concern at Edisto Beach State Park near a park staff residence where the bank is eroding along Scotts Creek. The project will stabilize approximately 250 linear feet of bank using a combination of Best Management Practices Recommended by SCDES and Clemson Extension. The bank will be regraded and reshaped, the toe will be reinforced, and salt-tolerant native vegetation will be used to plant the bank.

Rationale

The intent of this project is to protect the property of South Carolina State Park Services by preventing the continued loss of land assets from erosion into Scotts Creek. It is estimated that approximately 250 ft2 of real estate has been lost into Scotts Creek annually at this site since 2007 (approximately 4000 ft2 total loss). Additionally, the added sediment introduced into Scotts Creek from this erosion site adds to previously documented turbidity impairment concerns within the Edisto Island Watershed. This site is also known to have significant archaeological resources that are being lost into the creek due to the continued erosion. Stabilizing the bank will allow these resources to be either protected where they are or retrieved by the SC State Parks Archaeologist.

Alternatives Considered

If action is not taken, it will lead to further degradation of South Carolina State Parks land assets, and continued impairment of the water quality of Scotts Creek and the Edisto Island Watershed. Additionally, a park structure (staff residence) is located in close proximity to the erosion site and will eventually need to be moved to prevent being lost into the intertidal creek if erosion is allowed to continue. No other options have been considered due to the urgent need for bank stabilization to prevent future losses.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Nisbet Tract Donation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	25/33
Project Number	4374	**Overall Priority**	25/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Final Land Acquisition - #9854) The 596.7-acre Nisbet Tract boasts one mile of frontage on the Catawba River in Lancaster County and sits at the heart of Catawba ancestral lands. The property has a rolling to steep topography with expansive views of the Catawba River and the Catawba Reservation. Importantly, the property includes the unique and much-coveted clay that has been used by indigenous Catawba people to make their namesake pottery for thousands of years. An inspiring and collaborative effort that includes the Catawba Nation, South Carolina State Parks (SCPRT), the Open Space Institute (OSI) and others, is underway to protect this incredible property. The 596.7-acre property was recently appraised at $16.9 million. The landowners, however, have generously agreed to bargain-sell the Property to OSI for $5.5 million. The property, now owned by OSI, will be a donation to SCPRT to preserve and protect this culturally and ecologically significant property.

Rationale

Encroaching high-density development can be seen on the landscape and parcel maps rapidly expanding from the north. This tract is central to the Catawba Indian Nation whose current reservation is across the river to the west. The Catawbas ("People of the River") have relied on the Catawba River for food, transportation, and water, and the surrounding land has been used for farming, hunting, and gathering for generations. The Nisbet Tract includes the preferred location where Catawba collect this clay for making pottery.

Alternatives Considered

There are no alternatives for this project. The site is most closely associated with the Catawbas and is a rare undeveloped location where Catawba clay is gathered, in an area of rapid development encroaching on dwindling open spaces. The conservation values and outcome for this property embody the range of values important to the SCCB and State of South Carolina, respectively, which are relatively large, ecologically-significant, culturally relevant, historically valuable, resilient, biologically diverse, and under threat of conversion lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Black River New Park Development

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	26/33
Project Number	4376	**Overall Priority**	26/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$142,500	Construction-Buildings & Additions	$4,508,096
[CP] State Appropriation - Capital	$9,358,491	Contingencies-Capital Projects	$604,461
		Fee-Architectural, Engineering & Other	$1,596,348
		Site Development (Non-Depreciable Land Improv)	$2,792,086
	$9,500,991		$9,500,991

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

(Phase I - #9849) This project will develop a new state park in Georgetown, SC. It will consist of several different tracts of land located on the Black River. The funding will be used for planning and site development. Some of the tracts will need infrastructure and facilities that currently do not exist while others have existing facilities that will need to be assessed for required renovations prior to public use. These include rehabilitation and/or replacement utilities/ infrastructure, addressing code/regulation conformance issues, trails, parking, restroom facilities, and various other components that will be site specific.

Rationale

According to the agency, this park build out will create new recreation opportunities and venues for events such as reunions, weddings, local festivals, and community events as well as access to the Black River as part of the Black River Water Trail. The project will also benefit the overall South Carolina State Park system by optimizing the park's potential to generate operational revenue.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Croft State Park - Boy Scouts / Equestrian

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	27/33
Project Number	4377	**Overall Priority**	27/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$750,000	Construction-Buildings & Additions	$525,000
		Depreciable Land Improvements	$200,000
		Renovations-Utilities	$25,000
	$750,000		$750,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9850) This project will consist of the development of a new equestrian campground at Croft State Park. It will build a new equestrian campground beside the existing horse stalls, add new camper cabins overlooking Lake Craig, and move the primitive camping area which is currently located in the proposed site for the new equestrian campground. The scope of work will consist of site development to include access roads, new construction of equestrian campsites, bathrooms, utilities, and wells. The agency will consider all roof options during the phase I pre-design and will seek the minimum 20-year warranty for materials and labor.

Rationale

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

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

New Park Staff Housing Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	28/33
Project Number	4796	**Overall Priority**	28/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$550,000
	$550,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$500,000
	$550,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Addition staff housing is required to maintain the current properties and to contribute to the development of the future park. Despite inspections, items were noted following the purchase of the properties to bring the homes up to standards. The renovations with include improvements to electrical, mechanical system, structural components, building envelope, and code issues along with general home maintenance. The estimate renovations for the Black River residence is $400,000 and $150,000 for the Dearborn residence.

Rationale

In order for the agency to be the best stewards of these residences for park staff, investment is required to make improvements to these properties.

Alternatives Considered

No other alternatives were considered since the residences will continues to degrade over time without improvements/maintenance.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Blackstock Plantation Construction Donation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	29/33
Project Number	5024	**Overall Priority**	29/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,338,772	Contingencies-Capital Projects	$280,860
		Other Capital Outlay Costs	$121,707
		Site Development (Non-Depreciable Land Improv)	$936,205
	$1,338,772		$1,338,772

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will clear approximately 7 acres turning it into a meadow to develop an addition to Musgrove Mill State Park. It will provide trails, facilities, roads and landscape.

Rationale

Clearing of this property will provide additional space at the park to develop additional educational opportunities to visitors at a new location.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Property Acquisition - Wingard - Pipsissewa Passage

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	30/33
Project Number	5025	**Overall Priority**	30/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$1,000,000	Fee-Architectural, Engineering & Other	$20,000
[CP] State Appropriation - Capital	$20,000	Land	$1,000,000
	$1,020,000		$1,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #9863) Establish Final Land Acquisition to purchase +/- 65 acres and a house in Greenville County. The property is located off of State Park Road and abuts the northeast boundary of Paris Mountain State Park. The property consists of 65 wooded acres with a 1,900 square foot single family residence.

Rationale

The property will add more conservation acreage to the total footprint of Paris Mountain State Park and will provide more recreational opportunities for people as well as reduce the impact on the current property and will allow more people to access the park as the part is regularly filled to capacity.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Property Acquisition – Glassy Mountain Foothills

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	31/33
Project Number	5026	**Overall Priority**	31/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - Capital	$1,000,000	Fee-Architectural, Engineering & Other	$20,000
[CP] State Appropriation - Capital	$20,000	Land	$1,000,000
	$1,020,000		$1,020,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #9864) Establish Final Land Acquisition to purchase +/- 365 acres in Greenville County. The property is located off of State Park Road and abuts the northeast boundary of Paris Mountain State Park. The property consists of 65 wooded acres with a 1,900 square foot single family residence.

Rationale

The property will add more conservation acreage with public access and outdoor recreation opportunities for residents of the upcountry. The property will provide important wildlife corridors for animals to connect from the foothills to the escarpment through Chestnut Ridge Heritage Preserve and the Greenville Watershed.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name
Property Acquisition – Hutto Tract

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	32/33
Project Number	5027	**Overall Priority**	32/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Other Entities - Capital	$155,000	Fee-Architectural, Engineering & Other	$20,000
[CP] State Appropriation	$20,000	Land	$155,000
	$175,000		$175,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #9866) Establish Final Land Acquisition to purchase +/- 4.6 acres in Pickens County. The property is unimproved land directly adjacent to Table Rock State Park to the North of Highway 11.

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.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Cheraw State Park Boardwalk

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	33/33
Project Number	5028	**Overall Priority**	33/69

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$15,000
[CP] Other Funds - Capital	$985,000
	$1,000,000

Project Costs	Amount
	$920,000
Fee-Architectural, Engineering & Other	$15,000
Site Development (Non-Depreciable Land Improv)	$65,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9867) The project will renovate the Cheraw State Park Boardwalk over Lake Juniper. The work will include a complete re-decking and repairs to its support structures. The work will also include site preparation for the sidewalk, demolition of the old boardwalk, and concrete work for the boardwalk trail.

Rationale

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

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Ranger Residence Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/14
Project Number	4378	**Overall Priority**	34/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	15	Auxiliary/Housing/Food Service/Laundry	100	Other	100
Replace Existing Facility/System	85				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,500,000	Fee-Architectural, Engineering & Other	$225,000
		Other Construction/Renovation/Repair Projects	$1,275,000
	$1,500,000		$1,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project consists of renovation of aging ranger residences for our onsite ranger. These residences are in various state of deferred maintenance that has occurred over years of service. These renovations with include improvements to electrical, mechanical system, structural components, building envelope, and code issues along with general home maintenance. The Agency will priorities the worse residences first.

Rationale

Park operation requires onsite rangers to respond to emergencies. Attracting employees is often difficult due to facility remoteness and poor housing.

Alternatives Considered

The alternative is to operate as is with a non-efficient facility until it becomes too unsafe to occupy.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Hunting Island State Park Cabins

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Budget Change	**Plan Year Priority**	2/14
Project Number	4379	**Overall Priority**	35/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	20
Site Development	70
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$1,525,000
[CP] Capital Reserve Fund - Capital	$75,000
[CP] Capital Reserve Fund - Capital	$8,400,000
	$10,000,000

Project Costs	Amount
Construction-Buildings & Additions	$2,000,000
Fee-Architectural, Engineering & Other	$1,000,000
Site Development (Non-Depreciable Land Improv)	$7,000,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Additional	3 Years+	$5,000	
Maintenance and Repairs	Other Funds - Additional	3 Years+	$5,000	
Utilities	Other Funds - Additional	3 Years+	$5,000	
	Net Cost / (Savings): $15,000		$15,000	

Summary of Work

(Phase 1 - #9782) This project consists of constructing new cabins and associated infrastructure at Hunting Island State Park.

Rationale

Through analysis, it has been determined that rental cabins at this park would generate high occupancy and high revenues.

Alternatives Considered

This project has no alternatives as there is only one rental cabin on the park.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Water System Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/14
Project Number	4381	**Overall Priority**	36/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	15	Utilities/Energy Systems	100	Other	100
Construct Additional Facility	85				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,000,000	Fee-Architectural, Engineering & Other	$300,000
[CP] State Appropriation - Capital	$1,000,000	Renovations-Utilities	$1,700,000
	$2,000,000		$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The funds would go to repair existing water system infrastructure. The water systems that have been identified first include Table Rock, Oconee, Hunting Island, Andrew Jackson, and Sesquicentennial State Parks.

Rationale

Potable water is a necessity at facilities throughout the Agency. Many of these systems have been in service for several decades and are showing signs of their age; therefore, various water system components (valves, water mains, tanks, and other appurtenances) need to be repaired or replaced. These funds would help to ensure a potable water source as well as help reduce operational costs.

Alternatives Considered

The alternative is to operate as is with less efficient water systems and adversely impact the guests' experiences. Water system issues could eventually lead to loss revenue and facility closure.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Wastewater System Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/14
Project Number	4382	**Overall Priority**	37/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	15	Utilities/Energy Systems	100	Other	100
Construct Additional Facility	85				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,000,000	Fee-Architectural, Engineering & Other	$300,000
[CP] State Appropriation - Capital	$1,000,000	Renovations-Utilities	$1,700,000
	$2,000,000		$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The funds would go to repair existing wastewater system infrastructure. SCPRT will work to assess the areas of greatest need for repairs but some of the preliminary wastewater systems that have been identified first include: Lake Wateree, Lake Greenwood, Poinsett, Hunting Island, and Table Rock.

Rationale

Like potable water, the proper disposal of wastewater is a necessity at facilities throughout the Agency. Many of these wastewater systems have been in service for several decades and are showing signs of their age; therefore, various water system components (valves, force mains, gravity line, septic tanks, drain fields, pump stations and other associated appurtenances) need to be repaired or replaced. These funds would help to ensure a safe, up-to-code wastewater system as well as help reduce operational costs.

Alternatives Considered

The alternative is to operate as is with less efficient wastewater systems and adversely impact the guests' experiences. Wastewater system issues could eventually lead to loss revenue and facility closure.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Table Rock Nature Center Deck

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/14
Project Number	4384	**Overall Priority**	38/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	15	Athletic/Recreational	100	Other	100
Construct Additional Facility	85				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$156,750	Construction-Buildings & Additions	$497,660
[CP] State Appropriation - Capital	$343,250	Fee-Architectural, Engineering & Other	$2,340
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - 9858) This project is for the Table Rock Deck Replacement. The deck needs complete replacement to mimic the existing overlook deck at Carrick Creek Falls. This includes new footers, decking, bridge, electrical and seating to accommodate the multitude of visitors.

Rationale

Table Rock sees over 125,000 trail users per year. The existing deck, which provides access to the Agency's Nature Center and to the trail system is in poor condition and provides many choke-points throughout, making ingress and egress difficult. The new deck will provide better access for Nature Center users to access the stream during park interpretive events. This will also allow better access to trail information which will diminish search and rescue throughout the 14+ mile trail system.

Alternatives Considered

The alternative is to not complete this project, leading to an eventual closure of the deck, which could impact revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Build Park Office at Lake Wateree SP

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/14
Project Number	4385	**Overall Priority**	39/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Construct Additional Facility	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$200,000	Construction-Buildings & Additions	$315,000
[CP] State Appropriation - Capital	$150,000	Fee-Architectural, Engineering & Other	$35,000
	$350,000		$350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project consists of constructing a new park office at Lake Wateree State Park. Lake Wateree State Park first opened in 1984, and presently, the park operates without a dedicated office, with much of the park's operations being run out of the tackle shop.

Rationale

The lack of space at Lake Wateree State Park has presented the park with unique challenges over the past serval years, given the increased popularity of Lake Wateree State Park.

Alternatives Considered

The alternative is to not complete this project, thereby leading to reduced customer satisfaction, and a potential loss of revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Build Park Office at Goodale SP

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	7/14
Project Number	4386	**Overall Priority**	40/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Construct Additional Facility	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$200,000	Construction-Buildings & Additions	$315,000
[CP] State Appropriation - Capital	$150,000	Fee-Architectural, Engineering & Other	$35,000
	$350,000		$350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project consists of constructing a new park office at N.R. Goodale State Park.

Rationale

The N.R. Goodale State Park was donated to the State of South Carolina by Kershaw County in 1973. The N.R. Goodale State Park currently has limited staff which operate the site as part of the Sesquicentennial State Park staff. With increased public visitation and interest in the outdoors over the past several years, the South Carolina State Park Service is seeking to make improvements across South Carolina. One of the elements that will greatly benefit this park is the addition of a park office. The park office will serve as a point of contact for staff and the visitors to the park as well as aid with rentals of equipment (canoes/kayaks) and the existing facilities, which include a meeting/retreat space along with two (2) open air facilities. Having an office to allow for staffing will enhance visitor experiences at the park as well as be better stewards of this unique property that is part of the South Carolina State Park Service system.

Alternatives Considered

The alternative is to not complete this project, thereby leading to reduced customer satisfaction, and, a potential loss of revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Cabin Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	8/14
Project Number	4388	**Overall Priority**	41/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$4,000,000
[CP] State Appropriation - Capital	$10,000,000
	$14,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,400,000
Other Construction/Renovation/Repair Projects	$12,600,000
	$14,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project consists of updating amenities and addressing issues with the Agency's rental cabins. Improvements will include updates to furnishings, appliances, and amenities such as outdoor living areas, as well as energy efficiencies and connectivity.

Rationale

The Agency's cabins face increased deterioration and obsolescence without the aforementioned work.

Alternatives Considered

It is anticipated that the cabin renovations would greatly improve the visitor experience and be more energy efficient, thus, alternatives are not viable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Camper Cabins

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	9/14
Project Number	4389	**Overall Priority**	42/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Construct Additional Facility	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,525,000	Construction-Buildings & Additions	$3,172,500
		Fee-Architectural, Engineering & Other	$352,500
	$3,525,000		$3,525,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The current summary of work is to install Camper Cabins in various Agency parks. The current cost to install these in a park - with A/E fees, and with all the required code enhancements and campsite amenities - is about currently $60,000 - $75,000 per unit depending on the size. In some parks, the added cabins will be able to utilize existing bathrooms, while in others, there will be a need to add a restroom facility. The anticipated cabin additions are for the following parks: (1) Myrtle Beach - 15 in the campground; (2) Edisto Beach - five in the campground; (3) Croft - seven in the campground, plus, an added restroom; (4) Aiken - four in the campground, plus, an added restroom; and (5) Calhoun Falls - 10 in the campground, plus, a restroom renovation.

Rationale

Camper Cabins have become popular amenities and are proven revenue generators for the Agency.

Alternatives Considered

The alternative is to not add these improvements which would limit the recreational opportunities of the State's growing population.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Hickory Knob Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	10/14
Project Number	4390	**Overall Priority**	43/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	80
Demolish Existing Facility	5
Site Development	5
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,000,000
[CP] State Appropriation - Capital	$1,000,000
	$3,000,000

Project Costs	Amount
Construction-Buildings & Additions	$2,300,000
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$300,000
Other Capital Outlay Costs	$100,000
Site Development (Non-Depreciable Land Improv)	$150,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Hickory Knob State Park and Resort is unlike any other park within the South Carolina State Park System, with an 18-hole golf course, buffet restaurant, skeet shooting, boat ramp, archery range, meeting facilities and more than 70 rooms. Many of the rooms and facilities are nearing the end of their useful life despite continued maintenance and upkeep. The cabins at Hickory Knob were originally installed around 1972 and SCPRT is looking to demo the existing cabins then install new cabins/villas to provided visitor with updated accommodations. Also, the park needs to repair the lodge complex, which includes the lodge complex, offices, and restaurant. Many of the systems in this facility are also nearing the end of their useful life such as chiller units, air handlers, etc. along with having dated decor. Finally, SCPRT is seeking to renovate the 300 Section, which includes the renovation/refurbishing of hotel rooms into suites while updating the accommodations to make them more in line with similar facilities.

Rationale

Hickory Knob State Park and Resort is utilized by a number of private entities and state agencies for conferences and annual meetings. It is also utilized during the Masters by visitors to the State of South Carolina. That said, Hickory Knob cabins and lodge rooms are experiencing a variety of issues due to their age and frequency of use. Continuing to operate the cabins and lodge rooms as is, would ultimately result in increased maintenance costs, reduced visitor experience, and potential losses in revenue. It is anticipated that the new cabins and lodge room improvements would greatly improve the visitor experience and be more energy efficient. Ultimately, SCPRT is looking to update the accommodations so that it continues to draw people to visit and stay in McCormack county.

Alternatives Considered

Limited alternatives have been considered. SCPRT can continue to operate the facilities as is; however, eventually the facilities will degrade to a point that they are no longer serviceable and there will be a decline in usage and revenue for SCPRT.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Asbestos/Mold/Mildew Remediation - Phase 6

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	11/14
Project Number	4391	**Overall Priority**	44/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Environmental	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,000,000	Fee-Architectural, Engineering & Other	$100,000
		Other Construction/Renovation/Repair Projects	$900,000
	$1,000,000		$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project phase is to allow for testing and abatement of asbestos, lead, and mold from multiple SCPRT facilities. A recent test is required on any facility where even minor renovations occur, frequently identifying the presence of these materials. Facilities will be addressed as they become prioritized or available for repairs. Many facilities built in the 1970's and early 1980's have asbestos in the flooring, ceiling, and sheetrock mud. HVAC insulation systems built during this time also have asbestos issues, and painting materials may contain lead.

Rationale

This project phase is needed to allow for testing and abatement of hazardous materials from areas the public and staff occupy, and to comply with EPA and SCDES regulations. This project will improve the indoor air quality, domestic water quality, and provide a healthier indoor environment for Agency visitors and staff.

Alternatives Considered

Because the removal of environmentally hazardous materials is regulated, no alternatives were identified.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Campground Upgrades/Full Service Sites - Phase 1

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	12/14
Project Number	4392	**Overall Priority**	45/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Replace Existing Facility/System	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,000,000	Fee-Architectural, Engineering & Other	$300,000
		Other Construction/Renovation/Repair Projects	$2,700,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project consists of replacing and upgrading existing campground utilities at parks statewide in a phased approach. Water, Electrical, and Sewer utilities are currently available at some sites but not at others on the same park. Some of these sites are outdated and are in need of constant repair. These issues result in lost time and increased operating expenses. As part of this project, sites will be made full service were applicable, in addition to replacing the outdated utilities as necessary.

Rationale

Upgrading the existing 30 amp electrical services to 50 amp electrical services, where applicable statewide, will help to meet the growing demand for 50 amp sites statewide. Sewer service has also been increasing in demand as the popularity of RV camping has increased within the park system. The upgrades to these utilities would provide the customer a safer and better experience, save the Agency money, and increase overall revenue.

Alternatives Considered

The alternative is to continue operating as is until these campgrounds become too expensive to operate or unsafe. This option would lead to a loss of revenue for the State, as well as a loss of recreational opportunities for the public.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

SCPRT Support Center Improvements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	13/14
Project Number	4393	**Overall Priority**	46/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,600,000
	$3,600,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$360,000
Other Construction/Renovation/Repair Projects	$3,240,000
	$3,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The summary of work primarily includes interior and exterior enhancements at the Agency's Support Center, as well as to other facilities and grounds at the Logistics Center. Specific work includes, but is not limited to: (1) Exterior Painting and Office Remodeling, (2) Additional Security Cameras, (3) Converting to City Water Services, (4) Repairing Existing Fences and Installing a Secure Gate, (5) Necessary Parking Lot Repairs, (6) Exterior Repairs to the Maintenance Shop, (7) Construction of a Carpentry Shop, (8) Roof Repairs for Existing Facilities (9) the Acquisition of a New Forklift, and (10) Demolition of Residences.

Rationale

The rationale is to implement needed improvements and deferred maintenance repairs at the Agency's support facilities in order to create a more efficient, effective, and inspiring work environment.

Alternatives Considered

The alternative is to operate as is with less efficient and effective facilities, with the ultimate potential of reduced customer service, loss of revenue, and facility closure.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Mountain Laurel Campground Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	14/14
Project Number	5088	**Overall Priority**	47/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	20	Athletic/Recreational	100	Other	100
Site Development	80				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$1,500,000	Fee-Architectural, Engineering & Other	$300,000
		Site Development (Non-Depreciable Land Improv)	$1,200,000
	$1,500,000		$1,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The South Carolina Department of Parks, Recreation and Tourism (SCPRT) has developed the attached cost estimate for the Table Rock State Park Mountain Laurel Campground Upgrades. The Campground Upgrades consist of new water mains and service lines, new 50-amp electrical service, and sewer hook-ups for certain campsites.

Rationale

The South Carolina Department of Parks, Recreation and Tourism is looking to upgrade the Mountain Laurel Campground at Table Rock State Park in order to provide a better camping experience for campers that have modern Recreational Vehicles (RV's.) RVs are becoming more popular and newer models are larger, require more power, and place increased demand on existing utility infrastructure, which can lead to increased system outages.

Alternatives Considered

The alternative is not to complete this work, which would deteriorate the quality of the campground and lead to a loss of revenue. We may also experience loss of customer group by not providing 50 amp service, not only in the short tern but also long term.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Welcome Center Rebuild - Little River

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	4395	**Overall Priority**	48/69

Project Type	Percentage
Architectural and Engineering	10
Demolish Existing Facility	5
Replace Existing Facility/System	70
Site Development	15
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	80
Office/Administration	5
Parking/Roads/Site Development	15
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$90,000
[CP] State Appropriation - Capital	$5,910,000
	$6,000,000

Project Costs	Amount
Construction-Buildings & Additions	$4,200,000
Contingencies-Capital Projects	$200,000
Fee-Architectural, Engineering & Other	$600,000
Other Capital Outlay Costs	$100,000
Site Development (Non-Depreciable Land Improv)	$900,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase 1 - #9807) The Welcome Center was constructed in 1967. The project consists of demolition of the existing outdated and inefficient Welcome Center. The project also includes the construction of a new, more efficient Welcome Center at the site.

Rationale

This facility continues to experience structural and maintenance issues that compromise both the integrity of the facility and the visitor's experience. This ultimately results in increasing maintenance costs and potential losses in revenue for the State's tourism related businesses. The new facility will greatly improve the visitor experience, the staff's ability to interact with the visitor, and be more energy efficient.

Alternatives Considered

Alternatives: Continue to operate as is with increasing maintenance costs and reduced visitor experience. This option also reduces potential revenue for the State in tourism related businesses. The revision to the previous request is due to current prices for similar projects.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Kings Mountain CCC Bathhouse Renovation

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Budget Change	**Plan Year Priority**	2/4
Project Number	4397	**Overall Priority**	49/69

Project Type	Percentage
Architectural and Engineering	10
Replace Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$571,099
[CP] State Appropriation - Capital	$3,428,901
	$4,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$400,000
Renovations-Building Exteriors	$2,000,000
Renovations-Buildings & Additions-Interiors	$1,600,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9846) The Kings Mountain Civilian Conservation Corps ("CCC") Bathhouse is an iconic landmark within the park. Its ornate stonework is an excellent example of CCC construction and craftsmanship. In addition to interior/exterior renovation, all of the utilities that service the structure will need to be reviewed and will likely need to be replaced which will include water and sewer services, electrical, etc. The interior/exterior repairs and renovations to the structure will be made while keeping the historic significance of the structure in mind, while adapting it for future usage.

Rationale

The bathhouse has had no use for years and is in need of repair. The renovated structure will include facilities, offices, retail, visitor, and interpretive services and trail information.

Alternatives Considered

The alternative is to not complete this renovation which will ultimately lead to the loss of this excellent example of CCC construction and craftsmanship.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

LWCF Boardwalk Repairs - Lake Juniper (Cheraw SP)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	4398	**Overall Priority**	50/69

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$100,000
[CP] Other Funds	$100,000
	$200,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$10,000
Other Construction/Renovation/Repair Projects	$190,000
	$200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Along Lake Juniper (Cheraw SP) is a half-mile boardwalk trail that crosses the dam spillway. This boardwalk was constructed using Land Water Conservation Fund dollars in 2001. While the boardwalk has had minimal repairs and board replacement over the years, it is due for a complete re-decking and repairs to its support structures. Thus, this project is to complete these renovations.

Rationale

This boardwalk is a popular walking trail for day use visitors, but also for campground guests that use the boardwalk as a foot path to the rest of the park, literally connecting the two sides of the park. Continuing to operate the boardwalks and observation decks as is will ultimately result in increasing maintenance costs, reduced visitor experience, and potential losses in revenue.

Alternatives Considered

The alternative is to not complete this much needed project and lose access, customer satisfaction, and potential revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Fairplay Welcome Center Wastewater Treatment Plant

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	4399	**Overall Priority**	51/69

Project Type	Percentage
Demolish Existing Facility	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Water/Sewer	100
	100%

Fund Sources	Amount
[CP] Other Funds	$300,000
	$300,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$250,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project consists of decommissioning the existing package wastewater treatment plant that is nearing the end of its useful life and interconnecting with Oconee Joint Regional Sewer Authority.

Rationale

The Fair Play Welcome center is served by a package wastewater treatment plant that was last renovated in 1994. The system is nearing the end of its useful like and the agency has an opportunity to interconnect with the Oconee Joint Regional Sewer Authority. The system is currently operated by a third-party wastewater treatment plant operator that will no longer be required once the interconnection has been made.

Alternatives Considered

The only other option is replacing the wastewater treatment plant, which will still require the decommissioning/removal of the existing facility. Otherwise, the welcome center would have to be closed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

State Lake Management

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	4400	**Overall Priority**	52/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Environmental	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,000,000	Fee-Architectural, Engineering & Other	$300,000
		Site Development (Non-Depreciable Land Improv)	$2,700,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Fisheries are a large attraction for visitors and guests at various state parks throughout the state. Over the years, these freshwater fishery bodies have been utilized for recreation, which includes canoeing, kayaking, fishing, etc. Aquatic management practices have been utilized to keep these freshwater ecosystems healthy. Funding is being sought to improve these freshwater fisheries located at various parks via a variety of methods that include, but is not limited to: aquatic weed management, aquatic assessments, fish stocking, access improvements, dredging, and public awareness programs.

Rationale

Healthy fisheries will likely aid with park visitation, allowing the South Carolina Department of Parks, Recreation & Tourism to maintain their goal of self-sufficiency.

Alternatives Considered

Alternatives would be to not complete the noted work which could lead to a decline in the quality/accessibility of the waterways, thus risking a potential loss of revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Shoreline Stabilization - Part 2

Submission Type	Existing Project	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	4401	**Overall Priority**	53/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	5	Athletic/Recreational	100	Other	100
Environmental	95				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Capital Reserve Fund - Capital	$1,000,000	Fee-Architectural, Engineering & Other	$297,500
[CP] State Appropriation - Capital	$1,000,000	Site Development (Non-Depreciable Land Improv)	$5,652,500
[CP] State Appropriation - Capital	$3,950,000		
	$5,950,000		$5,950,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - 9774)
The work is to mitigate the shoreline erosion which is occurring at several freshwater parks through sound and sustainable engineering practices.
The work is to mitigate the shoreline erosion which is occurring at several parks through sound and sustainable engineering practices.
Parks Include:
- Lake Hartwell- $250,000
- Calhoun Falls- $250,000
- Lake Wateree- $2,000,000
- Bakers Creek- $500,000
- Sadlers Creek- $250,000
- Dreher Island- $1,000,000
- Charlestown Landing- $500,000
- Colleton - $200,000
- Hickory Knob - $500,000
- Keowee Toxaway - $250,000
- Santee State Park- $250,000

Rationale

Several freshwater parks have erosion issues needing shoreline stabilization concentrated in areas impacting revenue-producing facilities (mainly campsites). All of these parks have roads and campsites that are in need of stabilization due to erosion. Over the past several years, the Agency has spent tens of thousands of dollars to protect infrastructure that is being threatened by encroaching bodies of water. However, there is not enough funding currently available to remedy the problem long-term. The Agency has been targeting areas that are in dire need, but without major work, these areas will fall prey to erosion, thereby eliminating revenue generating facilities and park visitor recreational opportunities.

Alternatives Considered

The alternative is to not complete this work which could degrade the quality of the camping sites and lead to a loss of revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Welcome Center Rebuild - Landrum

Submission Type	Existing Project	**Plan Year**	2029
Request Type	Budget Change	**Plan Year Priority**	3/6
Project Number	4402	**Overall Priority**	54/69

Project Type	Percentage
Architectural and Engineering	10
Demolish Existing Facility	5
Replace Existing Facility/System	70
Site Development	15
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	80
Office/Administration	5
Parking/Roads/Site Development	15
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$75,000
[CP] State Appropriation - Capital	$4,925,000
	$5,000,000

Project Costs	Amount
Construction-Buildings & Additions	$3,500,000
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$500,000
Other Capital Outlay Costs	$25,000
Site Development (Non-Depreciable Land Improv)	$825,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9806) The Landrum Welcome Center was constructed in 1969 and renovated in 1993. The project consists of demolition of the existing outdated and inefficient Welcome Center. The project also includes the construction of a new, more efficient Welcome Center at the site.

Rationale

This facility continues to experience structural and maintenance issues that compromise both the integrity of the facility and the visitor's experience. These factors ultimately result in increasing maintenance costs and potential losses in revenue for the State's tourism related businesses. The new facility will greatly improve the visitor experience, the staff's ability to interact with the visitor, and be more energy efficient.

Alternatives Considered

Alternatives: Continue to operate as is with increasing maintenance costs and reduced visitor experience. This option also reduces potential revenue for the State in tourism related businesses.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Statewide Dam Spillway Repairs II

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	4819	**Overall Priority**	55/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	15	Athletic/Recreational	100	Other	100
Site Development	85				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,750,000	Fee-Architectural, Engineering & Other	$562,500
		Other Construction/Renovation/Repair Projects	$3,187,500
	$3,750,000		$3,750,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project consists of repairing dams within the State Parks system. Minor repairs are in progress on some, but larger repairs are needed to ensure a long-term solutions at several locations. These locations include: Paris Mountain State Park (3 dams) - $ 3,000,000; Table Rock State Park - $500,000; Poinsett State Park - $250,000 ; Total - $3,750,000

Rationale

The dams are in various states of decline. Minor repairs are in progress, but larger repairs are needed to ensure that long-term solutions are recognized.

Alternatives Considered

The alternative to operating as is will lead to further and more expensive repairs or having to drain lakes which will greatly reduce a park's recreational value and revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

CTL Animal Forest: Shorebird Netting Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	4821	**Overall Priority**	56/69

Project Type	Percentage
Architectural and Engineering	20
Repair/Renovate Existing Facility/System	80
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$250,000
	$250,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$200,000
	$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The existing netting that protects and confines the shorebirds within the exhibit at the animal forest located within Charlestown Landing State Historic Site is currently damaged and has reached its lifespan. It has also been documented by the USDA an overseer of our animal forest. The current netting needs to be replaced in order to properly protect and confine the existing shorebird population within this exhibit at Charlestown Landing State Historic Site. If any engineering modifications need to be made for a new net, A&E are being requested. Once surveyed, any structural changes should be made and a new net ordered and installed to protect and confine the shorebird population of this park animal forest exhibit.

Rationale

Due to it reaching its lifespan the current existing protective netting for the shorebird exhibit at the CTL Animal Forest is in need of replacement. Due to the frailty, the netting has been breached and damaged by predators, weather events, and foliage. It has currently been pinged by the USDA due to a breach by raccoons. The shorebird exhibit is a popular and immersive exhibit that allows close and interactive interpretation with the birds and public.

Alternatives Considered

The alternative is to forgo replacement and remove the shorebirds and exhibit. Funding would still have to be secured for any animal habitat replacement.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

CTL Animal Forest: Turkey Exhibit Netting Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	4822	**Overall Priority**	57/69

Project Type	Percentage
Architectural and Engineering	20
Repair/Renovate Existing Facility/System	80
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$250,000
	$250,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$200,000
	$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The existing netting that protects and confines the turkeys within the exhibit at the animal forest located within Charlestown Landing State Historic Site is currently damaged and has reached its lifespan. The current netting needs to be replaced in order to properly protect and confine the existing turkey population within this exhibit at Charlestown Landing State Historic Site. If any engineering modifications need to be made for a new netting, A&E are being requested. Once surveyed, structural changes should be made and a new net ordered and installed to protect and confine the turkey population of this park animal forest exhibit.

Rationale

Due to it reaching its lifespan the current existing protective netting for the turkey exhibit at the CTL Animal Forest needs replacement. Due to the frailty, the netting has been breached and damaged weather events and foliage. The turkey exhibit is a popular visitor destination and allows public to view these animals closely and is a native species to our state and surrounding area. The exhibit allows public discovery, interaction, and interpretation of these animals.

Alternatives Considered

The alternative is to forgo replacement and remove the turkeys and exhibit. Funding would still have to be secured for any animal habitat replacement.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Historic Homes Repair/Renovations, Statewide

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/12
Project Number	4403	**Overall Priority**	58/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,500,000
[CP] State Appropriation - Capital	$7,500,000
	$10,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Building Exteriors	$4,000,000
Renovations-Buildings & Additions-Interiors	$5,000,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Park service has responsibility for several historic homes throughout the state. These funds would provide for the completion of critical maintenance, repairs, and preservation needs of the historic homes.

Rationale

These structures are in need of ongoing repairs, painting, and other upgrades.

Alternatives Considered

Alternatives investigated would be to close these facilities to the public and stop renting some of the facilities which would reduce revenue and still not address the needs of the historic homes. The other alternative is to operate as is and allow the facility to degrade further making repairs more expensive.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Habitat Restoration

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/12
Project Number	4404	**Overall Priority**	59/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Environmental	100	Athletic/Recreational	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$300,000	Other Capital Outlay Costs	$300,000
	$300,000		$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The summary of work entails the installation of firebreaks as well as the implementation of control burns.

Rationale

The purpose of these actions is to reduce fuel loads to better protect park infrastructure and neighbor's homes from catastrophic wildfires. In 2016, a 10,000-acre wildfire took place at Table Rock Park and neighboring SCDNR lands. Recently, wildfires have ignited at Little Pee Dee, Sesqui, and Redcliffe. The State Park Service has over 100,000 acres in property with 75 plus years of fuel accumulation.

Alternatives Considered

The alternative to the implementation of this project is to not complete and face additional safety concerns and property liability at the Agency, as well as to surrounding private/public lands.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Statewide Trail Improvements and Repairs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/12
Project Number	4405	**Overall Priority**	60/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	5	Athletic/Recreational	100	Other	100
Site Development	95				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$500,000	Fee-Architectural, Engineering & Other	$25,000
		Site Development (Non-Depreciable Land Improv)	$475,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The summary of work includes the review and assessment of the trails, as well as the structure related to the trails, which includes but is not limited to signage, trail bridges, and erosion control practices. During the past couple of fiscal years, the daily visitation numbers, as well as the number of nights spent by campers on their campsites, has been unprecedented which correlates to increased use on all of the South Carolina State Park Services trail systems.

Rationale

Much like all of the other South Carolina State Park Services assets, increased visitation leads to additional issues/damages of the asset. In the case of the trails, increased erosion is occurring on numerous existing trails, which is degrading the assets, which impacts visitor experiences. Additionally, the trails in various areas have been widened by increased visitation, or, by new cuts through trails that have been worn in. All of this potentially leads to some visitors becoming lost since these worn in trails are not properly marked. Widening of existing trails or the creation of worn in trails in environmentally sensitive areas (endangered and/or sensitive plant and animals) have also occurred which has required or will require that trails be rebuilt or possibly rerouted to minimize stress to the environmentally sensitive areas.

Alternatives Considered

If action is not taken, it will lead to further degradation of the asset, potentially irreparable damage to environmentally sensitive areas, and closure of various trails due to the creation of hazardous conditions for trail users; therefore, no other options were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Myrtle Beach Pier

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/12
Project Number	4407	**Overall Priority**	61/69

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	80
Demolish Existing Facility	5
Site Development	5
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,000,000
	$3,000,000

Project Costs	Amount
Construction-Buildings & Additions	$2,700,000
Fee-Architectural, Engineering & Other	$300,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Myrtle Beach State Park Pier needs rehabilitation due to deterioration of numerous piles. The pier was originally constructed in the early 1990s and has undergone numerous repairs since. Some of the existing piles are starting to show signs of fatigue and deterioration at the water line, as well as signs of sea worm intrusion. SCPRT would like the pier to undergo a full structural inspection, including a dive inspection to detail the condition of the existing piles, and then a structural analysis and report of the piers current condition. Included in this report will be recommendations for repair, and where piles need replacement. SCPRT will seek to hire third-party engineering services for the structural inspection, design of repairs, and project administration for the repairs.

Rationale

The Pier at Myrtle Beach State Park is a major visitor attraction for the park, bringing fisherman and beach goers alike. Coupled to the Pier's Store, it is one of the main features of Myrtle Beach State Park and is a popular visitor experience and revenue generator. During previous storm events, damages occurred to the pier resulting in portions of the pier had to be closed off, leading to decreased used of the pier, which in turn lead to loss of revenue. Due to the specific nature of the repairs, contractor's availability is very limited for quick repairs, which leads to significant downtime of the pier. These repairs can also be expensive due to their specialty, so an extensive analysis and repair may help to reduce further smaller emergency type repairs. Having the pier inspected and any necessary piles replaced, will help keep the pier open and hopefully limit the amount of closures due to damaged piles in the near future.

Alternatives Considered

Limited alternatives have been considered, as the pier is one of the major visitor attractions of the area, and would be extremely difficult to rebuild, SCPRT can continue to operate the facilities as is; however, eventually the pier's piles will continue to degrade to a point that they fail, which will lead to future closures of the pier and bring a decline in usage and revenue for SCPRT.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Hickory Knob Pro Shop Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/12
Project Number	4408	**Overall Priority**	62/69

Project Type	Percentage
Architectural and Engineering	10
Demolish Existing Facility	5
Repair/Renovate Existing Facility/System	80
Site Development	5
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$250,000
[CP] State Appropriation - Capital	$250,000
	$500,000

Project Costs	Amount
Construction-Buildings & Additions	$450,000
Fee-Architectural, Engineering & Other	$50,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Hickory Knob Pro Shop was built in the 1982 and needs to be renovated to a modern, inviting pro shop that would attract more golfers, generating revenue for park improvements. Upgraded facilities would provide golfers with better equipment, apparel, and amenities, encouraging longer stays and repeat visits. This investment aligns with the park's commitment to quality service and environmental stewardship, ensuring an enjoyable, sustainable outdoor recreation destination for both locals and tourists.

Rationale

Hickory Knob State Park and Resort is showing sign of age despite maintenance and upkeep efforts. Much like other portions of Park and Resort, it is utilized by a number of private entities and state agencies for conferences and annual meetings. It is also utilized during the Masters by visitors to the State of South Carolina. Continuing to operate the facility as is, would ultimately result in increased maintenance costs, reduced visitor experience, and potential losses in revenue. It is anticipated that the pro shop renovations would greatly improve the visitor experience. Ultimately, SCPRT is looking to update the accommodations so that it continues to draw people to visit and stay in McCormack County.

Alternatives Considered

Limited alternatives have been considered. SCPRT can continue to operate the facilities as is; however, eventually the facility will degrade to a point that they are no longer serviceable and there will be a decline in usage and revenue for SCPRT.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Lake Wateree State Park Campground Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	6/12
Project Number	4409	**Overall Priority**	63/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Replace Existing Facility/System	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,000,000	Fee-Architectural, Engineering & Other	$200,000
		Renovations-Utilities	$1,800,000
	$2,000,000		$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will make repairs and updates to the campground utilities at Lake Wateree State Park. Lake Wateree Riverside Campground is composed of 70 campsites. This facility needs crucial utility upgrades, encompassing improved water system, the addition of 50-amp electrical services and some paving improvement. These enhancements aim to elevate the camping experience by providing campers with upgraded amenities and more reliable access to water and electricity. The improved infrastructure will likely attract outdoor enthusiasts seeking a comfortable and convenient camping adventure along the picturesque Lake Wateree.

Rationale

Currently, the campground only has 20- amp and 30-amp service and modern campers are now using 50-amp service. Campers regularly use adaptors to plug into the service and cause almost weekly repairs as well as periodic damage to camping equipment.

Alternatives Considered

No other alternatives were considered as the conversion to 50-amp service at Lake Wateree State Park is deemed necessary to ensure that revenue not decline as a result of an aged electrical and water infrastructure at the park that is increasingly not compatible with modern camping equipment.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Build Park Office at Sadlers Creek State Park

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	7/12
Project Number	4410	**Overall Priority**	64/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Construct Additional Facility	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$200,000	Construction-Buildings & Additions	$315,000
[CP] State Appropriation - Capital	$150,000	Fee-Architectural, Engineering & Other	$35,000
	$350,000		$350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To bolster its mission and enhance visitor experience, Sadlers Creek State Park seeks a new park office. This vital addition will streamline operations, enabling more effective support for the park's goals while improving visitor interaction. With a strategic location, the new office will offer improved accessibility, ensuring better engagement with park visitors. This upgrade aligns with the park's commitment to providing quality services and fostering a positive environment for all who enjoy the natural beauty and recreational opportunities offered at Sadlers Creek State Park.

Rationale

The lack of a formal space at Sadlers Creek State Park has presented the park with unique challenges over the past serval years, given the increased popularity of State Parks.

Alternatives Considered

The alternative is to not complete this project, thereby leading to reduced customer satisfaction, and, a potential loss of revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Colonial Dorchester Visitor's Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	8/12
Project Number	4411	**Overall Priority**	65/69

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Athletic/Recreational	100	Other	100
Construct Additional Facility	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,000,000	Construction-Buildings & Additions	$2,700,000
		Fee-Architectural, Engineering & Other	$300,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Colonial Dorchester has been needing a visitor center for over 20 years to really be able to showcase the site as well as the archeology work that is done there. The center could house exhibits, curation space, and an archeology lab that could be built to show "behind the scenes" work as well as have areas for training and programming. In addition, an office area is needed for park staff. This project would enhance interpretation of the site, archeological work and also give visitors more to see at a park where most of the resources are still in the ground.

Rationale

The lack of a formal space at Colonial Dorchester has presented the park with unique challenges over the years, given the increased popularity of State Parks. This upgrade aligns with the State Park Services commitment to providing quality services and fostering a positive environment for all who enjoy the natural beauty and historical opportunities offered at Colonial Dorchester.

Alternatives Considered

The alternative is to not complete this project, thereby potentially leading to reduced customer satisfaction, and, a potential loss of revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Lake Warren Park Improvements

Submission Type	Existing Project	**Plan Year**	2030
Request Type	Budget Change	**Plan Year Priority**	9/12
Project Number	4412	**Overall Priority**	66/69

Project Type	Percentage
Architectural and Engineering	10
Replace Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$15,000
[CP] State Appropriation - Capital	$985,000
	$1,000,000

Project Costs	Amount
Building Purchase	$150,000
Contingencies-Capital Projects	$153,600
Fee-Architectural, Engineering & Other	$224,400
Other Capital Outlay Costs	$15,000
Renovations-Utilities	$195,250
Site Development (Non-Depreciable Land Improv)	$261,750
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - 9856) This project will create a small campground at Lake Warren State Park. This will likely include water infrastructure, sewer infrastructure, electrical infrastructure along with roadway improvement. These enhancements aim to elevate the camping experience by providing campers with upgraded amenities and more reliable access to water and electricity. The improved infrastructure will likely attract outdoor enthusiasts seeking a comfortable and convenient camping adventure along the picturesque Lake Warren.

Rationale

Lake Warren is a park with a nice fishing lake, hiking trails and community building. There is a large amount of potential with this park, but it is presently a day use park that would benefit from a campground that could help to increase visitation within the county. This may also help to alleviate pressure on other parks within the South Carolina State Park System.

Alternatives Considered

No other alternatives other than to operate the park as is as a day use park.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Edisto Beach State Park Beach Restoration

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	10/12
Project Number	4413	**Overall Priority**	67/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$7,000,000
[CP] State Appropriation - Capital	$5,500,000
	$12,500,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,250,000
Site Development (Non-Depreciable Land Improv)	$11,250,000
	$12,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Addition of sand is needed to maintain a safe high tide beach for park visitors and shorebirds.

Rationale

The beach was last nourished in 2006. Erosion has occurred due to various hurricanes, such as Hurricane Joaquin (10/2015) and Hurricane Matthew (10/2016). The USACE permit process can be lengthy for beach Renourishment, therefore, it is best to start the process early.

Alternatives Considered

The alternative is to not complete the project and eventually lose this important asset, as well as potentially recognize a loss of visitors and revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Huntington Beach State Park Beach Restoration

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	11/12
Project Number	4814	**Overall Priority**	68/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$12,500,000
	$12,500,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$12,500,000
	$12,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Addition of sand is needed to maintain a safe high tide beach for park visitors and shorebirds.

Rationale

Various beach renourishment has occurred adjacent to the area by the United State Army Corps of Engineers and local entities. Numerous storms have done damage to the dune system such as Hurricane Joaquin (2015) and Hurricane Matthew (2016) along with various unnamed storms. The dunes are need to help protect this irreplaceable park.

Alternatives Considered

The alternative is to not complete the project and eventually lose these important assets, as well as potentially recognize a loss of visitors and revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Parks, Recreation and Tourism

Project Name

Hunting Island State Park Beach Restoration

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	12/12
Project Number	4815	**Overall Priority**	69/69

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$20,000,000
	$20,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$2,000,000
Other Construction/Renovation/Repair Projects	$18,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Addition of sand is needed to maintain a safe high tide beach for park visitors and shorebirds.

Rationale

The last beach renourishment occurred in 2020. Various unnamed storms and the increased frequency of king tides have caused a portion of the dunes to breach on the island as well as cause the lagoon to become tidally influenced. These renourishments are on an ~10-year cycle and require much planning along with lengthy permitting; therefore, it is best to start the process early.

Alternatives Considered

The alternative is to not complete the project and eventually lose this important asset, as well as potentially recognize a loss of visitors and revenue.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Public Health

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Health

Project Name

Hayne Lab Exterior Sealing, Cleaning and Painting to include possible asbestos abatement

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5420	**Overall Priority**	1/1

Project Type	Percentage
Architectural and Engineering	10
Environmental	10
Repair/Renovate Existing Facility/System	80
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$500,000
	$500,000

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$75,000
Renovations-Building Exteriors	$400,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($15,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

This project is to reseal, clean and paint the exterior of the Hayne Lab. This building has numerous window leaks that need to be repaired. While recaulking the building we will pressure wash and paint the exterior. This work will possibly include asbestos abatement depending on the results of testing of materials that will be disturbed.

Rationale

The building will be reused by both Department of Public Health and Department of Environmental Services as a storage area for Lab Supplies and related space that was not built into the new building. Due to the age of the building the exterior caulking has failed or is failing causing the leaks. While the building is being weatherproofed cleaning and painting will be part of this project.

Alternatives Considered

No alternatives considered



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Public Safety

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

DPS/DMV Headquarters Parking Lot Expansion

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	4987	**Overall Priority**	1/9

Project Type	Percentage
Site Development	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Other Funds	$1,478,888
	$1,478,888

Project Costs	Amount
Site Development (Non-Depreciable Land Improv)	$1,478,888
	$1,478,888

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Install a new 338 space parking lot and expand our existing retention area to accommodate the new parking lot. We will also install new parking lot lighting and required landscaping.

Rationale

The parking spaces that we were using belonged to the new Charter School that recently purchased the property adjacent to our property. We will be losing around 300 plus parking spaces that we were using on the adjacent property. The new parking lot will replace the lost parking spaces that we need for our staff.

Alternatives Considered

Alternatives were considered: We offered to buy the parking spaces from the new owner and were unsuccessful in negotiations..

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

DMV Headquarters Ground Floor HVAC Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	5090	**Overall Priority**	2/9

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	HVAC	80
				Interior Finishes/Flooring/Fixtures	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$2,400,000	Renovations-Utilities	$2,400,000
	$2,400,000		$2,400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($20,000)
Utilities	Other Funds - Existing	3 Years+		($30,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

The project would replace the original HVAC duct controls, VAV boxes and ceilings on the ground floor of the 29-year-old DMV headquarters building. This floor contains the DMV branch office, the Motor Carrier division and the agency support services. This new system will be much more efficient and will provide healthier, consistent air quality.

Rationale

The project is needed because it is difficult to control the temperature and humidity in the rooms on this floor due to several factors:
A. The floor is partially underground.
B. This floor is adjacent to the main entrance for DMV employees, DMV and DPS field office trainees, and the public, who are constantly introducing outside humid air into these spaces.
C. The interior walls beyond the main corridor were added (in-house) by the previous owner subsequent to the building construction, but without the proper HVAC modifications. In the past few years these conditions have created indoor air quality issues that require extensive remediation. Room dehumidifiers have been placed in the most humid areas but require emptying more than once a day. This has become a problem due to our limited staff and is not a long-term solution. We therefore conclude that a new HVAC system is necessary in order to accommodate and resolve the humidity problems. We will also be replacing the entire ceiling system (5'x5' ceiling tiles) since it is integrated with the supply and return air grills and since these ceiling tiles are no longer available.

Alternatives Considered

We have considered an alternate that would add a whole floor dehumidifier; however this would not change the existing environment and the air quality issues may still be present. The problem can only be solved with the installation of a new HVAC floor system that provides healthy indoor air quality.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

DPS Headquarters 300 Ton Chiller Replacement - 2

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5119	**Overall Priority**	3/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds	$800,000
	$800,000

Project Costs	Amount
Renovations-Utilities	$800,000
	$800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The project will replace the second of two existing 300-ton building chillers that serves the DPS/DMV buildings.

Rationale

The existing chiller is essential to the operation of the DPS/DMV building which serves state employees of both agencies and the general public. The chiller is the original equipment for the building and has had numerous and more frequent repairs lately. It has exceeded far beyond its life expectancy and needs to be replaced. The new replacement chiller will be more efficient and will save additional dollars spent on energy and maintenance costs into the future.

Alternatives Considered

No alternatives were considered because the chiller unit cools effectively when it is working.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

DMV Headquarters Air Handler/Controls Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5123	**Overall Priority**	4/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$3,352,935
	$3,352,935

Project Costs	Amount
Contingencies-Capital Projects	$314,593
Fee-Architectural, Engineering & Other	$207,000
Renovations-Utilities	$2,831,342
	$3,352,935

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The project would replace the five air handlers (one on each floor) of the DMV Headquarters building with a new VAV air distribution system, including new ductwork, piping and controls as necessary. This new system would distribute air much more effectively because it would provide adequate pressure to the modified floors. It would be designed to be up to date with existing mechanical code requirements for air quality and efficiency.

Rationale

These twenty-nine-year-old units are original to the building and inadequately provide conditioned air to the floor zones. Each zone has either a dedicated VAV box with hot water reheat or a Carrier Moduline system providing heating and cooling. The Moduline systems distribute air to the zones. They were designed to provide air to open space environments and many more rooms have been constructed since that time making it difficult to provide adequate air distribution to each zone. Consequently, the air handlers require more energy to operate. The internal insulation in the air handlers is breaking down and could cause indoor air quality issues. Some of the piping is rusting due to removed insulation.

Alternatives Considered

The project was part of an HVAC survey; therefore, it was analyzed to be the most effective system for the facility. No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

DPS Headquarters 70-Ton Chiller Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5125	**Overall Priority**	5/9

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	HVAC	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$401,090	Renovations-Buildings & Additions-Interiors	$401,090
	$401,090		$401,090

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

This project will replace the existing 70-ton air-cooled chiller unit that serves the telecommunications center at the SCDPS headquarters building. The center operates 24/7 and dispatches calls to the highway patrols.

Rationale

The chiller provides cooling for the telecommunications center after regular DPS business hours. It was installed in 2008 and has numerous repairs in recent years. Because the center is essential to the operation of the Highway Patrol, this chiller needs to work when needed. In addition to the chiller, all associated pumps, controls and piping would be replaced as necessary to provide a more up to date, efficient chiller meeting the standards of the related HVAC codes.

Alternatives Considered

No alternatives were considered, as when working properly, this unit effectively cools the center.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

Highway Patrol Facilities Statewide Paving

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5133	**Overall Priority**	6/9

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Contingencies-Capital Projects	$80,000
		Fee-Architectural, Engineering & Other	$25,000
		Site Development (Non-Depreciable Land Improv)	$395,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project would repair and/or replace parking surface at twelve (12) Highway Patrol facilities. It will also include some site regrading if needed. Most of the facilities will only require resealing and restriping.

Rationale

The initial project was last requested in 2020, and it was thought at that time that the projects could be done separately with priority being given to those in the worst condition. However, it has since been determined that the previously submitted statewide project would be more efficient. Eleven of these parking lots have not been upgraded since the buildings were conveyed to DPS in 1993. The twelfth location to be paved is in Greenwood. It was purchased in the late 1990's and had very poor existing paving conditions. We had to do some temporary work to the parking lot to stop further deterioration. We sealed and restriped the paving, but it is still currently in poor condition and has many potholes and uneven, cracked surfaces. We have determined that at least two of the facilities will need some regrading to resolve the existing drainage problems. It should also be noted that one of these facilities has flooded numerous times due to the existing parking and building configuration issues.

Alternatives Considered

One alternative was considered. We considered paving each location individually, but it was determined that a statewide project would be more efficient.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

DMV Headquarters First Floor HVAC Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5177	**Overall Priority**	7/9

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	HVAC	80
				Interior Finishes/Flooring/Fixtures	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$2,444,683	Contingencies-Capital Projects	$224,568
		Fee-Architectural, Engineering & Other	$199,000
		Renovations-Utilities	$2,021,115
	$2,444,683		$2,444,683

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	1 Year/One Time		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

This project would replace the original HVAC ducts, controls, VAV boxes and ceilings on the first floor of the 29-year-old DMV headquarters building. This floor contains the DMV IT and other DMV divisions, as well as the canteen, food court and DMV Hall of Fame. As part of this project, the existing ceiling will be replaced, as the current supply and return air grilles are integral to the ceiling grid. This new system will be more efficient and will provide a healthier atmosphere consistent with current air quality requirements.

Rationale

This project is needed because it is particularly difficult to control the temperatures and humidity on this floor due to several factors:

1) The Canteen on the first floor is open to the food court which extends to the floor above.
2) This floor is open to the atrium above the main entrance lobby, so outside humid air is constantly introduced into these spaces.
3) Many of the interior walls beyond the main corridor were added in-house by the previous owner subsequent to the building construction, but without proper HVAC modifications. These conditions have created indoor air quality issues.
These problems would be resolved with a new HVAC system and a new conventional ceiling. The existing ceiling 5'x5' tiles and grid are no longer available.

Alternatives Considered

No alternatives were considered. The existing system is obsolete and beyond repair. The new system will be much more efficient and provide a healthier environment to its occupants.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name
DPS/DMV Passenger Elevator Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5181	**Overall Priority**	8/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$1,750,000
	$1,750,000

Project Costs	Amount
Contingencies-Capital Projects	$309,500
Fee-Architectural, Engineering & Other	$40,500
Other Construction/Renovation/Repair Projects	$1,400,000
	$1,750,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($1,000)
	Net Cost / (Savings): ($1,000)			($1,000)

Summary of Work

This project would provide upgrades to the existing three passenger elevators in the DPS headquarters (D building) and the three passenger elevators in the DMV headquarters (C building). The D building elevators will receive a controls upgrade as well as the replacement of mechanical hoisting components. The C building will receive any mechanical repairs necessary for safe operation at this time. The upgrades would be designed for a 20-year life cycle.

Rationale

Since the facilities were purchased in 2003, a project replacing controls and minor electrical work was completed in 2009 on the C building elevators. Consequently, they are in fairly good condition. The elevators in D building have required numerous service calls in recent years. We asked our elevator service contractor for recommendations pertaining to yearly upgrade requirements and hired an elevator consultant to give us an assessment of these elevators. The consultant's report and the service contractor both recommended that D building elevators should have new controls and mechanical hoisting components replaced by 2024. Unfortunately, because of budget and time constraints, the project has been moved to 2028.

Alternatives Considered

Upgrading this equipment affects the safety of the occupants, so no alternatives are possible.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Public Safety

Project Name

DPS/DMV Warehouse HVAC replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5183	**Overall Priority**	9/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds	$776,845
	$776,845

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$776,845
	$776,845

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This Project would replace the existing HVAC units at our DPS/DMV warehouse buildings at our Blythewood Campus. We will be replacing three-seven and one half ton size units at the DPS warehouse with a larger more efficient unit to handle the entire DPS warehouse building. We will be replacing three -seven and one half ton size units and three- five ton size units at the DMV warehouse with one larger more efficient unit to handle the entire DMV warehouse building.

Rationale

These units vary in age from five to twenty years old and by the time we replace them, they will be at the end of their projected life cycle. Converting to two large units instead of multiple small units will provide more efficient heating and cooling as well as greater comfort for the occupants.

Alternatives Considered

No alternatives were considered since utilizing larger more efficient units to replace multiple existing HVAC units is the most logical path forward.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Transportation

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

I-26 EB Rest Area Reconstruction, Charleston Co.

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/13
Project Number	5610	**Overall Priority**	1/29

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$4,000,000
[CP] State Appropriation - Capital	$8,880,000
[CP] State Appropriation - Capital	$3,726,000
	$16,606,000

Project Costs	Amount
Contingencies-Capital Projects	$1,510,000
Fee-Architectural, Engineering & Other	$1,160,000
Other Capital Outlay Costs	$630,000
Renovations-Buildings & Additions-Interiors	$13,306,000
	$16,606,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely	$1,200	
	Net Cost / (Savings): $1,200		$1,200	

Summary of Work

(Phase II - #9744) The project will demolish the existing LeTellier Hall and construct a new engineering building in its place. Additionally, the entire third floor of the adjacent Grimsley Hall will be renovated. The 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 LeTellier Hall to be demolished is 26,534 square feet and was constructed in 1937 (88 years old). It supports fewer than 60 students. Currently, there are approximately 700 enrolled in day and evening engineering classes. The department needs more lab and classroom space, as well as space that meets current engineering education standards. The existing building does not meet current seismic and accessibility codes.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Anderson County Salt Shed Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/13
Project Number	5394	**Overall Priority**	2/29

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$4,350
[CP] Other Funds	$285,650
[CP] Other Funds	$10,000
	$300,000

Project Costs	Amount
Construction-Buildings & Additions	$250,000
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$25,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9751) The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. It will store 500 tons of salt. The shed will be located at the Anderson County Maintenance Facility near I-85.

Rationale

Salt and brine is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Campobello Section Shed Salt Shed Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/13
Project Number	5395	**Overall Priority**	3/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$4,350	Construction-Buildings & Additions	$250,000
[CP] Other Funds	$285,650	Contingencies-Capital Projects	$25,000
[CP] Other Funds	$10,000	Fee-Architectural, Engineering & Other	$25,000
	$300,000		$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9755) The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. The structure will have a concrete slab with wood interior push walls. It will store 500 tons of salt.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

McCormick County Maintenance Salt Shed Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	4/13
Project Number	5396	**Overall Priority**	4/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$4,350	Construction-Buildings & Additions	$250,000
[CP] Other Funds	$285,650	Contingencies-Capital Projects	$25,000
[CP] Other Funds	$10,000	Fee-Architectural, Engineering & Other	$25,000
	$300,000		$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9758) The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. The structure will have a concrete slab with wood interior push walls. It will store 500 tons of salt. The shed will be located at the McCormick County Maintenance Facility.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Fairfield County Salt Shed Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	5/13
Project Number	5397	**Overall Priority**	5/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$360,000	Construction-Buildings & Additions	$280,000
		Contingencies-Capital Projects	$40,000
		Fee-Architectural, Engineering & Other	$40,000
	$360,000		$360,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

The project consists of the construction of a 3100-sf heavy timber structure to store 1100 tons of salt. The new building will have a concrete slab floor, heavy timber support columns, and a wood framed roof with asphalt shingles.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Sumter County I-95 Salt Shed Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	6/13
Project Number	5398	**Overall Priority**	6/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$360,000	Construction-Buildings & Additions	$290,000
		Contingencies-Capital Projects	$35,000
		Fee-Architectural, Engineering & Other	$35,000
	$360,000		$360,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. The structure will have a concrete slab with wood interior push walls. It will store 500 tons of salt. The shed will be located near the rest area on I-95 for application on the interstate.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather. SCDOT stores approximately three days of salt in each county.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Pickens County Salt Spreader Shed Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	7/13
Project Number	5399	**Overall Priority**	7/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$340,000	Construction-Buildings & Additions	$230,000
		Contingencies-Capital Projects	$35,000
		Fee-Architectural, Engineering & Other	$45,000
		Site Development (Non-Depreciable Land Improv)	$30,000
	$340,000		$340,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project consists of the construction of a 5000 sf open storage shed for storing salt spreaders and other misc. The structure will be an open sided, steel framed structure with a concrete slab floor, metal roof, and lighting. The shed will be located at the Pickens County Maintenance Complex.

Rationale

Salt spreading equipment is presently stored on the ground and exposed to the elements. Covering the equipment will protect the equipment and allow for easier loading onto vehicles

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Kershaw County Salt Shed Construction (I-20)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	8/13
Project Number	5400	**Overall Priority**	8/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$360,000	Construction-Buildings & Additions	$280,000
		Contingencies-Capital Projects	$40,000
		Fee-Architectural, Engineering & Other	$40,000
	$360,000		$360,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. The structure will have a concrete slab with wood interior push walls. It will store 500 tons of salt.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Horry County Maintenance Salt Shed Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	9/13
Project Number	5401	**Overall Priority**	9/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$360,000	Construction-Buildings & Additions	$280,000
		Contingencies-Capital Projects	$40,000
		Fee-Architectural, Engineering & Other	$40,000
	$360,000		$360,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. The structure will have a concrete slab with wood interior push walls. It will store 500 tons of salt.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Hampton County Maintenance Salt Shed Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	10/13
Project Number	5402	**Overall Priority**	10/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$300,000	Construction-Buildings & Additions	$250,000
		Contingencies-Capital Projects	$25,000
		Fee-Architectural, Engineering & Other	$25,000
	$300,000		$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. The structure will have a concrete slab with wood interior push walls. It will store 500 tons of salt.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Aiken County Salt Shed Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	11/13
Project Number	5403	**Overall Priority**	11/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$3,000	Construction-Buildings & Additions	$250,000
[CP] Other Funds	$297,000	Contingencies-Capital Projects	$25,000
		Fee-Architectural, Engineering & Other	$25,000
	$300,000		$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - 9759) The project will consist of construction of a steel and fabric storage building for storing salt to use for application on the bridges and roads both before and during ice/snow events. The structure will have a concrete slab with wood interior push walls. It will store 500 tons of salt.

Rationale

Salt is necessary to prevent ice/snow from freezing on the roadway during inclement weather.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Charleston Maintenance Salt Building Reconstruction

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	12/13
Project Number	5404	**Overall Priority**	12/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$300,000	Construction-Buildings & Additions	$250,000
		Contingencies-Capital Projects	$25,000
		Fee-Architectural, Engineering & Other	$25,000
	$300,000		$300,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

The existing Charleston Maintenance salt building is in poor condition and in need of replacement. This project would demolish the existing structure and replace it with a new structure.

Rationale

The push walls are collapsing, and the fabric roof is in bad shape

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Equipment Depot Restrooms and Conference Room

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	13/13
Project Number	5409	**Overall Priority**	13/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$245,000	Contingencies-Capital Projects	$20,000
		Fee-Architectural, Engineering & Other	$25,000
		Renovations-Buildings & Additions-Interiors	$200,000
	$245,000		$245,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely	$1,200	
	Net Cost / (Savings): $1,200		$1,200	

Summary of Work

A new conference/training room with a minimum seating capacity of 75 would be constructed on the main level of the Equipment Depot in existing space not currently utilized. In addition, the restroom, which is not ADA compliant, would be expanded and brought up to standard.

Rationale

The Depot's conference/training room is needed to host training events for district employees prior to new equipment releases, manufacturer's training for Depot and district employees, equipment operators training, and meetings with staff and job applicant interviews. The current conference/training room is located above the main office area and is limited in space and seating capacity. This area is only accessible by stair causing emergency egress and ADA compliance concerns. Additionally, the area would serve as a central meeting/work area for Supply and Equipment employees during emergency operations and would be available for use by other SCDOT organizations when larger space is required. Existing restroom expansion is also needed to accommodate the number of visiting employees for training events.

Alternatives Considered

Due to space limitations in the building, the only alternative would be to construct an additional facility, which is deemed cost prohibitive

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

District Six Office Mechanical, Electrical and Plumbing renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	5414	**Overall Priority**	14/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$275,000	Renovations-Utilities	$275,000
	$275,000		$275,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($20,000)
	Net Cost / (Savings): ($20,000)			($20,000)

Summary of Work

The District 6 Office, constructed in 1971, is in need of mechanical, electrical, and plumbing repairs and upgrades. Items include replacement of Federal Pacific electrical panels, a new generator, new plumbing lines, and replacement of HVAC units.

Rationale

The District 6 office was constructed in 1971 and many systems are nearing their end of life and are in need of replacement

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Florence Maintenance Sewer Line Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	5415	**Overall Priority**	15/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Water/Sewer	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$400,000	Renovations-Utilities	$400,000
	$400,000		$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($15,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

The project will consist of saw cutting and replacing approximately 600 feet of sewer line along with three manholes.

Rationale

The main sewer line on the property serves the county maintenance office, truck shed, engineering office, and district lab. Due to its relatively flat slope and multiple collapses along the line, these facilities experience frequent backups.

Alternatives Considered

Pipe relining was evaluated as an option; however, it is equally costly and less effective compared to installing a new line. The line has already been jetted multiple times, but camera inspections reveal several areas of collapse.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name
Dillon County Complex Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5416	**Overall Priority**	16/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Renovations-Building Exteriors	$200,000
		Renovations-Buildings & Additions-Interiors	$200,000
		Roofing-Repairs & Renovations	$100,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The Dillon Maintenance Complex project involves the replacement of electrical and mechanical systems, along with sealing of the building envelope and roof. Interior renovations will include painting and mold remediation resulting from prior leaks.

Rationale

The complex was constructed in 1958 and is desperate need of repairs and updating

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Newberry County Complex Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/4
Project Number	5421	**Overall Priority**	17/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$1,000,000	Construction Projects-Lump Sum	$1,000,000
	$1,000,000		$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The project scope includes replacing plumbing systems, upgrading non-ADA compliant restrooms, replacing HVAC units, upgrading electrical systems, installing new flooring, and repaving the shop yard and parking areas.

Rationale

The maintenance shop and engineering office, constructed in 1959, are experiencing significant infrastructure issues, including deteriorated plumbing and drinking water systems, restroom drainage problems, outdated HVAC units, and aging electrical systems with limited capacity.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Clarendon County Maintenance Complex Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	5417	**Overall Priority**	18/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$8,500,000	Construction-Buildings & Additions	$6,000,000
		Contingencies-Capital Projects	$700,000
		Fee-Architectural, Engineering & Other	$800,000
		Site Development (Non-Depreciable Land Improv)	$1,000,000
	$8,500,000		$8,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($20,000)
	Net Cost / (Savings): ($20,000)			($20,000)

Summary of Work

The project will consist of the development of a 12-acre site in Clarendon County. The facility will have a 35,000-sf pre-engineering storage and office building, a 20,000-sf repair shop with a fuel area, a salt storage building, and a salt spreader storage building.

Rationale

The existing vehicle repair shop and truck storage building are 65 years old. The existing engineering office is 63 years old. The structures are inadequate for vehicle maintenance operations and unable to support today's technology. The facility maintains 140 lane miles of I-95.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

I-26 Rest Areas at MM 122 Calhoun Co.

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	5423	**Overall Priority**	19/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$16,000,000	Construction-Buildings & Additions	$10,000,000
[CP] State Appropriation	$4,000,000	Contingencies-Capital Projects	$1,000,000
		Fee-Architectural, Engineering & Other	$1,000,000
		Site Development (Non-Depreciable Land Improv)	$8,000,000
	$20,000,000		$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Demolition of existing outdated facilities and construction of both northbound and southbound lanes. Rest areas to include updated ADA compliant facilities including resurfacing of parking areas, replacing/rehab of sidewalks, curbs and landscaping. Addition of backup power to fully operate facility during power outages.

Rationale

Upgrades to Rest Areas across the state have been confirmed legislatively through provisos for funding

Alternatives Considered

Upgrades and renovations to the existing facility are an option that will be explored during Phase 1 to determine feasibility and cost effectiveness.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Sumter I-95 NB (Santee) Rest Area Replacement

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	5422	**Overall Priority**	20/29

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$6,000,000
[CP] State Appropriation - Capital	$138,000
[CP] State Appropriation - Capital	$3,862,000
	$10,000,000

Project Costs	Amount
Construction-Buildings & Additions	$3,825,000
Contingencies-Capital Projects	$1,376,000
Depreciable Land Improvements	$3,875,000
Fee-Architectural, Engineering & Other	$924,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

(Phase I - #9745) This project will replace the existing Rest Area facilities at the I-95 North Bound Rest Area in Sumter County. The project will include the demolition of existing structures and the design and construction of a new 5,000 square foot Restroom Building to provide an adequate number of fixtures, a Family Assistance Restroom, an indoor vending area and storage. Site work will include the resurfacing of existing paving and expansion of the truck parking area, new sidewalks and landscaping. The existing picnic shelters will be replaced, and an emergency backup power generator will be added.

Rationale

The existing 2,400 square foot Restroom Building was constructed in 1970, is now too small to accommodate the current number of visitors and is not an ADA compliant facility.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Kershaw Section Shed Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	5427	**Overall Priority**	21/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$500,000	Other Construction/Renovation/Repair Projects	$500,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The project consists of replacing the plumbing systems, updating restrooms, installing a new roof, upgrading HVAC systems, and completing interior finish improvements, along with additional facility upgrades as required.

Rationale

The facility, constructed in 1954, is in urgent need of upgrades and system replacements to address its outdated infrastructure.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

SCDOT HQ Roof replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	5418	**Overall Priority**	22/29

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] Other Funds	$1,170,000
	$1,170,000

Project Costs	Amount
Roofing-Repairs & Renovations	$1,170,000
	$1,170,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($5,000)
	Net Cost / (Savings): ($5,000)			($5,000)

Summary of Work

Replace the existing roof of the SCDOT HQ building. This roof was last replaced in 1992 and is approximately 39,000 sf.

Rationale

Leaks, age, and constant repairs to the roof

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

I-95 Rest Areas at MM139 in Sumter County

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	5429	**Overall Priority**	23/29

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$16,000,000
[CP] State Appropriation	$4,000,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$10,000,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$1,500,000
Site Development (Non-Depreciable Land Improv)	$7,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The existing car parking areas will be resurfaced, the rest areas and associated structures will be demolished, construct new rest area buildings, picnic shelters, and expand the truck parking areas, new landscape and irrigation systems. The ingress and egress ramps may need to be expended to meet current standards.

Rationale

Upgrades to Rest Areas across the state have been confirmed legislatively through provisos for funding.

Alternatives Considered

Upgrades and renovations to the existing facility are an option that will be explored during Phase 1 to determine feasibility and cost effectiveness.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

I-77 Rest Areas at MM66 in Chester Co.

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	5428	**Overall Priority**	24/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$17,000,000	Construction-Buildings & Additions	$12,000,000
[CP] State Appropriation	$3,000,000	Contingencies-Capital Projects	$1,000,000
		Fee-Architectural, Engineering & Other	$1,000,000
		Site Development (Non-Depreciable Land Improv)	$6,000,000
	$20,000,000		$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Complete renovation and upgrades of both northbound and southbound rest areas to include updated ADA compliant facilities including resurfacing of parking areas, replacing/rehabbing sidewalks, curbs and landscaping. Add backup power to fully operate facility during power outages.

Rationale

Upgrades to Rest Areas across the state have been confirmed legislatively through provisos for funding

Alternatives Considered

Upgrades and renovations to the existing facility are an option that will be explored during Phase 1 to determine feasibility and cost effectiveness.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Statewide Traffic Management Addition/Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	5440	**Overall Priority**	25/29

Project Type	Percentage
Construct Additional Facility	50
Repair/Renovate Existing Facility/System	50
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,260,000
[CP] Other Funds	$540,000
	$2,800,000

Project Costs	Amount
Construction-Buildings & Additions	$2,400,000
Contingencies-Capital Projects	$200,000
Fee-Architectural, Engineering & Other	$200,000
	$2,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely	$9,000	
	Net Cost / (Savings): $9,000		$9,000	

Summary of Work

The project will consist of the renovation to the existing 4300 sf building and a 2000 sf addition. A new video room will have greater interior height to accommodate multiple monitors as well as supervisor offices. The existing facility renovation will consist of a new roof system, new windows, ADA compliant restroom renovations, and interior configuration.

Rationale

The existing building was a former DMV Office now being used for a traffic management facility. It houses the state traffic management center and the incident responders for the midlands. The present facility allows the monitoring of 36 cameras total at one time; there are approximately 170 alone in the Columbia service area. The addition will house the traffic management video room with associated staff which are responsible for the entire state when the other locations close daily and weekends, as well as manage traffic for the midlands during regular business hours.

Alternatives Considered

demo and construction of a new facility was considered but deemed more costly.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

Eastover Section Shed Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/4
Project Number	5436	**Overall Priority**	26/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds - Capital	$500,000	Other Construction/Renovation/Repair Projects	$500,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Project consists of updating restrooms, installing new roof, upgrading electrical and HVAC systems and completing interior finish improvements, along with additional facility upgrades as required.

Rationale

The facility was constructed in 1977 and is need of renovation and system upgrades to address outdated infrastructure.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

York Section Shed Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	5437	**Overall Priority**	27/29

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$500,000
	$500,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$500,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The project consists of updates and renovations to the York Section Shed. The facility requires upgrades to its mechanical, electrical, and plumbing systems, as well as replacement of the roof and interior renovations.

Rationale

The facility was constructed in 1950 and the existing mechanical, electrical, and plumbing systems are outdated and require replacement. In addition, the roof has reached the end of its useful service life and must be replaced to prevent further water intrusion and damage to the building interior. Upgrading and renovating the facility will extend its lifecycle, improve working conditions for staff, reduce maintenance costs, and ensure compliance with modern building codes and standards.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

I-85 Rest Areas at MM18 in Anderson Co.

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	5439	**Overall Priority**	28/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$16,000,000	Construction-Buildings & Additions	$12,000,000
[CP] State Appropriation	$4,000,000	Contingencies-Capital Projects	$800,000
		Fee-Architectural, Engineering & Other	$1,000,000
		Site Development (Non-Depreciable Land Improv)	$6,200,000
	$20,000,000		$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Building replacement to include family assistance restroom and mechanical space for HVAC system. Site improvements to include pavement resurfacing, sidewalk, curb, and landscape replacement. Add backup power for facility to fully operate during power outages.

Rationale

Upgrades to Rest Areas across the state have been confirmed legislatively through provisos for funding.

Alternatives Considered

NA

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Transportation

Project Name

I-385 Rest Area at MM7 in Laurens Co.

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	5438	**Overall Priority**	29/29

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$5,600,000	Construction-Buildings & Additions	$7,000,000
[CP] State Appropriation	$1,400,000	Contingencies-Capital Projects	$700,000
[CP] State Appropriation	$3,000,000	Fee-Architectural, Engineering & Other	$700,000
		Site Development (Non-Depreciable Land Improv)	$1,600,000
	$10,000,000		$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

The demolition of the existing rest area and associated buildings, construction of a new rest area building, resurfacing of existing paving, and new landscape with irrigation.

Rationale

Upgrades to Rest Areas across the state have been confirmed legislatively through provisos for funding.

Alternatives Considered

Upgrades and renovations to the existing facility are an option that will be explored during Phase 1 to determine feasibility and cost effectiveness.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Department of Veterans' Affairs

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Laundry Boiler

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/6
Project Number	4664	**Overall Priority**	1/18

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$300,000
	$300,000

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$20,000
Other Capital Outlay Costs	$5,000
Renovations-Utilities	$250,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will be to replace the Laundry Boiler at Campbell VA Nursing Home.

Rationale

The Campbell VA Nursing Home currently has a 24-year-old boiler which supplies the hot water needed to clean and sanitize resident linen. It is beyond its Expected Useful Life (EUL), is no longer operating in a maximum efficient manner, and requires extensive services to keep it functioning.

Alternatives Considered

The alternative to its replacement would be to continue to use and service the boiler as needed until it fails or is tagged out and forces the agency to request approval for an emergency work order / procurement to either rent a boiler or establish a temporary contract with a private company that is able to provide the needed laundry service until a permanent replacement could be established.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Shower Renovation and Modifications

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/6
Project Number	4665	**Overall Priority**	2/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$886,500
[CP] State Appropriation - Capital	$13,500
	$900,000

Project Costs	Amount
Contingencies-Capital Projects	$75,000
Fee-Architectural, Engineering & Other	$60,000
Other Capital Outlay Costs	$15,000
Renovations-Buildings & Additions-Interiors	$750,000
	$900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9901) This project would renovate the resident shower rooms including new floor and wall tile, fixtures, and piping.

Rationale

A recent inspection of the facility found that the shower rooms, which are original to the building when it was built in 1991, have minor to substantial damage to the tile and floor of the community shower rooms, and there was also evidence of moisture penetration present through the shower fixtures.

Alternatives Considered

There is no justifiable alternative other than to continue to use the showers as is, however doing so will increase the risk of water penetration and amplify the damage to the interior walls and sub structure.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

State Veterans' Cemetery, Committal Shelter II

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/6
Project Number	4666	**Overall Priority**	3/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	50
Site Development	50
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,521,263
[CP] State Appropriation - Capital	$20,000
	$1,541,263

Project Costs	Amount
Contingencies-Capital Projects	$272,053
Fee-Architectural, Engineering & Other	$166,000
Other Capital Outlay Costs	$15,000
Other Construction/Renovation/Repair Projects	$1,088,210
	$1,541,263

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9902) This project is to construct a second Committal Shelter at MJ "Dolly" Cooper State Veterans' Cemetery.

Rationale

MJ "Dolly" Cooper State Veterans' Cemetery currently has one Committal Service Shelter, a roofed, open-air pavilion structure with ten columns and a storage area, which provides a temporary shelter for families and friends of the deceased to participate in interment services away from the actual gravesite. In a veterans cemetery, where specific gravesites are not reserved for individuals, the burial area is usually not a suitable location for the committal service. Based on the current number of funeral services held at the cemetery, the single Committal Shelter does not adequately support the physical demand needed for a shelter, which places an immediate need for the construct a second shelter.

Alternatives Considered

There is no alternative.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Fan Coil Unit Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	4/6
Project Number	5512	**Overall Priority**	4/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$5,486,500
[CP] State Appropriation - Capital	$13,500
	$5,500,000

Project Costs	Amount
Contingencies-Capital Projects	$465,000
Fee-Architectural, Engineering & Other	$372,000
Other Capital Outlay Costs	$13,000
Renovations-Utilities	$4,650,000
	$5,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9900) This project is to replace fan coil units (FCU) throughout the Veterans' Nursing home facility. The project inclueds ceiling mounted fan coils and ducted above ceiling fan coils with updated controls package. With the replacement of the FCU, improvements to the dedicated outside air system (DOAS) will be included.

Rationale

The Campbell VA Nursing Home is a 92,210 sqft building that was built in 1991, and home to 218 VA long-term nursing residents and 250 staff/support personnel. The fan coils are 34 years old and past their Expected Useful Life (EUL) of 15 years. Replacing the fan coils units will increase the cooling efficiency and capability of the HVAC system, decrease the overall utility cost during the summer months, and will reduce the amount of maintenance currently required to repair the aging units.

Alternatives Considered

There is no justifiable alternative other than to continue to use and rely on the aging system and repair units as maintenance problems arise.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Veterans Victory House Walk-in Refrigerator Freezer

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/6
Project Number	5513	**Overall Priority**	5/18

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$200,000
[CP] Other Funds	$200,000
	$400,000

Project Costs	Amount
Contingencies-Capital Projects	$33,000
Fee-Architectural, Engineering & Other	$26,400
Other Capital Outlay Costs	$10,600
Other Construction/Renovation/Repair Projects	$330,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the Veterans Victory House kitchen walk-in freezer and coolers with a new refrigeration system. The project will include new evaporator coils, condensing units, and refrigerant piping associated with each walk-in unit. The mechanical yard for the condensing units will be modified to accommodate three stand-alone units.

Rationale

The kitchen walk-in freezer cooler and refrigeration system is an aging unit that is original to the building's initial construction, is past its Expected Useful Life (EUL), and has become problematic as the 21 year old condensing unit continues to causing the evaporator coil to freeze. To facilitate service on any of the 3 compressors installed in the single condensing unit, power to the unit must be shut off resulting in each system being inoperable during the service procedure. The existing cooling system utilizes a refrigerant that does not meet the current energy efficiency code and costs more when servicing the equipment.

Alternatives Considered

The alternative would be to continue to use and service the inefficient unit until it fails or is tagged out and forces the agency to request approval for an emergency work order / procurement to either rent or replace the unit.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Backup Power Docking Station

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	6/6
Project Number	5588	**Overall Priority**	6/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$300,000
	$300,000

Project Costs	Amount
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$20,000
Other Capital Outlay Costs	$5,000
Renovations-Utilities	$250,000
	$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to add a docking station for a backup generator to provide full power to the facility in emergency situations, ensuring continuity of operations.

Rationale

Richard M. Campbell Veterans Nursing home is a 34-year-old facility. It is only equipped with one backup generator for medical life safety equipment inside the facility, which only powers 30% of the facility. Having an additional generator will allow the facilities' HVAC systems to operate during severe weather conditions that would cause power outages and eliminate the need to relocate residents in such emergencies.

Alternatives Considered

Relocate Residents by bus to emergency locations during extended power outages.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Boiler – Cleaver Brooks

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	5514	**Overall Priority**	7/18

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds - Motor Pool	$450,000
	$450,000

Project Costs	Amount
Contingencies-Capital Projects	$37,500
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$7,500
Renovations-Utilities	$375,000
	$450,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project involves replacing two boilers located at the Richard M. Campbell Veterans Nursing Home.

Rationale

Campbell Nursing Home has two primary boilers, which provide heat for the facility through a closed-loop two-pipe system. Both boilers are past their Expected Useful Life (EUL) and are no longer operating at maximum efficiency. The Facility is licensed through the Department of Public Health for 220 beds and currently has 218 residents. Heat is a requirement through the regulations for nursing homes. If one of the boilers goes down, the facility will not meet temperature requirements.

Alternatives Considered

The alternative would be to continue to use and service the boiler as needed until one or the other fails or is tagged out, forcing the agency to request approval for an emergency work order/procurement to either rent or replace the inoperable boiler.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Veterans Victory House Curry Nurse Station Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/6
Project Number	5518	**Overall Priority**	8/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$800,000
	$800,000

Project Costs	Amount
	$52,000
Contingencies-Capital Projects	$65,000
Other Capital Outlay Costs	$33,000
Other Construction/Renovation/Repair Projects	$650,000
	$800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovation of the Nursing Stations and two semi-private resident rooms in the Curry building of the Veterans Victory House Veterans Nursing Home facility.

Rationale

The Curry Building of the Veterans Victory House Nursing Home serves as the Secure Memory Care Unit. This renovation is desired to effectively and safely meet the needs of resident veterans with functional and behavioral conditions. The renovations included in this project will provide safer operations for the staff and better care for the residents. The current configuration of this unit does not allow for adequate space for securing medications, storing treatment carts, and medical devices.

Alternatives Considered

Continue current operational procedures and make adjustments as needed to meet regulatory requirements.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Flooring Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	5524	**Overall Priority**	9/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Health Care/Medical	100	Interior Finishes/Flooring/Fixtures	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Contingencies-Capital Projects	$42,000
		Fee-Architectural, Engineering & Other	$33,600
		Other Capital Outlay Costs	$4,400
		Other Construction/Renovation/Repair Projects	$420,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to replace the existing sheet vinyl flooring in the Campbell VA Nursing Home

Rationale

The majority of the vinyl flooring in the Nursing home is original to the facility which is 34 years old, and it is worn and damaged. Although some of the flooring has already been patched, its continued use has worn the flooring material down, drastically diminishing its protective properties to the degree that its traction and slip resistance has been compromised.

Alternatives Considered

The alternative would be to keep patching and replacing damaged areas as they are discovered, however doing so would uniformly create more risks and introduce the potential for trip hazards to exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Veterans Nursing Home Rooms Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	5525	**Overall Priority**	10/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$2,000,000
	$2,000,000

Project Costs	Amount
Contingencies-Capital Projects	$167,000
Fee-Architectural, Engineering & Other	$133,600
Other Capital Outlay Costs	$29,400
Other Construction/Renovation/Repair Projects	$1,670,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to renovate existing double occupancy rooms along the back halls of the five residential wings into private rooms at Richard M Campbell Veteran Home.

Rationale

The current design of Richard M Campbell generates overcrowding and limited mobility of Veterans, particularly in the secure unit of the home. These conditions are directly correlated with increased falls and resident-on-resident altercations, resulting in significant life-safety concerns. This project will decrease the number of beds at the facility from 220 to 190 and will create a safer environment for Veterans and staff.

Alternatives Considered

Full renovation of the facility, which would cost approximately seven times as much as a partial room conversion. Additionally, a consideration was made to connect each of the existing residential wings with five six-room wings, bringing the bed count to 215; however, that cost would be at a minimum, four times as much as the private room renovation plan.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Asphalt Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	5526	**Overall Priority**	11/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$1,000,000	Contingencies-Capital Projects	$82,000
		Fee-Architectural, Engineering & Other	$65,600
		Other Capital Outlay Costs	$32,400
		Other Construction/Renovation/Repair Projects	$820,000
	$1,000,000		$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to replace the parking lot at the Richard M. Campbell Veterans Nursing Home Facility.

Rationale

This project is to replace the existing parking lot, which is original to the facility that is 34 years old and is past its Expected Useful Life (EUL). The Campbell parking lot provides approximately 204 regular parking spaces and Six ADA designated parking spaces, and a recent inspection pointed out there were significant repairs needed as the asphalt is showing various longitudinal and transverse cracks throughout the lot, and there are numerous areas of alligator cracking or crumbling. There lot has already been repaired / patched in multiple areas however its aging condition is quickly becoming a safety hazard and needs to be addressed.

Alternatives Considered

The alternative would be to continue patching the bad areas as they appear.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Stone Veterans Nursing Home Improvements

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	5527	**Overall Priority**	12/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Health Care/Medical	100	Electrical/Mechanical	90
				Interior Finishes/Flooring/Fixtures	10
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Capital Reserve Fund - Capital	$5,000,000	Contingencies-Capital Projects	$717,000
[CP] State Appropriation - Capital	$3,500,000	Fee-Architectural, Engineering & Other	$573,600
		Other Capital Outlay Costs	$39,400
		Renovations-Utilities	$7,170,000
	$8,500,000		$8,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project includes improvements to Mechanical equipment, domestic piping, fire sprinkler system, back-up generator, and LED upgrade. The mechanical improvements included modifying the existing HVAC system to provide conditioned outside air to control the humidity in the facility, a dedicated chiller, and replacing fan coil units.

Rationale

In the warmer months, the existing HVAC system struggles to keep the humidity at an acceptable level. By conditioning the incoming outside air, the facility will be able to control the humidity in the building better. The Chilled Water (CW) piping, domestic water piping, and sprinkler lines overhead are becoming an increasing problem with leaks. The existing chiller that provides cooling to the Stone Veterans' Nursing Home is a shared unit with the Office of Mental Health. The CW lines are 20 years old, and with poor water treatment in the past, the pipes have started to fail earlier than expected. The sprinkler lines have Victaulic couplings where the bolts are rusting and failing, causing leaks in the system. The domestic water lines are copper and are original to the 52-year-old building and have outlived their lifespan. The copper lines have multiple repairs on each run as a leak is detected. The Stone VA Nursing Home has an emergency generator that currently provides emergency power to life safety and required circuits in the building. This generator does not provide power to run the entire building. By installing a generator large enough to power the entire building, lighting, HVAC, and emergency equipment could continue to operate in the event of a power outage, keeping the staff and residents safe.

Alternatives Considered

The alternative would be to continue to repair and maintain the existing mechanical equipment at a higher cost. Operate the facility with portable rental emergency generators and HVAC systems to attempt to keep the residents safe during a power loss event.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Stone VA Flooring Replacement

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4785	**Overall Priority**	13/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$250,000
[CP] Other Funds	$3,750
[CP] State Appropriation - Capital	$357,250
	$611,000

Project Costs	Amount
Contingencies-Capital Projects	$51,000
Fee-Architectural, Engineering & Other	$40,800
Other Capital Outlay Costs	$9,200
Other Construction/Renovation/Repair Projects	$510,000
	$611,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9869) This project will replace the sheet vinyl flooring in the Stone VA Nursing Home 3 wards.

Rationale

The old flooring would be removed, and the new seamless flooring would the replacement. Because of the intense use of wheelchairs, beds, and rolling carts, the flooring has outlived its 10-year lifespan and its beginning to show signs of wear. Replacing the flooring will help keep the facility from getting cited for deficiencies and help ensure that the facility will remain licensed to operate.

Alternatives Considered

There are no other alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

State Veterans' Nursing Home Construction (Lexington)

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	4752	**Overall Priority**	14/18

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$1,500,000
[CP] Other Funds	$110,200,000
	$111,700,000

Project Costs	Amount
Construction-Buildings & Additions	$111,700,000
	$111,700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9859) The project will construct a new Veterans' Nursing Home consisting of 129 beds that will serve the needs of the western midlands, replacing 90 beds at the Stone Pavilion facility in Columbia, and exhausting the remaining 39 beds available by the US Department of Veterans Affairs through its census. The overall design will be based off the current Veterans Nursing Home construction project in Sumter County as the Department prepares the Veterans Administration (VA) State House Construction grant application to be submitted prior to April 15, 2024, deadline.

Rationale

Based on the history of past congressional appropriations for the VA State Home Construction Grant Program, the Department projects that federal funding could become available by federal fiscal year 2033, if included in the VA's 2025 VA priority one list.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Veterans Victory House Shower Improvements

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5528	**Overall Priority**	15/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Health Care/Medical	100	Interior Finishes/Flooring/Fixtures	70
				Water/Sewer	30
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$600,000	Contingencies-Capital Projects	$50,000
		Fee-Architectural, Engineering & Other	$40,000
		Other Capital Outlay Costs	$10,000
		Other Construction/Renovation/Repair Projects	$500,000
	$600,000		$600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Improvements to resident shower rooms, including new floor and wall tile, fixtures, and piping.

Rationale

The shower rooms are original to the facility, and the waterproofing for the floor and wall system has begun to fail, allowing water to intrude under the building slab and wall structure. This renovation will ensure a proper water barrier is in place and prevent further water intrusion.

Alternatives Considered

Continue to patch existing shower floors and walls until a project can be established.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

State Veterans' Nursing Home Construction (Horry)

Submission Type	Existing Project	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4753	**Overall Priority**	16/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Health Care/Medical	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$59,085,000	Construction-Buildings & Additions	$90,900,000
[CP] Other Funds	$1,234,500		
[CP] State Appropriation - Capital	$30,580,500		
	$90,900,000		$90,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9780) This project will be a request for the full approval of the Phase II Design and Construction of an additional VA Nursing Home in Horry County.

Rationale

On January 29,2020, the JBRC approved the construction of an additional VA Nursing Home in Horry County. In order to receive a conditional funding letter from the US Department of Veterans Affairs, the State will need to demonstrate the following: design development drawings and specifications (35%; in progress), and a Phase I & II environmental assessments. If a conditional funding letter is received, the State would then have an additional 180 days to complete 100% construction design plans and the solicitation procurement of design-bid-build construction contractor in order to complete all necessary requirements to receive federal grant funds from VA.

Alternatives Considered

There is no alternative.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

State Veterans' Nursing Home Construction (Orangeburg)

Submission Type	Existing Project	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4754	**Overall Priority**	17/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Health Care/Medical	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$56,828,571	Construction-Buildings & Additions	$87,428,571
[CP] Other Funds	$1,309,500		
[CP] State Appropriation - Capital	$29,290,500		
	$87,428,571		$87,428,571

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9814) This project will be a request for the full approval of the Phase II Design and Construction of an additional VA Nursing Home in Orangeburg County.

Rationale

On December 7, 2021, the JBRC approved the construction of an additional VA Nursing Home in Orangeburg County. In order to receive a conditional funding letter from the US Department of Veterans Affairs, the State will need to demonstrate the following: design development drawings and specifications (35%; in progress), and a Phase I & II environmental assessments. If a conditional funding letter is received, the State would then have an additional 180 days to complete 100% construction design plans and the solicitation procurement of design-bid-build construction contractor in order to complete all necessary requirements to receive federal grant funds from VA.

Alternatives Considered

There is no alternative.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Department of Veterans' Affairs

Project Name

Campbell Metal Roof Replacememt

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4786	**Overall Priority**	18/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$900,000
	$900,000

Project Costs	Amount
Contingencies-Capital Projects	$75,000
Fee-Architectural, Engineering & Other	$60,000
Other Capital Outlay Costs	$15,000
Roofing-Repairs & Renovations	$750,000
	$900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to replace the existing metal roof on Richard M Campbell. The current roof is original to the facility.

Rationale

Richard M Campbell requires the replacement of its metal use due to the expiration of its expected useful life. The current materials are 28 years old and show excessive wear. A new roof will cover the 92,210 sq ft facility which houses 220 long-term residents and 250 staff/support personnel. The choice for metal versus shingle is a result of cost of material, instillation, and comparable commercial buildings. The estimated cost for this project amounts to approximately $900,000.00.

Alternatives Considered

No other alternatives considered.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Education Television Commission

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

ETV Sumter Studio Facility

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/6
Project Number	4488	**Overall Priority**	1/20

Project Type	Percentage
Architectural and Engineering	5
Construct Additional Facility	80
Purchase Land/Building	5
Site Development	10
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	85
Other	10
Parking/Landscape	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$24,659,545
[CP] State Appropriation - Capital	$337,455
	$24,997,000

Project Costs	Amount
Construction-Buildings & Additions	$22,159,545
Other Capital Outlay Costs	$2,500,000
Site Development (Non-Depreciable Land Improv)	$337,455
	$24,997,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9529) In support of mission-centered partnerships and evolving facility needs, SCETV has received a state appropriation of $22,750,000 to build a new multi-use studio building in downtown Sumter on land donated by the City of Sumter.

Rationale

ETV Sumter is one of the network's four regional studios that produce a variety of community programming and educational content. ETV Sumter works with other state agencies, counties, cities, and schools in Kershaw, Sumter, Clarendon, and Lee Counties on projects to promote SC history, culture, and education. SCETV has leased the building from the City of Sumter since 1975. This project will enhance SCETV's partnerships in the Sumter area and in surrounding communities. It will also strengthen SCETV's presence as a statewide provider of educational services and resources. Additionally, this facility will serve as a model for the three other regional studios around the state.

Alternatives Considered

SCETV has received a state appropriation of $22,750,000 to build a new multi-use studio building in downtown Sumter on land donated by the City of Sumter. No other alternatives have been considered since appropriations were given.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

HVAC Upgrades at Transmission and Interconnection Facilities

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/6
Project Number	4489	**Overall Priority**	2/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
HVAC	95
Roof	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,000,000
[CP] State Appropriation - Capital	$848,563
	$2,848,563

Project Costs	Amount
Basic Equipment	$1,544,473
Contingencies-Capital Projects	$125,820
Fee-Architectural, Engineering & Other	$251,359
Other Capital Outlay Costs	$30,000
Renovations-Building Exteriors	$184,183
Renovations-Buildings & Additions-Interiors	$96,574
Renovations-Utilities	$608,005
Roofing-Repairs & Renovations	$6,228
Site Development (Non-Depreciable Land Improv)	$1,921
	$2,848,563

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9527) ETV owns numerous facilities around the state and the HVAC units need to be upgraded and calibrated to accommodate the heat produced by the new technology.

Rationale

Upgrades to this equipment will support the network's ability to continue mission-critical operations.

Alternatives Considered

Repair and replacement alternatives were considered. Due to the age of the units in the field, replacements are required. None of the parts are available for repairs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Emergency UPS for TCC Site

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/6
Project Number	4490	**Overall Priority**	3/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$7,500
[CP] Other Funds	$492,500
	$500,000

Project Costs	Amount
Basic Equipment	$317,500
Fee-Architectural, Engineering & Other	$7,500
Labor Cost-Temporary	$175,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9533) The Telecommunications Center (TCC) in Columbia is the central distribution hub for state-wide television, FM, and IP data signals as a result of recent improvements to infrastructure and design. To provide high availability and reliable uptime to these critical communication systems, SCETV intends to replace an almost 20-year-old UPS battery backup and electrical transfer switch. The legacy UPS at this site has begun to fail and support the improved infrastructure load.

Rationale

This site is the central distribution hub for the state-wide broadcast infrastructure. High availability and reliable power is required.

Alternatives Considered

Not having a UPS was considered. It is not a viable option given the necessity to protect computer equipment at the site.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Emergency Generator for Beaufort Studio

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	4/6
Project Number	4491	**Overall Priority**	4/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$458,739
[CP] State Appropriation - Capital	$291,261
	$750,000

Project Costs	Amount
Basic Equipment	$500,000
Fee-Architectural, Engineering & Other	$50,000
Labor Cost-Temporary	$200,000
	$750,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - 9531) Given the critical role of SCETV's regional studios in emergency situations, SCETV plans to improve the redundancy and resiliency of the network's power infrastructure. Having an emergency backup generator will enable ETV Beaufort to continue operations and deliver important information in the event that power is lost. SCETV received an appropriation in the FY 22-23 budget for this project.

Rationale

This request will support SCETV's ability to maintain operations in emergency situations.

Alternatives Considered

No alternatives were considered. If this generator is not purchased, the agency runs the risk of losing operations and not being able to provide critical services during emergencies.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Fire Suppression System - Central Technology Room

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/6
Project Number	4492	**Overall Priority**	5/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] Other Funds	$400,000
	$400,000

Project Costs	Amount
Basic Equipment	$300,000
Fee-Architectural, Engineering & Other	$50,000
Labor Cost-Temporary	$50,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

SCETV's Central Technology Room houses all of the network's IT and communications technology. A clean agent fire suppression system for this area is necessary to protect the equipment from being damaged in the event of fire. This system would also keep the main sprinkler system from discharging and damaging the electronic equipment in the area. The current fire suppression system is water based and will damage equipment and systems rendering SCETV inoperable until IT equipment can be salvaged or purchased. This system is outdated, would cause additional damage if discharged, and should be replaced.

Rationale

A clean agent fire suppression system is required to protect IT equipment from being damaged in the event of fire.

Alternatives Considered

No alternatives were considered. If SCETV is not able to replace the current system, there is increased risk of irreparable damage to equipment and systems.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Phase B - HVAC and Transmitter Upgrades

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	6/6
Project Number	4477	**Overall Priority**	6/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	HVAC	95
				Roof	5
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Capital Reserve Fund - Capital	$75,000	Basic Equipment	$4,000,000
[CP] Capital Reserve Fund - Capital	$4,925,000	Fee-Architectural, Engineering & Other	$200,000
		Labor Cost-Temporary	$750,000
		Roofing-Repairs & Renovations	$50,000
	$5,000,000		$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9532) ETV owns numerous facilities around the state and the HVAC units need to be upgraded and calibrated to accommodate the heat produced by the new technology.

Rationale

Upgrades to this equipment will support the network's ability to continue mission-critical operations.

Alternatives Considered

Repair and replacement alternatives were considered. Due to the age of the units in the field, replacements are required. None of the parts are available for repairs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

TCC News and Public Affairs Department Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5473	**Overall Priority**	7/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$250,001
	$250,001

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$250,001
	$250,001

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

SCETV's Telecommunications Center at 1041 George Rogers Boulevard in Columbia serves as the statewide headquarters for the network. The agency is continuously assessing current office space to accommodate evolving processes and workforce needs. Planned renovations will support increased space efficiencies for the growing News and Public Affairs Departments. These plans will also support continued execution of the agency's mission, increased project capacity, and increased ability to generate additional revenue for the agency.

Rationale

Renovations will support more efficient use of space to accommodate staff and evolving workforce needs.

Alternatives Considered

No alternatives have been considered at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

TCC Parking Lot Upgrade

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	5476	**Overall Priority**	8/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Labor Cost-Temporary	$50,000
		Site Development (Non-Depreciable Land Improv)	$450,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The parking lot at the main Telecommunications Center in Columbia has extensive drainage issues. There is need to regrade and repave the parking lot to resolve the issues.

Rationale

Parking lot upgrades are necessary to ensure the safety of staff and to preserve the overall facility infrastructure.

Alternatives Considered

Alternatives to repair/regrading have been in place for several months and are proving to be ineffective.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Cottageville Microwave Site Land Grading

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	5479	**Overall Priority**	9/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Other Funds	$250,001
	$250,001

Project Costs	Amount
Site Development (Non-Depreciable Land Improv)	$250,001
	$250,001

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

SCETV's Cottageville microwave site is part of the statewide distribution network and needs land improvements to mitigate water drainage. Currently the water does not drain away from the tower and building, and pools around the building and the guy anchors. This issue may compromise the integrity of anchor structure over time which could lead to tower failure or collapse.

Rationale

It is imperative that the agency mitigate water drainage at this site to prevent damage to tower equipment.

Alternatives Considered

No alternatives were considered. This request supports the need to maintain tower infrastructure.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Lake City Tower Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	5480	**Overall Priority**	10/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Basic Equipment	$450,000
		Fee-Architectural, Engineering & Other	$50,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. This is required work to ensure each structure meets compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Wallace Tower Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	5481	**Overall Priority**	11/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Basic Equipment	$450,000
		Fee-Architectural, Engineering & Other	$50,000
	$500,000		$500,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. This is required work to ensure each structure meets compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

WRET (Spartanburg) Tower Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	5483	**Overall Priority**	12/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$500,000
	$500,000

Project Costs	Amount
Basic Equipment	$350,000
Fee-Architectural, Engineering & Other	$150,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. WRET in Spartanburg is currently in need of structural, lighting and paint improvements to meet compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Orangeburg Tower Modification

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	5484	**Overall Priority**	13/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Basic Equipment	$350,000
		Fee-Architectural, Engineering & Other	$150,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. The tower in Orangeburg is currently in need of structural, lighting and paint improvements to meet compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

WNTV (Greenville) Tower Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	4480	**Overall Priority**	14/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Basic Equipment	$450,000
		Fee-Architectural, Engineering & Other	$50,000
	$500,000		$500,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

To ensure safety and compliance, SCETV must perform maintenance on its tower structures. This is required work to ensure each structure meets compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Tower 3 Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	4479	**Overall Priority**	15/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$250,000
	$250,000

Project Costs	Amount
Basic Equipment	$200,000
Fee-Architectural, Engineering & Other	$50,000
	$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. This is required work to ensure each structure meets compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Tower 4 Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	4478	**Overall Priority**	16/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$500,000
	$500,000

Project Costs	Amount
Basic Equipment	$450,000
Fee-Architectural, Engineering & Other	$50,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. This is required work to ensure each structure meets compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Florence Transmitter Building Exterior Work

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	5485	**Overall Priority**	17/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$272,000
	$272,000

Project Costs	Amount
Basic Equipment	$190,000
Fee-Architectural, Engineering & Other	$10,000
Labor Cost-Temporary	$72,000
	$272,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

SCETV's Florence transmitter serves Florence, Darlington and Kershaw counties. The building's exterior needs resurfacing with stucco or another material. Currently, the building exterior is brick, which has proven to be defective. Water seeps behind the brick causing the face of the brick to pop off. Should the water issue continue unresolved, the brick may deteriorate beyond repair. (Deferred Maintenance).

Rationale

This request supports necessary maintenance at the transmitter site.

Alternatives Considered

No alternatives were considered. If this work is not completed, there is a risk of irreparable damage to this building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Fire Suppression - Transmitter Sites

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	5487	**Overall Priority**	18/20

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$4,800,000
	$4,800,000

Project Costs	Amount
Basic Equipment	$3,980,000
Fee-Architectural, Engineering & Other	$100,000
Labor Cost-Temporary	$720,000
	$4,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

SCETV has 12 transmitter sites around the state with no fire suppression system. A clean agent fire suppression system for this area is necessary to protect the equipment from being damaged in the event of fire. This system would protect the electronics in the building during a fire.

Rationale

Increase due to chemical change and price increases. There is currently limited protective measures in place to protect the agency's transmitter equipment in the event of a fire.

Alternatives Considered

No alternatives were considered. If we are not able to replace the current system, there is increased risk of irreparable damage to equipment and systems.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Tower 1 Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	5488	**Overall Priority**	19/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Basic Equipment	$450,000
		Fee-Architectural, Engineering & Other	$50,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. This is required work to ensure each structure meets compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Education Television Commission

Project Name

Tower 2 Modifications

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	5489	**Overall Priority**	20/20

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$500,000	Basic Equipment	$450,000
		Fee-Architectural, Engineering & Other	$50,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

To ensure continued safety and compliance, SCETV must perform maintenance on its tower structures. This is required work to ensure each structure meets compliance requirements from the Federal Aviation Administration and the Telecommunications Industry Association. (Deferred Maintenance).

Rationale

Part of SCETV five-year tower mapping and tower modifications plan is to start inspecting and documenting the tall broadcast, microwave, and LAT towers. Every year SCETV will increase the list of towers that need work based on engineering inspections and reports based on the approved ANSI/TIA tower guide.

Alternatives Considered

No alternatives were considered. If this work is not performed, the agency will not remain in compliance with industry safety and compliance standards.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Florence-Darlington Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Florence-Darlington Technical College

Project Name
Land Acquisition - Darlington County Campus

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	4959	**Overall Priority**	1/7

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Building Envelope/Windows/Walls	80
				Parking/Landscape	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$20,000	Land	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

Land that will be used to build a new educational facility in downtown Hartsville.

Rationale

The property is needed to build a new educational facility in downtown Hartsville.

Alternatives Considered

Several meetings have been held with the City of Hartsville, and this property was selected due to availability and location.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Florence-Darlington Technical College

Project Name
Darlington County Campus

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/4
Project Number	4887	**Overall Priority**	2/7

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	20	Other	100
		Program/Academic	80		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$300,000	Construction-Buildings & Additions	$31,554,099
[CP] State Appropriation	$10,000,000	Fee-Architectural, Engineering & Other	$10,469,235
[CP] State Appropriation	$19,700,000	Site Development (Non-Depreciable Land Improv)	$4,185,572
[CP] State Appropriation	$16,208,906		
	$46,208,906		$46,208,906

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$100,000	
Utilities	Other Funds - Existing	Indefinitely	$238,000	
	Net Cost / (Savings): $338,000		$338,000	

Summary of Work

(Phase I - #6241) A new facility will be built in Darlington County. Healthcare, Manufacturing, and Transportation programs will be offered at the new facility. Phase I is completed with a conceptual design. The projected square footage is 67,687.

Rationale

A new facility will be built in Darlington County. Healthcare, Manufacturing, and Transportation programs will be offered at the new facility. These workforce programs are needed in the service region.

Alternatives Considered

No other alternatives are considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Florence-Darlington Technical College

Project Name

Construction & Industrial Trades Training Facility

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	4886	**Overall Priority**	3/7

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	70
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$2,200,000
[CP] State Appropriation	$21,642,192
[CP] State Appropriation	$150,000
[CP] State Appropriation	$9,850,000
[CP] State Appropriation	$7,800,000
	$41,642,192

Project Costs	Amount
Construction-Buildings & Additions	$32,262,075
Contingencies-Capital Projects	$1,826,155
Fee-Architectural, Engineering & Other	$6,353,962
Site Development (Non-Depreciable Land Improv)	$1,200,000
	$41,642,192

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$100,000	
Utilities	Other Funds - Existing	Indefinitely	$238,000	
	Net Cost / (Savings): $338,000		$338,000	

Summary of Work

(Phase I - #6328) Specialized training facility, at the Main Campus, that will house various academic and workforce programs, including Plumbing, and Electrical.
Initial request: $20,000,000; Fund Source: Proviso 118.19 FY23-24 $10,000,000; Proviso 118.20 FY24-25 $10,000,000
Phase I design work has been completed. The estimated project costs have been updated to reflect a new 73,090 square foot facility.

Rationale

Technical programs are evolving in today's environment, and as a technical college, FDTC needs to be able to meet the workforce needs by offering specialized training for jobs in our service region.

Alternatives Considered

No other alternatives have been considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Florence-Darlington Technical College

Project Name

Health Science Campus

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	4888	**Overall Priority**	4/7

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	10	Other	100
		Program/Academic	90		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$27,000,000	Basic Equipment	$3,000,000
[CP] State Appropriation	$40,000,000	Builders Risk Insurance	$100,000
[CP] State Appropriation	$13,000,000	Construction-Buildings & Additions	$75,000,000
		Fee-Architectural, Engineering & Other	$800,000
		Other Capital Outlay Costs	$600,000
		Site Development (Non-Depreciable Land Improv)	$500,000
	$80,000,000		$80,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$75,000	
Utilities	Other Funds - Existing	Indefinitely	$75,000	
	Net Cost / (Savings): $150,000		$150,000	

Summary of Work

This project is for the construction of a Health Science Campus on the main campus of FDTC. The current Health Science Campus is located in downtown Florence with limited growth potential. A new facility would allow FDTC to expand its' healthcare offerings.

This project was included in the 2024 CPIP.

Rationale

This project is for the construction of a Health Science Campus on the main campus of FDTC. classroom. The current Health Science Campus is located in downtown Florence with limited growth potential. A new facility would allow FDTC to expand its' healthcare offerings.

Alternatives Considered

No other alternatives are considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Florence-Darlington Technical College

Project Name

Student Success Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	4889	**Overall Priority**	5/7

Project Type	Percentage
Construct Additional Facility	85
Demolish Existing Facility	5
Replace Existing Facility/System	10
	100%

Facility Type	Percentage
Program/Academic	70
Support Services/Storage/Maintenance	20
Utilities/Energy Systems	10
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$33,600,000
[CP] State Appropriation	$6,400,000
	$40,000,000

Project Costs	Amount
Basic Equipment	$1,000,000
Builders Risk Insurance	$100,000
Construction-Buildings & Additions	$36,400,000
Fee-Architectural, Engineering & Other	$1,000,000
Other Capital Outlay Costs	$500,000
Site Development (Non-Depreciable Land Improv)	$1,000,000
	$40,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$75,000	
Utilities	Other Funds - Existing	Indefinitely	$80,000	
	Net Cost / (Savings): $155,000		$155,000	

Summary of Work

This project is for the construction budget for a new 80,000 square foot Student Success Center that will be the new focal point of the FDTC Main Campus. The facility will house a state-of-the-art library/media center and flexible configurable spaces for one-on-one and small group academic coaching and mentoring intended to improve student success rates in the classroom. In addition, the building will provide public information and enrollment services, as well as spaces for career services and other activities to help our students transition into the workforce. The project may require the demolition of the existing 100 and 300 buildings.
This project was included in the 2024 CPIP.

Rationale

This project is for the construction budget for a new 80,000 square foot Student Success Center that will be the new focal point of the FDTC Main Campus.

Alternatives Considered

Other alternatives considered were to renovate and expand existing campus space. This idea was dismissed due to the outdated type of existing space, its overall condition, and location.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Florence-Darlington Technical College

Project Name

Marion Cty Workforce Development Training Ctr

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4884	**Overall Priority**	6/7

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$25,000,000	Construction-Buildings & Additions	$30,000,000
[CP] State Appropriation	$7,500,000	Contingencies-Capital Projects	$1,000,000
		Fee-Architectural, Engineering & Other	$1,500,000
	$32,500,000		$32,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$35,000	
Utilities	Other Funds - Existing	Indefinitely	$40,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

A new facility will be built in Marion County. Healthcare, Manufacturing, and Transportation programs will be offered at the new facility. A feasibility study has been completed (#6309), providing a conceptual design.

Rationale

Funds for this project will be used to construct a Workforce Development Training Center in Marion County.

Alternatives Considered

There are no other alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Florence-Darlington Technical College

Project Name

Physical Plant/Maintenance Shop Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4885	**Overall Priority**	7/7

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,000,000
[CP] State Appropriation	$3,600,000
[CP] State Appropriation	$400,000
	$5,000,000

Project Costs	Amount
Basic Equipment	$100,000
Construction-Buildings & Additions	$3,500,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$800,000
Other Capital Outlay Costs	$100,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely	$35,000	
	Net Cost / (Savings): $35,000		$35,000	

Summary of Work

This project is to replace the existing structure with a new Physical Plant/Maintenance Shop Building. The new Physical Plant/Maintenance Shop Building will be a 20,000 square foot facility, replacing the existing 7300 square foot Physical Plant and 2400 square foot Maintenance Shop. The existing facilities were built in 1983 and have never had a major update. They are too small to meet the college's current and future needs. The new facility will provide increased inside storage that the college greatly needs today. Expanding the current facility in its current location is not desirable and there is no room to expand the facility in its current location. The college has no other existing space to use for this purpose.

This project was previously included in the 2022 CPIP plan. Currently, this project has lower priority than the other buildings.

Rationale

Expanding the current facility in its current location is not desirable and there is no room to expand the facility in its current location. The college has no other existing space to use for this purpose.

Alternatives Considered

No other alternatives are considered.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Forestry Commission

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Forestry Commission

Project Name

Buckfield Project

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/4
Project Number	4756	**Overall Priority**	1/5

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$50,000	Fee-Architectural, Engineering & Other	$50,000
[CP] Other Funds	$8,000,000	Land	$8,000,000
	$8,050,000		$8,050,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is the acquisition of 2,880 acres in Hampton, Jasper, and Beaufort counties. This project will utilize funds from SCOR, OSI, SCCB, and Beaufort County.

Rationale

This is a working forest tract that has been identified as a priority for conserving working forest lands. This property and surrounding areas are in danger of being lost to development with proximity to I-95, Hwy 17, and Hwy 21. When acquired it will become a new State Forest and be managed by the Forestry Commission for multiple-use and sustain yield.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Forestry Commission

Project Name

Beech Hill Project

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	4765	**Overall Priority**	2/5

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Other Funds	$4,045,000
	$4,045,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
Land	$4,025,000
	$4,045,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	Indefinitely	$500	
	Net Cost / (Savings): $500		$500	

Summary of Work

The Beech Hill Property is located in Dorchester County near the community of Givhans and costs of approximately 1,643 acres. This property is adjacent to Edisto River WMA and other private owned protected land that extends down the ACE Basin and just south of Givhans Ferry State Park between Hwy 61 and Hwy 17 Alternate South.

Rationale

This is a working forest tract that the SCFC has identified as priority for conserving working forest land. When acquired the property will be managed by the South Carolina Forestry Commission for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land. OSI is purchasing 1,643 acres They are purchasing 1,043 of the 1643 acres with grant funds provided by SCCB and Dorchester County. They will donate those 1,043 acres to the SCFC. They will purchase 600 acres of the 1,643 acres with OSI funds. OSI will sell the 600 acres to SCFC for approximately $3,875.00.

Alternatives Considered

No other properties were available that met our criteria.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Forestry Commission

Project Name

Lost Creek Project

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	4766	**Overall Priority**	3/5

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$1,433,000	Fee-Architectural, Engineering & Other	$20,000
		Land	$1,413,000
	$1,433,000		$1,433,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	Other Funds - Existing	1 Year/One Time	$5	
	Net Cost / (Savings): $5		$5	

Summary of Work

This is an acquisition of a property that is a 71-acre tract located in Richland County and located off of Lost Creek Drive in Columbia, SC. The property was clear cut in 2017 and left to natural regeneration. The property is adjacent to the Harbison State Forest that is owned and managed by the Forestry Commission.

Rationale

Harbison State Forest (HSF)is managed as education and recreation working forest. Approval by JBRC and SFAA of the acquisition of the additional 71 acres allows the Forestry Commission to expand the HSF trail system and also protect the property from development.
The Forestry Commission is working in conjunction with the Congaree Land Trust to acquire this property. Funding for this project is being provided the South Carolina Conservation Bank and private donors.

Alternatives Considered

No other property available that met this criteria.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Forestry Commission

Project Name
Chelsea Plantation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/4
Project Number	4769	**Overall Priority**	4/5

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$32,000,000
	$32,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
Land	$31,980,000
	$32,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	1 Year/One Time	$100	
	Net Cost / (Savings): $100		$100	

Summary of Work

This is an acquisition of the Cheslea Plantation property that is located in Jasper County near the community of Okatie and consists of approximately 2,723 acres. This is a working forest that Forestry has identified as priority for conserving working forest land. This project utilizes funds combined from the DOD/Forest Legacy Program IRA, Beaufort and Jasper Counties, SC Conservation Bank, TNC, and the SC Forestry Commission.

Rationale

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

Alternatives Considered

No other properties were available that met the criteria at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Forestry Commission

Project Name

Millaree Project

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4847	**Overall Priority**	5/5

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Other Funds	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #9607) The Millaree Tract is located in Richland County near the intersection of Bluff Rd and Longwood Rd and is adjacent to the Congaree River. It is comprised of two adjacent parcels equaling 4,878 acres. The tract is mitigation property for the Scout Motors plant being built in Blythewood and was brought to the agency by Water and land Solutions on behalf of the Department of Commerce. The tract will have a conservation easement on it held by the Congaree Land Trust. The majority of the pine will be converted back to bottom hardwood. An upland residual of approximately 400 acres will be left for unrestricted management. This property will be managed for health soil, clean water, clean air, biologocal diversity, cultural heritage, and public use. Mitigation work would be completed before the Forestry Commission assumed ownership. Management and any expenses of this tract would be absorbed into our Forest Management section.

Rationale

If acquired, the Millarie tract of land would become an asset of the Forestry Commission to include in the State Forest Program. It would allow the Forestry Commission to manage the property for health soil, clean water and air, biological diversity, wildlife habitat, cultural use, and public use. The property is mitigation property for the Scout Motors plant that is being built in Blythewood. It will have a conservation easement on it held by the Congaree Land Trust. Most of the pine will be converted back to bottom hardwood. An upland residual on approximately +/- 400-acres will be left for unrestricted management.

Alternatives Considered

The property is being offered by Open Space Land Institute Land Trust as a donation. For this reason, there were no other alternatives considered.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

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Francis Marion University

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name

Medical Education Facility

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	4414	**Overall Priority**	1/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	60
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,500,000
[CP] AFS - State Appropriation	$21,000,000
	$22,500,000

Project Costs	Amount
Basic Equipment	$720,000
Construction-Buildings & Additions	$17,112,000
Contingencies-Capital Projects	$1,363,000
Fee-Architectural, Engineering & Other	$1,820,000
Other Capital Outlay Costs	$85,000
Site Development (Non-Depreciable Land Improv)	$1,400,000
	$22,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Additional	Indefinitely	$102,000	
	Net Cost / (Savings): $102,000		$102,000	

Summary of Work

(Phase II - #9590) Francis Marion University (FMU) has secured an additional $1,500,000 in funding through the FMU Education Foundation, made possible by a generous donor committed to supporting this facility and the advancement of medical education and health science in the Pee Dee Region. The original project funding was provided through State Appropriations under FY 2021-22 Proviso 118.18(B)(14)(c). With the inclusion of this additional funding, the revised total projected cost of the Medical Education Facility is $22,500,000.

In response to the demand for growth of medical and health science education programs in the Pee Dee region, FMU, MUSC, and USC have developed the Pee Dee Medical and Health Education Consortium, a non-profit dedicated to expanding programs in the region to meet the work-force demand and expand opportunities in the region. In collaboration with other entities, the university will use this building for Medical Education focusing on General Practitioners and other health care providers to serve South Carolina, primarily in the Pee Dee Region. The growth of Medical Education and Health Science Education requires a dedicated facility to accommodate the current and projected needs of the Pee Dee region of the state. All university facilities with the size required to accommodate this program are fully utilized.

Rationale

Francis Marion University (FMU) has secured an additional $1,500,000 in funding through the FMU Education Foundation, made possible by a generous donor committed to supporting this facility and the advancement of medical education and health science in the Pee Dee Region. The original project funding was provided through State Appropriations under FY 2021-22 Proviso 118.18(B)(14)(c). With the inclusion of this additional funding, the revised total projected cost of the Medical Education Facility is $22,500,000.

In response to the demand for growth of medical and health science education programs in the Pee Dee region, FMU, MUSC, and USC have developed the Pee Dee Medical and Health Education Consortium, a non-profit dedicated to expanding programs in the region to meet the work-force demand and expand opportunities in the region. In collaboration with other entities, the university will use this building for Medical Education focusing on General Practitioners and other health care providers to serve South Carolina, primarily in the Pee Dee Region. The growth of Medical Education and Health Science Education requires a dedicated facility to accommodate the current and projected needs of the Pee Dee region of the state. All university facilities with the size required to accommodate this program are fully utilized.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name
Environmental Sciences/Forestry Building - Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/4
Project Number	4415	**Overall Priority**	2/8

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	10
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$10,000,000
[CP] AFS - State Appropriation	$8,000,000
[CP] Other Funds	$1,100,000
	$19,100,000

Project Costs	Amount
Bond Issue Costs-Capital Projects	$184,225
Builders Risk Insurance	$76,264
Construction-Buildings & Additions	$12,278,570
Contingencies-Capital Projects	$732,925
Fee-Architectural, Engineering & Other	$995,000
Labor Cost-Temporary	$906,465
Other Capital Outlay Costs	$677,500
Roofing-Repairs & Renovations	$407,872
Site Development (Non-Depreciable Land Improv)	$2,841,179
	$19,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$47,714	
Utilities	Other Funds - Existing	Indefinitely	$25,750	
	Net Cost / (Savings): $73,464		$73,464	

Summary of Work

(Phase II - #9592) This is a Phase II construction budget increase for the Environmental Sciences/Forestry Building - Construction project. Funding for this project has been appropriated by the FY 23 Proviso 118.19(B)(15) and FY 23 Capital Reserve Funds. FMU seeks to add an additional $800,000 from the FMU Capital Maintenance Reserve Fund and $300,000 from Florence County bringing the revised total project budget to $19,100,000. This increase is required to meet the needs of the developing program and ensure no additional reduction of the building footprint or features. This project is included on the CPIP as priority 2 of 4 in FY 24-25.

Historically, Francis Marion University has offered a broad array of programs in the natural sciences, with expansions within Environmental Sciences during the last decade. These programs were developed largely in response to state, regional, and community workforce demands. This new facility will house the Environmental Sciences program, accommodate a developing Forestry Program, and provide instructional and lab space for students taking other natural science courses. These are all programs supported by employers across the region and are not offered by any other higher education institutions in our quadrant of the state. Having a dedicated space tailored for these programs will enhance instruction and experimental opportunities in the Environmental Sciences and Forestry program curriculum. Developing these programs at FMU will help meet important state, regional, and local workforce needs in these areas. The facility will be located directly across from the main campus and adjacent to the Department of Natural Resources (DNR) Pee Dee Regional Office. Its proximity to DNR will allow the university to expand many of the cooperative programs currently in place between the two entities.

Rationale

This is a Phase II construction budget increase for the Environmental Sciences/Forestry Building - Construction project. Funding for this project has been appropriated by the FY 23 Proviso 118.19(B)(15) and FY 23 Capital Reserve Funds. FMU seeks to add an additional $800,000 from the FMU Capital Maintenance Reserve Fund and $300,000 from Florence County bringing the revised total project budget to $19,100,000. This increase is required to meet the needs of the developing program and ensure no additional reduction of the building footprint or features. This project is included on the CPIP as priority 2 of 4 in FY 24-25.

Historically, Francis Marion University has offered a broad array of programs in the natural sciences, with expansions within Environmental Sciences during the last decade. These programs were developed largely in response to state, regional, and community workforce demands. This new facility will house the Environmental Sciences program, accommodate a developing Forestry Program, and provide instructional and lab space for students taking other natural science courses. These are all programs supported by employers across the region and are not offered by any other higher education institutions in our quadrant of the state. Having a dedicated space tailored for these programs will enhance instruction and experimental opportunities in the Environmental Sciences and Forestry program curriculum. Developing these programs at FMU will help meet important state, regional, and local workforce needs in these areas. The facility will be located directly across from the main campus and adjacent to the Department of Natural Resources (DNR) Pee Dee Regional Office. Its proximity to DNR will allow the university to expand many of the cooperative programs currently in place between the two entities.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name

Leatherman Science Facility & McNair Science Building Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/4
Project Number	4416	**Overall Priority**	3/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$5,000,000
[CP] AFS - State Appropriation	$1,860,000
[CP] AFS - State Appropriation	$140,000
[CP] AFS - State Appropriation	$2,000,000
	$9,000,000

Project Costs	Amount
Bond Issue Costs-Capital Projects	$93,600
Contingencies-Capital Projects	$298,800
Fee-Architectural, Engineering & Other	$327,600
Renovations-Building Exteriors	$3,150,000
Renovations-Buildings & Additions-Interiors	$5,130,000
	$9,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($200,000)
	Net Cost / (Savings): ($200,000)			($200,000)

Summary of Work

(Phase I - #9593) Last year, FMU was appropriated $7 million of a $9 million request for essential renovations to the adjoined Hugh K. Leatherman Sr. Science Facility and Robert E. McNair Science Building. If the additional $2 million in appropriated funds is not received, the University will be forced to either scale back the project scope or explore alternative internal funding options to cover the shortfall.

The adjoined Robert E. McNair Science Building and Hugh K. Leatherman Sr. Science Facility have served as core academic facilities for the natural sciences since 1972 and 1994, respectively. Housing biology, chemistry, physics, mathematics, the McNair Center, and advanced research labs, the buildings provide essential classrooms, laboratories, and office spaces. The proposed renovations will extend the useful life of these vital facilities by approximately 40 years, though they will likely remain active beyond that timeline, ensuring that the buildings can support education and research for decades to come.

This renovation will provide necessary upgrades including mechanical system replacements, life safety and regulatory compliance improvements, and classroom renovations to support contemporary teaching methods while extending the useful life of these facilities. The mechanical upgrades will improve energy efficiency, air quality, and climate control. Life safety enhancements will ensure the facilities meet modern fire, electrical, and accessibility codes. Classrooms will be refreshed with furniture, collaboration technology, and other features to promote contemporary teaching strategies.

Rationale

Last year, FMU was appropriated $7 million of a $9 million request for essential renovations to the adjoined Hugh K. Leatherman Sr. Science Facility and Robert E. McNair Science Building. If the additional $2 million in appropriated funds is not received, the University will be forced to either scale back the project scope or explore alternative internal funding options to cover the shortfall.

The adjoined Robert E. McNair Science Building and Hugh K. Leatherman Sr. Science Facility have served as core academic facilities for the natural sciences since 1972 and 1994, respectively. Housing biology, chemistry, physics, mathematics, the McNair Center, and advanced research labs, the buildings provide essential classrooms, laboratories, and office spaces. The proposed renovations will extend the useful life of these vital facilities by approximately 40 years, though they will likely remain active beyond that timeline, ensuring that the buildings can support education and research for decades to come.

This renovation will provide necessary upgrades including mechanical system replacements, life safety and regulatory compliance improvements, and classroom renovations to support contemporary teaching methods while extending the useful life of these facilities. The mechanical upgrades will improve energy efficiency, air quality, and climate control. Life safety enhancements will ensure the facilities meet modern fire, electrical, and accessibility codes. Classrooms will be refreshed with furniture, collaboration technology, and other features to promote contemporary teaching strategies.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name

Hyman Fine Arts Center Building Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/4
Project Number	4417	**Overall Priority**	4/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Basic Equipment	$1,000,000
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Buildings & Additions-Interiors	$2,000,000
Renovations-Utilities	$1,500,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Peter D. Hyman Fine Arts Center has been a cornerstone of our university's cultural, artistic, and academic endeavors since it's construction in 1980. This instructional and performance facility accomodates the University's Art, Art Education, Theater, and Graphic Design instructional programs, offering faculty offices, classrooms, studios, shops, galleries, and performance spaces. In recognition of its namesake, Peter D. Hyman Sr., who played a pivotal role in founding the institution and served as the first chairman of the Francis Marion University Board of Trustees, we are committed to preserving and enhancing this vital building to extend its usefulness for several more decades.

This project includes the modernization of performance spaces by upgrading the theater, music hall, and studio areas with state-of-the-art lighting, sound, and multimedia systems to support contemporary artistic performances. It also involves facility renovations aimed at improving classrooms, studios, and galleries to enhance adaptability for a variety of artistic disciplines. Additionally, infrastructure enhancements will replace outdated mechanical systems, improving energy efficiency, air quality, and climate control throughout the building. The upgrades will bring the facilities up to current fire, electrical, and accessibility codes, ensuring compliance with modern safety standards.

These improvements are crucial for maintaining the Fine Arts Center's role as a premier facility for the arts and education in the Pee Dee region and ensuring it continues to inspire creativity and innovation for future generations. There are currently no plans to request further capital or operating funds for this project in the immediate future. The University anticipates the upgraded mechanical systems will result in operational cost savings, particularly in energy consumption, as well as a significant decrease in annual maintenance costs for the facility.

Rationale

The Peter D. Hyman Fine Arts Center has been a cornerstone of our university's cultural, artistic, and academic endeavors since it's construction in 1980. This instructional and performance facility accomodates the University's Art, Art Education, Theater, and Graphic Design instructional programs, offering faculty offices, classrooms, studios, shops, galleries, and performance spaces. In recognition of its namesake, Peter D. Hyman Sr., who played a pivotal role in founding the institution and served as the first chairman of the Francis Marion University Board of Trustees, we are committed to preserving and enhancing this vital building to extend its usefulness for several more decades.

This project includes the modernization of performance spaces by upgrading the theater, music hall, and studio areas with state-of-the-art lighting, sound, and multimedia systems to support contemporary artistic performances. It also involves facility renovations aimed at improving classrooms, studios, and galleries to enhance adaptability for a variety of artistic disciplines. Additionally, infrastructure enhancements will replace outdated mechanical systems, improving energy efficiency, air quality, and climate control throughout the building. The upgrades will bring the facilities up to current fire, electrical, and accessibility codes, ensuring compliance with modern safety standards.

These improvements are crucial for maintaining the Fine Arts Center's role as a premier facility for the arts and education in the Pee Dee region and ensuring it continues to inspire creativity and innovation for future generations. There are currently no plans to request further capital or operating funds for this project in the immediate future. The University anticipates the upgraded mechanical systems will result in operational cost savings, particularly in energy consumption, as well as a significant decrease in annual maintenance costs for the facility.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name

Rogers Library Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4515	**Overall Priority**	5/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	40
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Basic Equipment	$1,000,000
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$100,000
Renovations-Building Exteriors	$500,000
Renovations-Buildings & Additions-Interiors	$2,000,000
Renovations-Utilities	$1,000,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($50,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

The Rogers Library Renovation will include interior and exterior improvements as well as updates to the mechanical systems.

Rationale

The Rogers Library Renovation will include interior and exterior improvements as well as updates to the mechanical systems.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name

Deferred Maintenance Needs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4421	**Overall Priority**	6/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	20
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$600,000
Renovations-Building Exteriors	$600,000
Renovations-Buildings & Additions-Interiors	$600,000
Renovations-Utilities	$600,000
Roofing-Repairs & Renovations	$600,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Various Maintenance Needs (Roofing Repairs and Replacement, Interior Renovations, Exterior Renovations, Utilities, Paving, and Landscaping) Request for $3,000,000.

Rationale

Various Maintenance Needs (Roofing Repairs and Replacement, Interior Renovations, Exterior Renovations, Utilities, Paving, and Landscaping) Request for $3,000,000.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name

Deferred Maintenance Needs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4422	**Overall Priority**	7/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	20
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$600,000
Renovations-Building Exteriors	$600,000
Renovations-Buildings & Additions-Interiors	$600,000
Renovations-Utilities	$600,000
Roofing-Repairs & Renovations	$600,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Various Maintenance Needs (Roofing Repairs and Replacement, Interior Renovations, Exterior Renovations, Utilities, Paving, and Landscaping) Request for $3,000,000.

Rationale

Various Maintenance Needs (Roofing Repairs and Replacement, Interior Renovations, Exterior Renovations, Utilities, Paving, and Landscaping) Request for $3,000,000.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Francis Marion University

Project Name

Deferred Maintenance Needs

Submission Type	CPIP Submission - Resubmission	**Plan Year**	
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4423	**Overall Priority**	8/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	20
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$600,000
Renovations-Building Exteriors	$600,000
Renovations-Buildings & Additions-Interiors	$600,000
Renovations-Utilities	$600,000
Roofing-Repairs & Renovations	$600,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Various Maintenance Needs (Roofing Repairs and Replacement, Interior Renovations, Exterior Renovations, Utilities, Paving, and Landscaping) Request for $3,000,000.

Rationale

Various Maintenance Needs (Roofing Repairs and Replacement, Interior Renovations, Exterior Renovations, Utilities, Paving, and Landscaping) Request for $3,000,000.

Alternatives Considered

N/A



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Governor's School for Agriculture at John de la Howe

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name
Meat Processing Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/3
Project Number	4302	**Overall Priority**	1/13

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	5
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
[CP] State Appropriation - Capital	$4,000,000
	$5,000,000

Project Costs	Amount
Construction-Buildings & Additions	$4,140,000
Contingencies-Capital Projects	$460,000
Fee-Architectural, Engineering & Other	$400,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely	$20,000	
Salaries, Benefits & Payroll Taxes	General Funds - Additional	Indefinitely	$275,000	
Utilities	General Funds - Additional	Indefinitely	$50,000	
	Net Cost / (Savings): $345,000		$345,000	

Summary of Work

This facility will be a meat processing center and teaching area.
SCGSA has received $1,000,000 funding from the state. We will be asking for the additional funding to complete the project.

Rationale

This will give our high school kids the opportunity to learn a different trade.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

De La Howe Site Work

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	4304	**Overall Priority**	2/13

Project Type	Percentage
Site Development	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
[CP] State Appropriation - Capital	$2,000,000
	$3,000,000

Project Costs	Amount
Contingencies-Capital Projects	$276,000
Fee-Architectural, Engineering & Other	$240,000
Site Development (Non-Depreciable Land Improv)	$2,484,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

This project will allow JDLH to hire an A/E firm to design landscaping and parking around the newly renovated De La Howe Hall. Once the design is complete JDLH will solicit construction bids via SCBO. The project will consist of site work, electrical lighting and landscaping.

SCGSA has been funded a $1,000,000 from the state. We will be asking for the additional funding to fund the project.

Rationale

Currently there is inadequate parking around the facility with very little landscaping.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Remodel Hester Cottage

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	4305	**Overall Priority**	3/13

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	5
Fire/Security	5
HVAC	5
Interior Finishes/Flooring/Fixtures	35
Other	5
Roof	20
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$600,000
	$600,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$600,000
	$600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will renovate Hester cottage to include a new roof (20-year warranty), HVAC, windows, cabinets, plumbing, electrical, roofing and all associated finishes.. Additionally, keyless entry and security cameras will be installed.

Rationale

To continue to grow, JDLH needs to be able to house more students. Hester will be the last residential hall to be renovated. Once complete it will house an additional 12 students.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

New Sidewalks

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	5290	**Overall Priority**	4/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	10	Agency/Institution/Campus Wide	100	Other	100
Site Development	90				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$600,000	Construction-Buildings & Additions	$600,000
	$600,000		$600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Concrete sidewalks are essential for providing safe and accessible pathways for students, faculty, and visitors to navigate throughout campus. They help prevent accidents and injuries by providing a stable and even surface to walk on, especially during inclement weather. Additionally, concrete sidewalks improve the overall appearance of the campus and create a more welcoming and professional environment. By investing in the construction of concrete sidewalks, the campus can enhance its infrastructure and promote a more efficient and enjoyable experience for all individuals on campus.

Rationale

There are several reasons why sidewalks are important throughout a campus. Firstly, sidewalks provide a safe and designated path for pedestrians to walk on, separate from vehicle traffic. This helps to prevent accidents and ensures the safety of students, faculty, and visitors.

Additionally, sidewalks make it easier for individuals to navigate the campus, especially those with mobility impairments or disabilities. Without sidewalks, individuals may be forced to walk on grass or uneven terrain, which can be difficult and dangerous for some individuals.

Sidewalks also promote a sense of community and connectivity on campus. They provide a designated space for students and faculty to walk, talk, and interact with one another, creating a more vibrant and social campus environment.

Furthermore, sidewalks can help to preserve the landscaping and green spaces on campus. By providing a designated path for pedestrians, sidewalks help to prevent damage to grass and plants, ensuring that the campus remains beautiful and well-maintained.

Overall, sidewalks are essential for promoting safety, accessibility, community, and the preservation of campus grounds. Therefore, it is important to have sidewalks throughout campus to ensure the well-being and convenience of all individuals on campus.

Alternatives Considered

N/A because I only have paved roads around campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Resurface Roads

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4306	**Overall Priority**	5/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$3,000,000	Other Construction/Renovation/Repair Projects	$3,000,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

This project will repair and resurface approximately 3.3 miles of asphalt roads across the campus.

Rationale

The roads have deteriorated significantly and are dangerous to navigate in places.

Alternatives Considered

We have tried to secure McCormick County C-Fund dollars with no success.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

School Supportive Facilities Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	5447	**Overall Priority**	6/13

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	5
HVAC	5
Interior Finishes/Flooring/Fixtures	35
Other	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,700,000
	$1,700,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$136,000
Renovations-Building Exteriors	$782,000
Renovations-Buildings & Additions-Interiors	$782,000
	$1,700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project involves renovating multiple facilities within the school campus including the wellness center, chapel, maintenance house, and high rope course. The goal of the renovation is to enhance the overall functionality and aesthetics of these facilities to provide a better experience for students, staff, and visitors. The scope of work includes upgrading equipment and amenities in the wellness center, restoring the chapel to its original glory, improving the maintenance house for better operational efficiency, and enhancing the safety and usability of the high rope course. The renovation project aims to create a more welcoming and conducive environment for the school community to enjoy and benefit from.

Rationale

Renovating our school's wellness center, chapel, maintenance house, and high rope course is essential for several reasons:

1. Improved student well-being: A well-maintained wellness center provides students with a space to focus on their physical and mental well-being. Renovating this facility can enhance the overall health and wellness of our student body.

2. Spiritual growth and community engagement: The chapel serves as a place for students and staff to come together for spiritual reflection and community gatherings. Renovating the chapel can create a more welcoming and conducive environment for these important activities.

3. Safety and functionality: The maintenance house is crucial for ensuring the upkeep and safety of our school facilities. Renovating this building can improve its functionality and ensure that our school grounds are well-maintained and safe for all occupants.

4. Outdoor education and team building: The high rope course is a valuable resource for outdoor education and team-building activities. Renovating this course can enhance the experience for students and provide them with opportunities for personal growth and development.

Overall, renovating these facilities is an investment in the well-being, safety, and growth of our school community. It will create a more positive and supportive environment for all students, staff, and visitors.

Alternatives Considered

To keep patching these 100-year-old building along.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

L.S. Brice Demolition / New Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4308	**Overall Priority**	7/13

Project Type	Percentage
Demolish Existing Facility	50
Repair/Renovate Existing Facility/System	20
Replace Existing Facility/System	30
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$15,000,000
[CP] State Appropriation - Capital	$4,000,000
	$19,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$19,000,000
	$19,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$10,000	
Salaries, Benefits & Payroll Taxes	General Funds - Existing	Indefinitely	$400,000	
Utilities	General Funds - Existing	Indefinitely	$50,000	
	Net Cost / (Savings): $460,000		$460,000	

Summary of Work

This project will transform an outdated 1970's structure into a state-of-the-art educational facility. The project will consist of the demolition the existing structure with the exception of the gymnasium which will be renovated. A new structure will then be constructed on the existing site and will accommodate classrooms, science labs and a new culinary space that will assist in the promotion of the agency's new "farm to table" initiative. In addition, the facility will be designed to enhance the safety and security of the students and staff.

Rationale

In 2019 a code analysis was conducted by OSE and JDLH management which identified a number of ADA and other code violations. The school was constructed in the 1970's and has little to no security features and does not meet current educational requirements.

Alternatives Considered

We considered a remodel of the existing school, but it is not cost effective due to the amount of work needed to bring the facility up to current code standards as well as the educational needs of the agency.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Arena

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	5444	**Overall Priority**	8/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$7,000,000	Construction Projects-Lump Sum	$7,000,000
	$7,000,000		$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

This project will construct a modern state of the art arena.

Rationale

The construction of this facility will allow for a wide variety of events that can be used not only by the JDLH Agency but by the entire community.

Alternatives Considered

none

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Student Dorm Space

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4309	**Overall Priority**	9/13

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Roof	5
Water/Sewer	15
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$8,000,000
	$8,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$8,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,000	
Utilities	General Funds - Existing	Indefinitely	$12,000	
	Net Cost / (Savings): $17,000		$17,000	

Summary of Work

This project will allow JDLH to hire an A&E firm to provide design documents for the renovation of an existing administrative building and convert it into dorm space. Once an approved design is complete the agency will then contract a General Contractor to complete the renovations.

Rationale

In order for the school to grow and accommodate additional students more housing will be necessary.

Alternatives Considered

none

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Horse Barn

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4310	**Overall Priority**	10/13

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$850,000
	$850,000

Project Costs	Amount
Construction-Buildings & Additions	$850,000
	$850,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,000	
Utilities	General Funds - Existing	Indefinitely	$4,000	
	Net Cost / (Savings): $6,000		$6,000	

Summary of Work

This project will allow the agency to design and construct a horse barn that can be used by staff and students to house their own horses on campus.

Rationale

There is currently a severe shortage of space for staff and student horses. An adequate barn will not only be useful but also a huge recruiting tool.

Alternatives Considered

none

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Campus Security Cameras

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5442	**Overall Priority**	11/13

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$400,000
	$400,000

Project Costs	Amount
Basic Equipment	$400,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

This project will replace the current security camera software/hardware located through-out the campus. The existing cameras are in good working order and will not need to be replaced.

Rationale

The current software/hardware is outdated and not user friendly and very awkward to use. It has become unreliable and therefore a possible security issue.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Lakeside Pavilion

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5292	**Overall Priority**	12/13

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	10
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$12,000,000
	$12,000,000

Project Costs	Amount
Construction-Buildings & Additions	$9,936,000
Contingencies-Capital Projects	$1,104,000
Fee-Architectural, Engineering & Other	$960,000
	$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Additional	Indefinitely	$5,000	
Utilities	General Funds - Additional	Indefinitely	$30,000	
	Net Cost / (Savings): $35,000		$35,000	

Summary of Work

A lakeside pavilion is a versatile and valuable addition to any waterfront property. It provides a comfortable and scenic space for outdoor gatherings, events, and relaxation. The pavilion offers a sheltered area for picnics, barbecues, and other outdoor activities, protecting guests from the elements and providing a designated space for socializing. Additionally, a lakeside pavilion enhances the overall aesthetic of the property, creating a focal point for enjoyment and recreation. Whether used for family gatherings, community events, or simply as a peaceful retreat by the water, a lakeside pavilion serves as a valuable asset that enhances the overall experience of being by the lake.

Rationale

A lakeside pavilion serves as a versatile and valuable addition to a community or recreational area for several reasons:

1. Enjoyment of the natural surroundings: A lakeside pavilion provides a sheltered and comfortable space for people to gather and enjoy the beautiful views and peaceful atmosphere of the lake.

2. Recreation and leisure activities: The pavilion can serve as a hub for various outdoor activities such as picnics, barbecues, fishing, boating, and other water sports. It provides a convenient and central location for people to relax and socialize by the water.

3. Shelter from the elements: The pavilion offers protection from the sun, rain, and wind, allowing visitors to still enjoy the outdoors even in less-than-ideal weather conditions.

4. Event hosting and community gatherings: The pavilion can be used for hosting events such as weddings, parties, concerts, and community gatherings. It provides a scenic and spacious setting for people to come together and celebrate.

5. Educational and environmental awareness: A lakeside pavilion can also serve as an educational space for teaching visitors about the importance of preserving and protecting the lake ecosystem. It can be used for nature walks, wildlife viewing, and educational programs about water conservation and environmental stewardship.

Overall, a lakeside pavilion enhances the overall experience and enjoyment of a lakeside location by providing a functional and attractive space for a variety of recreational, social, and educational activities.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Agriculture at John de la Howe

Project Name

Camp Ground on the Lake

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5443	**Overall Priority**	13/13

Project Type	Percentage
Site Development	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,500,000
	$2,500,000

Project Costs	Amount
Construction-Buildings & Additions	$2,458,000
Fee-Architectural, Engineering & Other	$42,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$40,000	
	Net Cost / (Savings): $40,000		$40,000	

Summary of Work

This project will provide access to approximately 400 acres on or close to the river. It will involve hiring an A&E firm to evaluate and design a master plan that would use the property to its fullest potential. It will involve removing trees, constructing roads, camp sites, beaches, a possible dock and picnic shelters.

Rationale

This project will provide students, staff, parents and the community a facility to enjoy the outdoors and access to approximately three miles of shoreline. This property is currently a hidden gem owned by the State that is basically not accessible.

Alternatives Considered

none



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Governor's School for the Arts and Humanities

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for the Arts and Humanities

Project Name

Residence Hall Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/2
Project Number	5053	**Overall Priority**	1/2

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	90
Health Care/Medical	10
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	50
Roof	10
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$5,000,000
[CP] State Appropriation - Capital	$4,000,000
[CP] State Appropriation - Capital	$1,000,000
	$10,000,000

Project Costs	Amount
	$9,000,000
Fee-Architectural, Engineering & Other	$100,000
Other Capital Outlay Costs	$900,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9603) Full renovation of the current residential dormitory for students. This will include updated facilities, furniture, HVAC, paint, carpet, bathroom upgrades, and creation of a health suite for students.

Rationale

The current residence hall at the SCGSAH houses 242 students and 10 residential life coordinators. Rooms designated for students are arranged in two-room suites housing two students per room with two rooms (four students) sharing one bathroom. This style of residence hall is outdated and compared to modern residence halls, is a deterrent to attracting students to the residential high school program. In FY 2425 the SCGSAH initiated a study of potential renovations to the residence hall which will result in what options are possible for renovations and to clarify costs.

Alternatives Considered

There are no other alternatives to upgrading the current 25-year-old living facility for the residential high school.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for the Arts and Humanities

Project Name

Gallery/Flexible Instructional Space

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	5036	**Overall Priority**	2/2

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
	$1,000,000

Project Costs	Amount
Construction-Buildings & Additions	$1,000,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Construct a multi-purpose building to include an Art Gallery, classroom space, storage space to include interactive technologies and lecture spaces.

Rationale

This space would provide/include:
A vibrant learning tool for students within the visual arts department, for whom the gallery will be a pre-professional resource.
A resource for students outside the visual arts department who see their work and that of professional artists featured in the space.
A new and vital cultural resource for the community, as public hours are safe to offer during school days and while students are in residence.
A multi-media production space, creating a modern media classroom environment integrating cutting-edge and interactive technologies to support our most recent curricular initiatives as well as the existing art areas offered on the campus;
Open forum space for small community performances in keeping with the nature of the space and other use;
A collaborative multi-purpose workspace for students, faculty, and staff;
Multi-purpose learning spaces for lecture and group discussion including, but not limited to all arts and academic areas and collaboration with local and statewide arts partners;

Alternatives Considered

The facility was constructed in 1999. All current buildings/spaces are occupied and does not allow additional space for a new film program or public space outside the main gate where minors are housed 24/7. This is the only area/opportunity for expansion. The school has spent a year attempting to locate real estate off campus that would be affordable and within walking distance since the school has no buses. There is no such property available in the downtown Greenville area that can provide the safety and security that can be provided on campus. This request is to add the initial funding from appropriations and then the budget will be adjusted as needed during the construction phase.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Governor's School for Science & Mathematics

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Science & Mathematics

Project Name

Residence Hall Elevator Modernization Project

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/3
Project Number	4473	**Overall Priority**	1/4

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	10
Replace Existing Facility/System	85
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	80
Fire/Security	20
	100%

Fund Sources	Amount
[CP] Other Funds	$364,561
[CP] State Appropriation	$4,500
[CP] State Appropriation	$295,500
	$664,561

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$664,561
	$664,561

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9529) Replace 2 elevators beyond service life, upgrade shaft and security systems as needed.

Rationale

GSSM uses these elevators to transport students to residence halls from the main lobby. They provide the only unassisted egress/ingress for disabled students and staff. They were installed in 2004 and have been operating sporadically, in spite of frequent, qualified repairs and upgrades. Without reliable elevator access to the residence halls, these facilities are operationally inaccessible to disabled students and staff.

Alternatives Considered

Refurbishment was considered, but so many of the subsystems are no longer support and replacement parts are often unavailable that a recent survey by an elevator contractor determined that the best course of action was a full replacement of the cars, lift equipment, electronics, and security/communications interfaces.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Science & Mathematics

Project Name

GSSM HVAC UNIT REPLACEMENT

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	4474	**Overall Priority**	2/4

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$1,850,000
	$1,850,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$1,800,000
	$1,850,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

GSSM will receive funding during FY2025-2026 Appropriation cycle to replace six existing HVAC units, which provide HVAC to its residential hallways and common spaces. These spaces are used year-round by minor students living in residence.

Rationale

The six existing Des Champs units are original to the building, making them 22 years old, and substantially exceeding their serviceable life expectancy of 15 years. Due to the age of the equipment, parts are no longer readily available to support ongoing maintenance.

Alternatives Considered

The institution conducted market research with vendors and an A/E firm to ensure the best solution.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Science & Mathematics

Project Name

Residence Hall Flooring Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	4475	**Overall Priority**	3/4

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Other Funds	$170,000
	$170,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
Renovations-Buildings & Additions-Interiors	$150,000
	$170,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The institution intends to replace the existing carpeted flooring within its residential hallways and common spaces, which is original to the building and in a general state of disrepair from 22 years of year-round use by students living in residence.

Rationale

The flooring is threadbare in places and impacts the quality of the residential living experience for our students.

Alternatives Considered

NA - flooring is a basic living requirement.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Governor's School for Science & Mathematics

Project Name

GSSM Master Plan Phase 1

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4476	**Overall Priority**	4/4

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Architectural and Engineering	15	Office/Administration	15	Other	100
Construct Additional Facility	85	Program/Academic	85		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$22,188,000	Basic Equipment	$1,100,000
[CP] State Appropriation	$2,600,000	Construction-Buildings & Additions	$21,150,000
		Fee-Architectural, Engineering & Other	$2,538,000
	$24,788,000		$24,788,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

As approved by the GSSM Board of Trustees, design, build, and equip 2 buildings to improve secure access to the campus and to accommodate growth in engineering and statewide outreach programs. As approved by the GSSM Board of Trustees, design, build, and equip 2 buildings to improve secure access to the campus and to accommodate growth in engineering and statewide outreach programs.

Rationale

Demand for teacher development and student instruction across the state continues to grow among school administrators, legislators, and families. Outreach is challenged to meet this demand based on a lack of storage, staging, and instructional space on campus. Engineering programs begun a few years ago are growing rapidly and require additional classroom, fabrication, and instruction space. These buildings provide accommodation to growth in these programs both for the school's on-campus residential program, and outreach programs.

Alternatives Considered

For several years, we have been renting downtown space for staging certain activities but have otherwise had to defer participation in some programs and limit availability of its outreach programs until there is room to grow.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Greenville Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Work Force Development Campus

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/3
Project Number	5559	**Overall Priority**	1/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	75	Program/Academic	100	Other	100
Site Development	25				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$13,000,000	Builders Risk Insurance	$875,000
[CP] Capital Reserve Fund	$2,000,000	Construction-Buildings & Additions	$23,875,000
[CP] State Appropriation	$15,000,000	Contingencies-Capital Projects	$1,500,000
		Fee-Architectural, Engineering & Other	$1,750,000
		Site Development (Non-Depreciable Land Improv)	$2,000,000
	$30,000,000		$30,000,000

Annualized Operating Budget Impact				
Expenditure Category	**Fund Group**	**Recurs**	**Costs**	**(Savings)**

Net Cost / (Savings):

Summary of Work

Site development and new construction at our Brashier campus. Construct a new facility to house our Work Force Development programs. Providing lab space, classroom space, lecture space and staff office space. Price is based on 43,000 sq. feet.
Proviso 118.19 FY24 Section 20 Line F, CRF FY23-24 H.4301

Rationale

Facilitate an improved learning environment for those students seeking to expeditiously enter the workforce.

With the replacement of the UT Building, this facility will supplement the services previously offered at 104.

Alternatives Considered

Alternate campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Brashier Middle College Bldg 203 HVAC Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	5589	**Overall Priority**	2/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$3,055,865
	$3,055,865

Project Costs	Amount
Basic Equipment	$1,443,263
Contingencies-Capital Projects	$138,645
Fee-Architectural, Engineering & Other	$144,326
Labor Cost-Classified	$825,695
Other Capital Outlay Costs	$503,936
	$3,055,865

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will replace the HVAC system to include water and heat pumps, controls, condensers, and the cooling tower.

Rationale

According to the college, the existing HVAC system is failing. Numerous repairs and replacements of system components have been costly. Operational down times due to repairs have caused disruptions and relocation of classes.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Bldg. 104 UT Demolition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	5590	**Overall Priority**	3/18

Project Type	Percentage
Demolish Existing Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$32,000
[CP] AFS - Other Funds	$2,488,000
	$2,520,000

Project Costs	Amount
Contingencies-Capital Projects	$231,297
Fee-Architectural, Engineering & Other	$32,000
Site Development (Non-Depreciable Land Improv)	$2,256,703
	$2,520,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	Indefinitely		($9,100)
Utilities	General Funds - Existing	Indefinitely		($42,400)
	Net Cost / (Savings): ($51,500)			($51,500)

Summary of Work

The project will demolish Building 104 UT on the Barton Campus. The work will include asbestos testing and abatement, demolition and structure moving, earthwork, dust control, utility modifications, landscaping, and concrete. Once the project is completed the site will be used as green space.

Rationale

The building is no longer occupied or in use and should be demolished due to its inefficiency. Hazardous material test reports performed have found asbestos-containing material throughout the building.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Center for Cybersecurity and AI (103)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4675	**Overall Priority**	4/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
HVAC	20
Interior Finishes/Flooring/Fixtures	40
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,000,000
[CP] AFS - Other Funds	$2,000,000
[CP] State Appropriation	$15,000,000
[CP] State Appropriation	$8,000,000
[CP] State Appropriation	$16,000,000
	$45,000,000

Project Costs	Amount
Basic Equipment	$5,000,000
Contingencies-Capital Projects	$2,500,000
Fee-Architectural, Engineering & Other	$3,000,000
Renovations-Buildings & Additions-Interiors	$32,000,000
Renovations-Utilities	$2,500,000
	$45,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($25,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

Interior and Exterior Renovations of Existing Building 103 to be the home for GTC's new Center for Cybersecurity and Artificial Intelligence. The existing facility is 62 years old.

Rationale

This project will provide GTC with an opportunity to integrate the study and practice of Artificial Intelligence and Cybersecurity into the College's curriculum and fill the growing need of emerging careers and technological advancements within this field. The project will further Greenville Technical College's reputation as a regional leader in the development of pioneering career opportunities for the communities that it serves.

Alternatives Considered

Building 104 was considered for this project, but it was determined that Building 103 proved to be the most logical space for this project.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

New Dental Education Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	4678	**Overall Priority**	5/18

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Other	5
Parking/Landscape	5
Roof	20
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$13,000,000
[CP] AFS - Other Funds	$2,000,000
[CP] AFS - Other Funds	$2,000,000
[CP] State Appropriation	$15,000,000
	$32,000,000

Project Costs	Amount
Construction-Buildings & Additions	$27,500,000
Contingencies-Capital Projects	$2,000,000
Fee-Architectural, Engineering & Other	$2,000,000
Site Development (Non-Depreciable Land Improv)	$500,000
	$32,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	3 Years+		($15,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

New Dental Education Building to enhance the educational experience for students and address the evolving needs of the dental profession. This includes providing modern facilities with advanced technologies, fostering a more efficient and collaborative learning environment. The existing facility was completed in 1989 and is 36 years old.

Rationale

Provide an improved learning environment for those students seeking to expeditiously enter the workforce and respond to the demands of the Dental Industry.

Alternatives Considered

Renovate existing facility.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Center for Manufacturing and Innovation Phase II

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	1/3
Project Number	4681	**Overall Priority**	6/18

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Other	5
Parking/Landscape	5
Roof	20
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$30,000,000
	$30,000,000

Project Costs	Amount
Construction-Buildings & Additions	$27,600,000
Contingencies-Capital Projects	$800,000
Fee-Architectural, Engineering & Other	$800,000
Site Development (Non-Depreciable Land Improv)	$800,000
	$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Additional	3 Years+	$35,000	
	Net Cost / (Savings): $35,000		$35,000	

Summary of Work

Construction of a new facility adjacent to the existing CMI building at the Millenium Campus.

Rationale

Operation capacity at the existing facility has been exceeded. Additional square footage is needed. The existing facility has been in operation for 9 years.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Building 202 Upfit

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	4682	**Overall Priority**	7/18

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	10
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,000,000
	$3,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$2,000,000
Renovations-Utilities	$1,000,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$30,000	
	Net Cost / (Savings): $30,000		$30,000	

Summary of Work

Renovation of Building 202 on the Brashier (Simpsonville) Campus, including condition assessment, replacement of outdated infrastructure, code compliance updates, and abiding by a new Satellite Campus Branding Plan that will be introduced in the next few years.

Rationale

Original Facility was built in 1996 and requires an update to meet the needs of students and faculty.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Building 302 Upfit

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	5544	**Overall Priority**	8/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	10
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$5,000,000
	$5,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$3,500,000
Renovations-Utilities	$1,500,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$40,000	
	Net Cost / (Savings): $40,000		$40,000	

Summary of Work

Renovation of Building 302 on the Benson (Greer) Campus, including condition assessment, replacement of outdated infrastructure, code compliance updates, and abiding by a new Satellite Campus Branding Plan that will be introduced in the next few years.

Rationale

Original Facility was built in 1996 and requires an update to meet the needs of students and faculty.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Industrial Tech 106 Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	1/5
Project Number	4764	**Overall Priority**	9/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	50	Program/Academic	75	Other	100
Demolish Existing Facility	25	Support Services/Storage/Maintenance	25		
Site Development	25				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$40,000,000	Construction-Buildings & Additions	$32,700,000
		Contingencies-Capital Projects	$1,500,000
		Fee-Architectural, Engineering & Other	$2,800,000
		Renovations-Utilities	$1,250,000
		Site Development (Non-Depreciable Land Improv)	$1,750,000
	$40,000,000		$40,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	1 Year/One Time		($1,800,000)
Maintenance and Repairs	General Funds - Existing	1 Year/One Time		($3,000,000)
Utilities	Federal Funds - Existing	Indefinitely		($80,000)
	Net Cost / (Savings): ($4,880,000)			($4,880,000)

Summary of Work

Demolition of existing facilities due to age and infrastructure components, while developing the site for future growth of the campus. 106 - Industrial Technology Complex.
The Industrial Complex includes Cosmetology, Forensics, HVAC/Refrigeration, EMT and a defunct construction program. There are possibilities where we can relocate some programs to alternate existing facilities, but the core programs and focus would remain intact.

Rationale

Infrastructure of the existing facilities. The dated components of this facility as well as aged and failing structural systems require action. Existing masonry facade is literally failing and deteriorating - this is a safety concern. Building complex opened in 1976 and is 49 years old.

Alternatives Considered

Full renovation of all systems of this complex. This renovation would not be beneficial to campus life due to age of systems and cost effectiveness. Alternative 2 is to demolish this existing facility and develop and provide good stewardship for future growth of the college while providing an improved learning environment for students.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name
Nursing 117 Roof Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4767	**Overall Priority**	10/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Program/Academic	100	Building Envelope/Windows/Walls	5
				Roof	95
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$3,000,000	Fee-Architectural, Engineering & Other	$250,000
		Renovations-Building Exteriors	$150,000
		Roofing-Repairs & Renovations	$2,600,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Replacement of roofing systems and associated structural components of the 117 Nursing Building.

Rationale

Roofing system is original to the building, which was completed in 1994 and is now 31 years old. This exceeds is original warranty.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Central Energy Plant Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	5554	**Overall Priority**	11/18

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	50
Parking/Landscape	25
	100%

Fund Sources	Amount
[CP] State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Basic Equipment	$2,000,000
Construction-Buildings & Additions	$540,000
Contingencies-Capital Projects	$200,000
Fee-Architectural, Engineering & Other	$60,000
Site Development (Non-Depreciable Land Improv)	$200,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

Replace chillers, pumps, valves, piping and controls.
Improvement of exterior hardscape and landscaping. New HD concrete to withstand heavy loads from vehicles and equipment. Minor repairs to existing building facade. New fencing to separate from active campus for safety.

Rationale

Mechanical/Electrical/Plumbing components have exceeded expected life expectancy. The original building started operation in 1981 and is 44 years old.
This facility serves multiple major buildings on campus, and the CEP must be dependable to ensure the campus can continue to serve all students and faculty successfully.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Northwest Secondary Entrance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	5555	**Overall Priority**	12/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$3,050,000	Contingencies-Capital Projects	$300,000
		Fee-Architectural, Engineering & Other	$350,000
		Site Development (Non-Depreciable Land Improv)	$2,400,000
	$3,050,000		$3,050,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Construct new secondary entry/exit driveway at Northwest (NW) Campus. Elements will include site development, install new storm water drainage system, asphalt paved road, concrete curb and gutter, sidewalks, asphalt bike patches and a gate. The current, main entry was completed in 2007 and is 18 years old.

Rationale

Currently, the Northwest (NW) Campus has only one way in and out of the campus property. Should this road become inaccessible, faculty, staff, and students would be trapped on campus; emergency services vehicles and utility vehicles would not have access to the academic buildings on campus. A secondary driveway is essential.

Alternatives Considered

None. A secondary entry/exit driveway is essential for access by emergency vehicles in the event the primary driveway is inaccessible.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name
McKinney Automotive Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	5556	**Overall Priority**	13/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
HVAC	25
Interior Finishes/Flooring/Fixtures	30
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] State Appropriation	$15,000,000
	$15,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$10,000,000
Renovations-Utilities	$5,000,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($25,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

Summary of work will consist of a complete renovation. Due to the age and condition of existing conditions, original systems including plumbing, HVAC, finishes, fire alarm and other building systems a upfit/replacement is required. The facility is 55 years old.

Rationale

Original Facility was built in 1975, which is 50 years old, and requires an update to meet the needs of students and faculty.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Building 121/122 Upfot

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	1/5
Project Number	5557	**Overall Priority**	14/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	10
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Roof	20
	100%

Fund Sources	Amount
[CP] State Appropriation	$15,000,000
	$15,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$10,000,000
Renovations-Utilities	$5,000,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($25,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

Complete upfit and renovation of Building complex 121/123.

Rationale

Original Facility was built in 1975, which is 50 years old, and requires an update to meet the needs of students and faculty.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

Michelin Building Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Establish Project	**Plan Year Priority**	2/5
Project Number	5558	**Overall Priority**	15/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	10
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$8,000,000
	$8,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$5,000,000
Renovations-Utilities	$3,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($20,000)
	Net Cost / (Savings): ($20,000)			($20,000)

Summary of Work

Complete upfit and renovation of the Michelin Building, #124.

Rationale

Original Facility was built in 1986, which is 39 years old, and requires an update to meet the needs of students and faculty.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

NW Campus Phase II

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4770	**Overall Priority**	16/18

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Other	5
Parking/Landscape	5
Roof	20
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$20,000,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$17,600,000
Contingencies-Capital Projects	$800,000
Fee-Architectural, Engineering & Other	$800,000
Site Development (Non-Depreciable Land Improv)	$800,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Construction of a new facility adjacent to the existing 402 Building at the Northwest Campus.

Rationale

Additional square footage needed to meet the needs of students living in this area of the state. The existing facility was completed in 2007 and is 18 years old.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

University Center Roof Replacement

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4774	**Overall Priority**	17/18

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Office/Administration	100	Roof	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$3,000,000	Fee-Architectural, Engineering & Other	$300,000
		Roofing-Repairs & Renovations	$2,700,000
	$3,000,000		$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($15,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

Replacement of roofing systems and associated structural components of the University Center Building.

Rationale

Roofing system is original to the building, which was completed in 1996 and is now 29 years old. This exceeds is original warranty.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Greenville Technical College

Project Name

McAlister Redevelopment

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	4776	**Overall Priority**	18/18

Project Type	Percentage
Repair/Renovate Existing Facility/System	50
Site Development	50
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
HVAC	15
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,000,000
	$4,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$4,000,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

McAlister Center Redevelopment.

Rationale

Upgrade existing facilities.

Alternatives Considered

None.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Horry-Georgetown Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Renovation of Grand Strand Speir Building 1000

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5357	**Overall Priority**	1/8

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	10	Interior Finishes/Flooring/Fixtures	100
		Program/Academic	90		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$10,000,000	Basic Equipment	$2,500,000
		Fee-Architectural, Engineering & Other	$750,000
		Renovations-Buildings & Additions-Interiors	$5,950,000
		Renovations-Utilities	$800,000
	$10,000,000		$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to redesign and renovate the interior of HGTC Speir Building 1000 on the Grand Strand Campus. Building 1000 is 55,000 sq. ft. and was originally built in 1954 and renovated in 2008. The building is largely dedicated to the College's Nursing and Health Science programs which have experienced significant enrollment growth since 2008.

Rationale

The current learning space desperately needs to be redesigned and renovated to provide additional classroom and lab space to support the future needs of the College's Nursing and Health Science programs. Completion of this project will extend the useful life of the building, provide much needed additional space and better enable the College to expand its Nursing Program, improve energy efficiency, and greatly defer the need for additional new construction.

Alternatives Considered

Renovation of the current building was considered a better option than "new construction". No suitable leasing options were available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Renovation of Building 5000-Conway

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	5358	**Overall Priority**	2/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$7,500,000
	$7,500,000

Project Costs	Amount
Basic Equipment	$2,700,000
Fee-Architectural, Engineering & Other	$300,000
Renovations-Buildings & Additions-Interiors	$4,200,000
Renovations-Utilities	$300,000
	$7,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to redesign and renovate the interior of the building 5000 on the Conway Campus. Building 5000 is 30,300 sq. ft. and was originally built in 1972 and renovated in 1985. The building will be dedicated to the College's Nursing and Health Science programs, which have experienced significant enrollment growth since 2008.

Rationale

The current learning space desperately needs to be redesigned and renovated to provide additional classroom space, equipment, and lab space to support the future needs of the College's Nursing and Health Science programs. Completion of this project will extend the useful life of the building, provide much needed additional space and better enable the College to expand its Nursing Program, improve energy efficiency, and greatly defer the need for additional new construction. The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.

Alternatives Considered

Renovation of the current building was considered a better option than "new construction". No suitable leasing options were available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Construction of General Purpose Building - Conway

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	5359	**Overall Priority**	3/8

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	10	Other	100
		Program/Academic	90		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$30,000,000	Basic Equipment	$7,000,000
		Contingencies-Capital Projects	$750,000
		Fee-Architectural, Engineering & Other	$100,000
		Other Construction/Renovation/Repair Projects	$21,400,000
		Site Development (Non-Depreciable Land Improv)	$750,000
	$30,000,000		$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Salaries, Benefits & Payroll Taxes	General Funds - Existing	Indefinitely	$50,000	
Utilities	General Funds - Existing	Indefinitely	$150,000	
	Net Cost / (Savings): $200,000		$200,000	

Summary of Work

To construct a 30,000 square foot general purpose academic building on the College's Conway campus.

Rationale

HGTC is the fastest growing technical college in SC and requires additional multi-purpose space to accommodate enrollment growth and ever-increasing training needs.

Alternatives Considered

The College does not have any other space of sufficient size that can be renovated and there is no space available to lease. Construction of new space is the only practical alternative to meet our enrollment demand. The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Acquisition of Real Property - Land/Bldg. - Horry

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	5369	**Overall Priority**	4/8

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	70
Support Services/Storage/Maintenance	20
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$10,000,000
	$10,000,000

Project Costs	Amount
Building Purchase	$5,500,000
Land	$4,500,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Salaries, Benefits & Payroll Taxes	General Funds - Existing	Indefinitely	$35,000	
Utilities	General Funds - Existing	Indefinitely	$90,000	
	Net Cost / (Savings): $125,000		$125,000	

Summary of Work

The college seeks to acquire up to 5.0 acres of land and building to support future growth and expansion of Horry-Georgetown Technical College via a new campus in Horry County. The land/building is desired to be in the Northwest area within Horry County to enhance access to HGTC's in-person educational offerings. Please note that this project may include acquiring multiple land/building partials as needed/opportunity arises.

Rationale

Horry-Georgetown Technical College (HGTC) has experienced unprecedented growth over the past decade, becoming the fastest-growing technical college in South Carolina. With a current enrollment exceeding 7,500 students and more than 65 programs of study, the demand for accessible, high-quality education continues to rise. However, the College faces significant limitations in expanding its existing campuses in Conway, Grand Strand, and Georgetown due to restricted available property.

To meet the needs of its ever-increasing student base and to uphold its commitment to educational equity, HGTC seeks to establish a new campus in one of Horry County's underserved rural areas. This strategic expansion would not only alleviate space constraints on current campuses but also provide critical access to in-person instruction for students who face geographic and transportation barriers. By situating the new campus in a rural location, HGTC can extend its reach to nearby communities that have historically lacked proximity to higher education resources, fostering workforce development and economic mobility across the region.

Alternatives Considered

The College has researched leasing property, but very few if any suitable properties are available. The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Acquisition of Real Property - Land/Building- Georgetown

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5373	**Overall Priority**	5/8

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Office/Administration	10	Other	100
		Program/Academic	70		
		Support Services/Storage/Maintenance	20		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$5,000,000	Building Purchase	$3,000,000
		Land	$2,000,000
	$5,000,000		$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Salaries, Benefits & Payroll Taxes	General Funds - Existing	Indefinitely	$35,000	
Utilities	General Funds - Existing	Indefinitely	$90,000	
	Net Cost / (Savings): $125,000		$125,000	

Summary of Work

The College seeks to acquire up to 5.0 acres of land and building to support future growth and expansion of its Georgetown Campus. The land/building is desired to be within 3 miles of the existing Georgetown Campus. Please note that this project may include multiple land/building partials as needed/opportunity arises.

Rationale

The College has limited existing property on which to expand and to otherwise support its ever-increasing enrollment base. Over the past 10 years, HGTC has been the fastest growing technical college in the state and today supports over 7,500 students and over 65 programs of study.

Alternatives Considered

The College has researched leasing property, but very few suitable properties are available. The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Construction of General Purpose Building - GS

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5375	**Overall Priority**	6/8

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	5	Other	100
		Program/Academic	95		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$30,000,000	Basic Equipment	$4,600,000
		Contingencies-Capital Projects	$1,000,000
		Fee-Architectural, Engineering & Other	$400,000
		Other Construction/Renovation/Repair Projects	$23,000,000
		Site Development (Non-Depreciable Land Improv)	$1,000,000
	$30,000,000		$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Salaries, Benefits & Payroll Taxes	General Funds - Existing	Indefinitely	$50,000	
Utilities	General Funds - Existing	Indefinitely	$150,000	
	Net Cost / (Savings): $200,000		$200,000	

Summary of Work

To construct an 30,000 square foot general purpose classroom building on the College's Grand Strand Campus. Note: This project is not in year 2 since it is not a priority to ask for state funds for this particular upcoming fiscal year.

Rationale

HGTC is the fastest growing technical college in SC and requires additional multi-purpose space to accommodate enrollment growth and ever-increasing training needs.

Alternatives Considered

The College does not have any other space of sufficient size that can be renovated. Construction of new space is the only practical alternative to meet our enrollment demand. The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Renovate/Expand Bldgs. 500, 600, 700, 800, and 900

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5376	**Overall Priority**	7/8

Project Type	Percentage
Construct Additional Facility	30
Repair/Renovate Existing Facility/System	70
	100%

Facility Type	Percentage
Office/Administration	25
Program/Academic	70
Support Services/Storage/Maintenance	5
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	35
Interior Finishes/Flooring/Fixtures	35
Other	10
Parking/Landscape	20
	100%

Fund Sources	Amount
[CP] State Appropriation	$23,000,000
	$23,000,000

Project Costs	Amount
Basic Equipment	$2,000,000
Construction-Buildings & Additions	$7,500,000
Contingencies-Capital Projects	$1,500,000
Other Construction/Renovation/Repair Projects	$2,500,000
Renovations-Building Exteriors	$3,500,000
Renovations-Buildings & Additions-Interiors	$3,500,000
Renovations-Utilities	$1,000,000
Site Development (Non-Depreciable Land Improv)	$1,500,000
	$23,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is to renovate and expand Buildings 500, 600, 700, 800 & 900 on the College's Conway Campus and includes approximately 36,000 square feet of classroom, lab, student services, and faculty office space that is situated on approximately 2 acres of land in the center of Campus. The scope of the project includes but is not limited to renovating and better equipping building interiors, renovating/replacing roof and drainage systems, recladding building exteriors and improving weatherization features, enhancing student walkways and traffic flows, enhancing landscaping design, improving storm water drainage and upgrading HVAC systems. The project also includes expanding the existing footprint of the buildings to accommodate increased enrollment and instructional needs. Note: This project is not in year 2 since it is not a priority to ask for state funds for this particular upcoming fiscal year.

Rationale

The buildings are used to support more than 15 programs of study as well as continuing education and up to 2,000 students. Completion of this project will extend the useful lives of the buildings, improve energy efficiency, and defer the need for new construction. Because the buildings are currently being used, there should be no increase in operating costs. There may be cost savings due to energy improvements, but those cannot be measured with any precision at this time. The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.

Alternatives Considered

Renovation of the current buildings were considered a better option "than new construction". The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Horry-Georgetown Technical College

Project Name

Construction of General Purpose Building - GT

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5377	**Overall Priority**	8/8

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	10	Other	100
		Program/Academic	90		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$25,000,000	Basic Equipment	$4,600,000
		Contingencies-Capital Projects	$1,000,000
		Fee-Architectural, Engineering & Other	$400,000
		Other Construction/Renovation/Repair Projects	$18,000,000
		Site Development (Non-Depreciable Land Improv)	$1,000,000
	$25,000,000		$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Salaries, Benefits & Payroll Taxes	General Funds - Existing	Indefinitely	$50,000	
Utilities	General Funds - Existing	Indefinitely	$150,000	
	Net Cost / (Savings): $200,000		$200,000	

Summary of Work

To construct a 25,000 square foot general purpose classroom building on the College's Georgetown Campus. Note: This project is not in year 2 since it is not a priority to ask for state funds for this particular upcoming fiscal year.

Rationale

HGTC is the fastest growing technical college in SC and requires additional multi-purpose space to accommodate enrollment growth and ever-increasing training needs.

Alternatives Considered

The College does not have any other space of sufficient size that can be renovated. Construction of new space is the only practical alternative to meet our enrollment demand. The College seeks State funding for this project and can provide local funds to supplement the State funding as needed.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Lander University

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Library Information Commons

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	5013	**Overall Priority**	1/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	15
Program/Academic	85
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	5
HVAC	20
Interior Finishes/Flooring/Fixtures	15
Parking/Landscape	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$8,000,000
[CP] AFS - Other Funds	$1,900,000
	$9,900,000

Project Costs	Amount
Construction-Buildings & Additions	$8,200,000
Contingencies-Capital Projects	$700,000
Fee-Architectural, Engineering & Other	$1,000,000
	$9,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$21,750	
	Net Cost / (Savings): $21,750		$21,750	

Summary of Work

(Phase II #9562) Lander University has secured the $8,000,000 Phase II budget approval. The project's intent is to construct a Library Information Commons Building. The Library Information Commons will be the home of the virtual library; a technology infused service center where information accessing is the priority. The design will include floor space dedicated to technologically enhanced research areas, collaborative presentation preparation areas, student group break-out areas to improve studying and project development, and small break-out classrooms for small group lecturing. The functionality of the building requires an intense Information Technology presence. Advanced installation of servers and related information systems will expand the University's network and provide superior security of protected data. The design will also allow for library staff offices, restrooms, and mechanical spaces related to the building infrastructure. The project architect and engineering team are designing to comply with the mandatory Two Green Globes Certification. Lander University was the recipient of a 2021-2022 H5151 $8,000,000 Capital Reserve Fund appropriation for the construction of this building. The project has been advertised, and all bids exceeded the construction budget, resulting in Lander University having to reject all bids. The budget increase has been submitted, awaiting the completion of the approval process. The Office of the State Engineer has concluded that the project will be re-advertised.

Rationale

The student's academic protocol relies heavily on technology. The use of smart phones, I-Pads, and laptops is commonplace in the classroom of today. The Library Information Commons will provide a technologically infused resource center for the students of Lander University.

Alternatives Considered

The Lander University campus has no other space available for such an academic support center. The university is in a position to gain an additional 45,000 sq. ft. of classrooms and laboratories.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Jackson Library Repurposing

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	5012	**Overall Priority**	2/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	5
Office/Administration	30
Program/Academic	65
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
Fire/Security	5
HVAC	25
Interior Finishes/Flooring/Fixtures	35
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$90,000
[CP] AFS - State Appropriation	$4,000,000
[CP] State Appropriation	$5,910,000
	$10,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$4,800,000
Contingencies-Capital Projects	$780,000
Fee-Architectural, Engineering & Other	$420,000
Renovations-Buildings & Additions-Interiors	$4,000,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

(Phase I - #9563) The renovation/ repurposing of two floors of the three floor Jackson Library, after the current library function has been relocated to the future Library Information Commons facility. The first floor will remain as the home of the University Information Technology Center. The 65,255 square foot, 3 story, Jackson Library, constructed in 1976, is ideally located in the center of campus. The architectural programming will determine how to best re-purpose the library space into student classrooms, study rooms, social areas, faculty offices, as well as a small repository for a limited portion of the existing library inventory. The current library was designed as an open floorplan. The re-purposing will involve dividing the open spaces into classrooms, laboratory spaces, student collaboration spaces, and faculty offices. The work scope includes upgrading and enlarging the existing student restrooms, constructing the interior dividing walls and corridors, upgrading the fire monitoring alarm system to protect the division of spaces, the modernization of the 1970's elevator system to include new controls and interior cab furnishings, the HVAC system will be upgraded to distribute conditioned air into the many classrooms and divided space, lighting improvements, analysis to ensure proper emergency egress, and the required interior finishes. The Phase I architectural programming has revealed the exsiting $6,000,000 project budget is inadequate to accomplish the renovation. The utility renovation estimate, especially the HVAC system, far exceeds to original forecast.

Rationale

This project is the re-purposing of the second and third floors of the Jackson Library. Once the Library Information Common is constructed, the library functions will be relocated to the Information Commons facility. The vacated space will be re-purposed in student classrooms and laboratories. The renovation / re-purposing cost is certainly less costly than seeking new construction.

Alternatives Considered

The Lander University campus has no other space available to re-purpose into classrooms, study rooms, social areas, faculty offices, as well as a small repository for a limited portion of the existing library inventory. laboratories. The university is in a position to gain an additional 45,000 sq. ft. of classrooms and other student areas.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Graduate School Renovation and Site Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/4
Project Number	5029	**Overall Priority**	3/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	60
Program/Academic	40
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$3,500,000
	$3,500,000

Project Costs	Amount
Basic Equipment	$150,000
Contingencies-Capital Projects	$232,317
Fee-Architectural, Engineering & Other	$348,000
Other Capital Outlay Costs	$65,201
Renovations-Building Exteriors	$60,000
Renovations-Buildings & Additions-Interiors	$1,624,824
Renovations-Utilities	$814,158
Roofing-Repairs & Renovations	$55,500
Site Development (Non-Depreciable Land Improv)	$150,000
	$3,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,500	
	Net Cost / (Savings): $3,500		$3,500	

Summary of Work

Lander University has secured approval of a $3,500,000 project budget to accomplish the interior upfit / renovation of the interior spaces of the Graduate School-Online and Academic Support Building, H21-9561. The project was initially named the Graduate School-Online Interior Renovation. The project provided a new fire monitoring alarm system and a new fire protection sprinkler system throughout the building. The second and third floors' HVAC systems were replaced.

The new project's scope will address the building envelope to include the demolition of the existing failed sloped glass panel roof system over the first floor and then constructing a new roof system, modifying the floorplans of the first and third floors by consolidating spaces to create new space that will benefit the University's use of the building. Code analysis shows that with increased person occupancy, the first-floor restroom is grossly undersized and inadequate. Therefore, two new multiple occupancy restrooms will be constructed. The first floor HVAC system will be replaced. The first and third floors will receive new acoustic ceilings, LED lighting, flooring, painting, and lighting throughout the building. A portion of the electrical infrastructure will be upgraded to support the replacement of the first floor HVAC unit and building operations. The elevator will undergo a modernization.
The University would like to open the first floor up for student groups, student government, and student social event space. The Phase I programming has cautioned Lander University on escalating construction costs and advises the university to develop a $1,500,000 budget increase contingency

Rationale

The building's major utility infrastructure has exceeded a normal life expectancy and has become operationally unreliable. As a result, building conditions are jeopardized. To continue to occupy the building, the utility systems need to be maintained. In this situation, replacement of the antiquated systems is in order. The finishes reflect the décor of the 1970's. Upgrading is necessary.

Alternatives Considered

To continue to occupy the building, the utility systems need to be maintained. In this situation, replacement of the antiquated systems is in order and furnishing improvements are warranted.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Student Dining Hall Kitchen Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	5033	**Overall Priority**	4/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Fire/Security	15
Interior Finishes/Flooring/Fixtures	15
Other	45
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$4,500,000
	$4,500,000

Project Costs	Amount
Construction Projects-Lump Sum	$4,175,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$225,000
	$4,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

The Lander University Student Dining Hall is located in the bottom floor of the Grier Student Center. The Greir Student Center hosts the only student dining hall. The mid 1980's student enrollment for Lander College was 820 students. The current enrollment is approximately 4,000. Since that time, the dining hall has been expanded and renovated. However, the kitchen has remained the same. Appliances have been replaced after failure; repairs have been performed as needed. Lander University is requesting funds to renovate and potentially expand the dining hall's kitchen.
The kitchen renovation / upgrade project will consist of designing a new floor plan with the respective replacement equipment repositioned to enhance food preparation flow. The new floor plan may require an expansion of the kitchen area. The underfloor drains and drainage piping will be repositioned to compliment the new equipment. Kitchen utilities (electric, natural gas, water, drains, exhaust) will be enhanced as necessary to complement the new floor plan. The walls and ceiling will be repaired and constructed to ensure compliance with the SCDHEC inspections. The project will include upgrades to the kitchen aesthetics such as lighting, flooring, casework, and food preparation stations.

Rationale

The Grier Student Center hosts the only student dining hall on campus. The early 1980's student enrollment for Lander College was 820 students. The current enrollment is approximately 4,000. Though the dining hall has been renovated and expanded to accommodate the ever-growing enrollment, the kitchen has not been renovated or expanded. Physically, the kitchen, as designed in the late 1970's, is in need of an upgrade and possible expansion.

Alternatives Considered

The Grier Student Center hosts the only student dining hall on campus. The university cannot provide food services without a dining hall.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Fire Monitoring Alarm System Repairs / Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	5003	**Overall Priority**	5/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	15
Auxiliary/Housing/Food Service/Laundry	30
Office/Administration	5
Program/Academic	50
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
Fire/Security	75
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,800,000
	$3,800,000

Project Costs	Amount
Contingencies-Capital Projects	$110,000
Fee-Architectural, Engineering & Other	$190,000
Other Construction/Renovation/Repair Projects	$3,500,000
	$3,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

Lander University is seeking approval of a $3,800,000 budget to replace the antiquated fire alarm monitoring systems for various campus buildings, to include the Cultural Center, Science Building, Laura Lander Hall, Genesis Hall, and the Art Annex. The existing systems are experiencing internal control panel faults, which results in the activation of the fire alarm system, even though it is a false alarm. Since the installation of many of the identified systems, the National Fire Code has evolved, to where now, the existing systems are no longer code compliant with the type of system devices, the quantity of system devices, and the location of the system devices. Modifying the existing systems defaults to the need to evaluate the entire system and upgrade as necessary, which in many cases involves a new control panel, modern system devices and wiring.

Rationale

Lander University has the responsibility to provide adequate safety and fire protection throughout all the campus buildings on behalf of the occupants and State of South Carolina. To ignore the degradation of a safety system is reckless and irresponsible.

Alternatives Considered

The buildings are required to provide adequate safety and fire protection to the occupants of the campus buildings. There are not any alternatives to consider.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Construct Student Parking Lots

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	5006	**Overall Priority**	6/31

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Parking/Roads/Site Development	100	Electrical/Mechanical	5
				Parking/Landscape	95
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$2,500,001	Construction Projects-Lump Sum	$2,200,001
		Contingencies-Capital Projects	$100,000
		Fee-Architectural, Engineering & Other	$200,000
	$2,500,001		$2,500,001

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

Lander University continues to experience student enrollment growth. Lander University is located within the city limits of Greenwood, SC. The City of Greenwood has a city ordinance prohibiting the use of gravel parking lots. However, Lander University has received permission to establish temporary student gravel parking lots. The intent of this project is to rectify the situation. The project scope is to construct ordinance compliant student parking where the existing gravel lots are located. The parking lots would have to abide by the city ordinance to have paved parking, parking spaces striped, concrete islands with site lighting, landscaping, irrigation, and stormwater detention.

Rationale

In the past several years, Lander University has received permission from the City of Greenwood to establish temporary gravel parking lots. The City of Greenwood has a city ordinance prohibiting the use of gravel parking lots. The intent of this project is to rectify the situation. The project scope is to construct ordinance compliant student parking where the existing gravel lots are located. The parking lots would have to abide by the city ordinance to have paved parking, parking spaces striped, concrete islands with site lighting, landscaping, and irrigation.

Alternatives Considered

Lander University is essentially landlocked. The gravel lots were constructed at the expense of student green space. in the absence of an elevated parking garage, the university has no choice but to expand traditional parking.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Campus Wide Roof Maintenance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	5002	**Overall Priority**	7/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	70
Program/Academic	30
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Roofing-Repairs & Renovations	$5,000,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,500	
	Net Cost / (Savings): $3,500		$3,500	

Summary of Work

Lander University is seeking a Maintenance and Repair budget of $5,000,000 to complete campus-wide roofing repairs for the Student Housing and Educational & General (E&G) building on campus. Lander University began an earnest roof replacement initiative back in 2006. All of the E&G Buildings have had their roofs replaced since that time. Lander University has been addressing the student housing roofing needs as roof systems fail and leaks occur. Now that the E&G roofing systems are approaching mid-life, Lander University is aware of the maintenance needs and would like to perform the repairs, to extend the useful life of each roof. Most of the roofs are either a modified bitumen, built-up, cap sheet lapped roofing system or a single ply, thermoplastic polyolefin, TPO, with welded seams. The housing roof systems are asphalt shingle. Lander University has contracted with a professional roof designer to conduct and document the condition and discoveries on all the university's roofs.

Rationale

Lander University is aware that the interior of a building cannot be maintained if the roofing system allows stormwater into the building. There is constant damage to the building furnishings, flooring, ceilings, not to mention the threat of the development of mold and mildew.

Alternatives Considered

There is no logical alternative to not repairing the roofing systems of the university's buildings. This project is essential for campus operations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Athletic Complex Competition Field Surface

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	5008	**Overall Priority**	8/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	5
Other	85
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$2,500,001
	$2,500,001

Project Costs	Amount
Construction Projects-Lump Sum	$2,300,001
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$175,000
	$2,500,001

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,500	
	Net Cost / (Savings): $1,500		$1,500	

Summary of Work

Lander University seeks approval of a $2,500,000 request to replace the grass of the competition playing field of the Jeff May Athletic Complex with an artificial surface. The Jeff May Athletic Complex is home to the following sports competition fields: baseball, softball field, soccer, lacrosse, filed hockey, and tennis. This competition field currently serves as the competition and practice field for the Men's and Woman's Lacrosse Teams, the Men's and Woman's Soccer Teams, Woman’s Field Hockey Team, and the multiple student intramural sports, such as flag football, rugby, soccer, etc. The grass field is not able to withstand the foot traffic and punishment of the various sports. The practices are scheduled back-to-back, and the grass field cannot recover. The project involves the excavation of the existing grass surface, constructing an under-field drainage system, the installation of a porous aggregate fill material, and the artificial surface. The field will be striped to accommodate all of the above-mentioned sports.

Rationale

The Jeff May Athletic Complex is home to the following sports competition fields: baseball, softball field, soccer, lacrosse, filed hockey, and tennis. This competition field currently serves as the competition and practice field for the Men's and Woman's Lacrosse Teams, the Men's and Woman's Soccer Teams, Woman’s Field Hockey Team, and the multiple student intramural sports, such as flag football, rugby, soccer, etc. The grass field is not able to withstand the foot traffic and punishment of the various sports. The practices are scheduled back-to-back, and the grass field cannot recover. Lander University does not have any alternative spaces to develop an artificial surface.

Alternatives Considered

The Jeff May Athletic Complex is home to the following sports competition fields: baseball, softball field, soccer, lacrosse, filed hockey, and tennis. This competition field currently serves as the competition and practice field for the Men's and Woman's Lacrosse Teams, the Men's and Woman's Soccer Teams, Woman’s Field Hockey Team, and the multiple student intramural sports, such as flag football, rugby, soccer, etc. The grass field is not able to withstand the foot traffic and punishment of the various sports. The practices are scheduled back-to-back, and the grass field cannot recover. Lander University does not have any alternative spaces to develop an artificial surface.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Willson Street Pedestrian Mall and Parking

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	5042	**Overall Priority**	9/31

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Parking/Roads/Site Development	100	Electrical/Mechanical	20
				Parking/Landscape	80
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$4,500,000	Construction Projects-Lump Sum	$4,000,000
		Contingencies-Capital Projects	$185,000
		Fee-Architectural, Engineering & Other	$315,000
	$4,500,000		$4,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,500	
	Net Cost / (Savings): $1,500		$1,500	

Summary of Work

Lander University continues to experience student enrollment growth. As a result, Lander University is at work with the planning for two new buildings, to be located on the southwestern portion of campus. This area of campus hasn't received any new construction since the Science Building was constructed in the early 1990s. As a result, a site development project is needed to provide adequate student access to and from this area, and to do so, requires the displacement of vehicular parking along Willson Street. The Willson Street traffic lanes, by today's standards, are undersized and when the diagonal car park is utilized, the travel space between the parked cars is dangerously tight. An emergency vehicle, such as a fire truck, is unable to traverse the length of Willson Street. The project scope consists of the demolition of the southern end of Willson Street, to include the paved area in front of Laura Lander Hall. This area will be constructed as a pedestrian mall yet will provide a thoroughfare for emergency vehicles. The displaced parking will be relocated to a newly constructed asphalt parking lot equipped with LED site lighting.

Rationale

The intent of this project is to ensure that campus pedestrians and moving vehicles do not share the same space. This area of campus will soon experience unprecedented student presence. The conversion of Willson Street provides a safe pedestrian area, doubling as an emergency vehicle corridor, but also eliminates the congested and dangerously close parking confinement along Willson Street. The new parking lot will provide code compliant parking spaces, dedicated traffic aisles, and site lighting.

Alternatives Considered

Lander University recognizes the poor topographical approach to this area of campus. Lander University also understands that mixing pedestrians with vehicles is not a good relationship. The solution of the pedestrian mall and the relocation of the parked vehicles comes highly recommended.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Carnell Learning Center Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	5044	**Overall Priority**	10/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	15
Fire/Security	10
HVAC	20
Roof	20
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,000,000
[CP] AFS - State Appropriation	$4,000,000
	$12,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$10,780,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$720,000
	$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

Lander University seeks approval of a $12,000,000 construction budget to renovate the Carnell Learning Center. The Carnell Learning Center was constructed in 1982. The colleges of Business, Education, Behavioral & Social Sciences, the Office of the President, Provost, Business, Admissions, Financial Aid, and University Advancement. The scope of this project is to make upgrades to the building envelope which includes re-roofing the building, replacing the forty-two-year-old windows with energy conserving insulated glass, pointing up all brick details where the mortar is weak, the replacement of the many air handler units and eliminating any R-22 refrigerant units in this building. The restrooms will be renovated to comply with the latest ADA requirements on height of toilet seats, lavatories, and the required wheelchair turning radius, aesthetics, and plumbing. Internally, the corridor flooring and dated furniture will be replaced. To best serve the academic programs, floorplan changes will be incorporated into the project. The Information technology infrastructure will be upgraded to increase the building's bandwidth and speed of data management. The building's overhead lighting will be converted to energy conserving Light Emitting Diode, LED.

Rationale

The Carnell Learning Center is a central building on the Lander University campus with the most concentrated academic programs. It is the primary, versatile academic building for the university. As with all buildings with a high occupancy and a history of high utilization, the infrastructure and aesthetics need to be maintained and upgraded periodically. Lander University is committed to providing a competitive academic environment.

Alternatives Considered

The Carnell Learning Center is a central building on the Lander University campus with the most concentrated academic programs. It is the primary, versatile academic building for the university. As with all buildings with a high occupancy and a history of high utilization, it has to be maintained. There are no other viable alternatives to consider.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Student Housing Complex Development

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	4994	**Overall Priority**	11/31

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	95
Parking/Roads/Site Development	5
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Other	10
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$60,000,000
	$60,000,000

Project Costs	Amount
Construction-Buildings & Additions	$55,500,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$4,000,000
	$60,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Lander University seeks funding of a $60,000,000 budget to design and construct a multi-story, 300 bed, 100,000 square foot student housing facility, that will achieve Green Globe Certification. The construction will take place on the university campus. The student rooms will be comprised of two occupants, each having a bed, wardrobe, desk, and chair. Each student room will have room for the two beds, desks, wardrobes, and a small common space for relaxing. The building will be equipped with elevators, electronic card access, and security cameras to ensure maximum student safety and complete ADA compliance. The building will be sprinkled and have a modern Fire Alarm Monitoring System. The floor plan will allow for homework/ study rooms, and entrance lobby, and public restrooms. The site for the construction will be reviewed and are anticipating utilizing as much existing parking as possible. Improvements will be constructed as needs determined. The entrance lobby will allow access to a retail center, where students will be able to acquire drinks, snacks, and school supplies. The architectural programming will determine the exact floor plan. Due to the current volatile construction environment, the budget is anticipating construction costs between $550 and $600 per square foot: Budget = (100,000 sq. ft. x $600 / sq. ft.) = $60,000,000

Rationale

Lander University continues to enjoy ever increasing student enrollment. Lander university is aware that the quality of student housing has significant influence on a family's decision to send their child to Lander University. There are two existing student housing complexes on campus that are of wooden framed construction that do not have a fire protection sprinkler system. One complex consists of stand-alone, 40-bed buildings, that are not approaching 45 years of age. The other complex has stand-one, wooden framed, four-person buildings. Currently Lander University has more students requiring housing than we have available rooms. As a result, existing student rooms are suffering from overcrowding as additional beds are being placed in a room designed for two occupants and the overflow students are being placed in local hotels. This is not conducive to the college experience nor does it please the respective family members. The family members are rightfully so concerned about Lander University being able to provide adequate safety for their children.

Alternatives Considered

The replacement of the above-mentioned stand-alone buildings is the most economically sound alternative. If no replacement is obtainable, placing students off campus in local hotels under the guise of student housing is not sustainable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Centennial Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	4995	**Overall Priority**	12/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	20
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	10
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$15,000,000
	$15,000,000

Project Costs	Amount
Contingencies-Capital Projects	$750,000
Renovations-Building Exteriors	$2,100,000
Renovations-Building Exteriors	$2,650,000
Renovations-Buildings & Additions-Interiors	$4,300,000
Renovations-Utilities	$3,450,000
Roofing-Repairs & Renovations	$1,750,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,500	
	Net Cost / (Savings): $3,500		$3,500	

Summary of Work

Lander University is requesting the approval of a $15,000,000 renovation project for Centennial Hall. Centennial Hall is a four-story, 75 suites, 300 bed student housing building built in 2005. The renovation project consists of building envelope, roof replacement, infrastructure, and finishes. The infrastructure consists of the removal and replacement of the "fresh air units" that are located in the attic space. These units are responsible for distributing conditioned outside air throughout the building, as required by ASHRAE Standards. The 75 suite air handling units will be replaced; the water boiler system will be replaced. The roof is a shingle roof on top of plywood. The roof replacement will consist of the anticipated replacement of a portion of the roof plywood, due to water damage and a new shingle roof. The restrooms of the 75 student suites will undergo a limited demolition sufficient to allow for the replacement of the shower stalls, water closet, behind the wall plumbing piping repairs, vanity replacement, corridor flooring, the installation of the LVT flooring on top of the existing VCT and painting throughout. Centennial Hall has a dedicated student parking lot. The lot was constructed in 2005. The project will include the required parking lot repairs, re-paving, and re-striping the lot.

Rationale

Centennial Hall is a relatively new student housing building for Lander University. Centennial Hall is a favorite building for freshman students and with modern security systems, the building is a favorite for many parents. Lander University has the responsibility to maintain the building and provide an adequate quality of housing.

Alternatives Considered

Centennial Hall provides housing for 300 Lander University students. The renovation of existing spaces at approximately $167 sq. ft. is more economically advantageous than new construction at approximately $500 -$600 sq. ft.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Campus Tennis Court Repair/ Reconstruction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	5066	**Overall Priority**	13/31

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Athletic/Recreational	20	Electrical/Mechanical	20
		Program/Academic	80	Other	80
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$2,500,000	Construction Projects-Lump Sum	$2,200,000
		Contingencies-Capital Projects	$125,000
		Fee-Architectural, Engineering & Other	$175,000
	$2,500,000		$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,200	
	Net Cost / (Savings): $1,200		$1,200	

Summary of Work

Lander University has eight campus tennis courts that were initially constructed as collegiate competition courts. These courts were constructed in the early 1970's. The competition courts have been relocated to the Lander Athletic Complex. These courts are now scheduled and utilized by the Physical Education Department where academic tennis and pickleball classes are held. The courts also serve as student recreation courts that are used extensively in the evening and weekends. The surface of these courts has failed, with significant cracking and buckling. The buckling is significant enough to present itself as a trip hazard. Lander University has conducted subterranean borings to determine the integrity of the sub-base. The borings discovered the presence of a high plasticity clay. The high plasticity clay is very sensitive to moisture, and tends to contract and swelling is cyclic, depending on the exposure to moisture. The project consists of the demolition of the existing courts, the excavation of the high plasticity clay, establishing a sub-base, the application of new asphalt, court colors, and striping. The site lighting will be replaced, as the existing lighting is inoperative. A multi-pole, multi-fixture lighting system will be provided.

Rationale

Lander University is essentially a land-locked campus surrounded by neighborhoods. The campus has limited student recreation space. The university Physical Education program uses the campus courts as an academic classroom for their tennis classes. Lander University would like to continue to provide centrally located recreation areas, that are safe, free of potential trip hazards, and provide adequate site lighting and a sense of security. Lander University has resurfaced the courts, due to the fading colors and surface cracking, however, due to the presence of the high plasticity clay, and the cyclic contraction and swelling, the cracks returned. The demolition of re-construction of the courts is required.

Alternatives Considered

The university does not have any alternative tennis courts to construct the Physical Education classes that are located on the primary campus. The students can reach these courts by walking on campus. The Athletic Complex is located off campus. There isn't a realistic alternative.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Campus Energy Management and Control System

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	5068	**Overall Priority**	14/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	10
Auxiliary/Housing/Food Service/Laundry	40
Office/Administration	10
Program/Academic	40
	100%

Building Components Affected	Percentage
Electrical/Mechanical	70
HVAC	30
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,500,000
	$3,500,000

Project Costs	Amount
Construction Projects-Lump Sum	$3,225,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$175,000
	$3,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

Lander University is requesting approval of a $3,500,000 project to incorporate all campus buildings and facilities into a campus-wide energy management system. As technology continues to advance in energy management and energy controls systems, existing control systems soon become obsolete and are no longer supported by the various manufacturers. In prior years, Lander College utilized a Programmable Logic Controller, PLC, system to schedule the utilities, lights, and HVAC, for a limited number of campus buildings. There were attempts to expand this system. Coinciding with the 1990's construction of the Science Building, Lander University adopted a "Metasys" computerized energy management system. Since then, all new construction has been compatible with the Metasys control system. The PLC system has since failed, and all tangible PLC buildings' utilities are no longer under control. The intent of this project is to provide the necessary infrastructure to expand the Metasys system to all buildings, where the utilities can be scheduled as required, and setpoint limits constrain anyone from setting unreasonable temperature settings. There are significant potential savings associated with utility control systems.

Rationale

In the absence of a utility control system, the utilities are controlled manually either in the "On or Off" operating condition. There are not sufficient staff members to go around and cut the systems on or off, as the daily academic or event schedule. Therefore, the systems are normally left on. This certainly leads to systems operating, thus consuming energy, for the benefit of no one. Just an example of a wasteful and costly situation. A control system allows the auto scheduling of all building utilities. When spaces are not being utilized, the utilities in those areas are either throttled down or turned off. There is the potential for a significant utility cost reduction and return of investment with such a control system.

Alternatives Considered

In the absence of a utility control system, the utilities are controlled manually either in the "On or Off" operating condition. There aren't sufficient staff members to go around and cut the systems on or off, as the daily academic or event schedule. Therefore, the systems are normally left on. This situation is costly and wasteful.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Bearcat Village Student Housing Renovation or Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	5069	**Overall Priority**	15/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	10
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Roof	15
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$30,000,000
	$30,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$28,250,000
Contingencies-Capital Projects	$750,000
Fee-Architectural, Engineering & Other	$1,000,000
	$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$12,000	
	Net Cost / (Savings): $12,000		$12,000	

Summary of Work

Lander University seeks approval of a $25,000,000 project budget to renovate the Bearcat Village Student Housing Complex. The Bearcat Village Student Apartments, formerly known as the Cokesbury Gardens Apartments, encompasses 11 acres, were constructed in the early 1970's as a privately owned apartment complex. The complex consists of thirteen individual two story buildings, with brick veneer, shingle roof, with eight apartments per building, totaling 104 apartments of varying floorplans and student occupancy. Lander University has acquired and has been occupying the complex since 2010. The scope of this project is to address the building envelope issues of replacement of the shingle roof systems, replacement of the 1970's single pane windows in favor of energy saving new window technology, rebuilding the two wooden, two-story steps of each building, replacement of the antiquated HVAC systems, conversion of all lighting to energy reducing LED, gutting the restrooms and rebuilding them, upgrades to the apartment kitchens, upgrades to the interior finishes and furnishings, installing fire protection sprinkler system in each building, upgrading the stand-alone laundry room, resurfacing the parking lots, replacing the damaged concrete sidewalks, and replacing the site lighting with LED.

Rationale

Lander University has the responsibility to provide a suitable standard of student housing. The improvements provided above are essential to meeting the criteria for suitable student housing. As with all buildings with a high occupancy and a history of high utilization, the infrastructure and aesthetics need to be maintained and upgraded periodically. Lander University is committed to providing competitive student housing.

Alternatives Considered

Lander University is intent on retaining the Lide Student Housing Complex as student housing. The Bearcat Village Student Housing Complex offers over 300 student beds, and the university has no plans to abandon the complex. Maintaining student housing is critical to the commitment to our students and their families. There are no viable alternatives to consider.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Chipley Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	5075	**Overall Priority**	16/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Roof	5
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$10,000,000
	$10,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$9,000,000
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$600,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

Lander University is requesting approval of a $10,000,000 renovation project of Chipley Hall. Chipley Hall was constructed in 1925 as a wooden framed, masonry load bearing building consisting of 3 floors, and provides room for 100 student beds. The dormitory has remained an all-woman's dormitory. The renovation project will consist of demolishing the restrooms down to the wooden stud framing and rebuilding the restrooms as modern ADA complaint restrooms with improved ventilation, and improved water conservation appliances. The building's electrical wiring will be replaced, the HVAC system will be upgraded to current code to include compliance with the ASHRAE requirements to distribute fresh air throughout the building, the plaster walls will be demolished and replaced with gypsum board, the plumbing system will be replaced, to include the supply and waste piping, the Fire Monitoring Alarm System will be upgraded, the Fire Protection Sprinkler System will be preserved and reconfigured to compliment the new floor plan, should there be any changes. The fluorescent lighting will be upgraded to LED, the elevator will undergo modernization and upgrade, and all finishes will be upgraded throughout the building. The asphalt shingle roof system was replaced in 2014. Depending on the funding approval timeline, the roof will probably be of age to be replaced as well.

Rationale

Chipley Hall, being the oldest student housing building on campus, needs to be upgraded in multiple living conveniences and building code requirements. Until the late 1980's, the building was without air conditioning. Now, with an operable system, the windows are closed, and the existing HVAC system is unable to adequately handle the building's humidity. The restrooms do not have any ventilation. The high humidity levels create an aggressive environment for mold. The building lacks the equipment to distribute conditioned outside air throughout the building. The interior finishes as aging and becoming unsightly. Lander University understands that if housing students in this building is to continue, then modernization is required.

Alternatives Considered

Lander University continues to benefit from historically high enrollment. Lander University is intent on retaining Chipley Hall as student housing. The renovation project will bring modern building amenities to an historic building. The building needs to be modernized and there are not any alternatives to relocate 100 students.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Grier Student Center Dining Hall Expansion

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	5078	**Overall Priority**	17/31

Project Type	Percentage
Construct Additional Facility	70
Repair/Renovate Existing Facility/System	30
	100%

Facility Type	Percentage
Athletic/Recreational	10
Auxiliary/Housing/Food Service/Laundry	30
Office/Administration	60
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	25
Roof	20
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$6,000,000
	$6,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$5,170,000
Contingencies-Capital Projects	$350,000
Fee-Architectural, Engineering & Other	$480,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

The Grier Student Center was constructed in 1978. The enrollment at the time was approximately 820 students. Currently, the enrollment is close to 4,000 students. The student dining hall underwent a renovation and small expansion in 2006, adding space for 120 additional tables and chairs. Lander University has just one student dining hall. In recent years a Chick Fil A franchise was added to help distribute the student dining population. However, the conclusion is that the dining hall, the choice for most students, needs to be larger to accommodate more students. The adjacent grassy yard is the logical expansion area. The expansion would be constructed adjacent to the existing dining hall, with brick veneer, and storefront wall to match the existing architecture. The new construction includes a roof system, HVAC, electrical and mechanical infrastructure, finishes, fire alarm system, a satellite food preparation station, and seating.

Rationale

The Grier Student Center was constructed in 1978. The enrollment at the time was approximately 820 students. Currently, the enrollment is close to 4,000 students. The university has outgrown the dining hall. The previous attempt to expand the dining hall helped alleviate crowding and standing in line waiting for a seat to become available. The university needs the ability to reasonably accommodate the student dining population.

Alternatives Considered

Expanding the dining hall and making the expansion congruent to the existing dining hall is the most economical manner to accommodate the student dining population

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Genesis Hall Building Envelope and HVAC Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	5132	**Overall Priority**	18/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Health Care/Medical	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	60
Electrical/Mechanical	10
Roof	30
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$2,500,000
	$2,500,000

Project Costs	Amount
Construction Projects-Lump Sum	$2,375,000
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$75,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

Lander University seeks approval of a $2,500,000 construction budget to address the building envelope deficiencies and the replacement of the building's HVAC system. Genesis Hall was constructed in 1974, when Lander College became Lander University. Genesis Hall is home to the Student Health Services Office and Student Counseling Center, the Academic Success Center and the university Post Office. The scope of this project is to make upgrades to the building envelope which includes re-roofing the building, replacing the fifty-year-old windows with energy conserving insulated glass, Repairing EFIS exterior surface, repainting all exterior surfaces, pointing up all the exposed masonry details where the mortar is weak, the replacement of the air handler units and eliminating any R-22 refrigerant units in this building. The Information technology infrastructure will be upgraded to increase the building's bandwidth and speed of data management. The building's overhead lighting will be converted to energy conserving Light Emitting Diode, LED.

Rationale

Lander University has the responsibility to provide a suitable standard for the student wellness center and the offices where counseling is provided. The improvements provided above are essential to meeting the criteria for suitable accommodations. As with all buildings with a high occupancy and a history of high utilization, the infrastructure and aesthetics need to be maintained and upgraded periodically.

Alternatives Considered

Lander University is intent on retaining Genesis Hall and continuing to provide all of the student support services. The improvements provided above are essential to meeting the criteria for suitable accommodations. As with all buildings with a high occupancy and a history of high utilization, the infrastructure and aesthetics need to be maintained and upgraded periodically. There are no viable alternatives to consider.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Campuswide Elevator Repair, Replacements, and Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	5146	**Overall Priority**	19/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	75
Replace Existing Facility/System	25
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	35
Program/Academic	65
	100%

Building Components Affected	Percentage
Electrical/Mechanical	80
HVAC	10
Interior Finishes/Flooring/Fixtures	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$2,500,000
	$2,500,000

Project Costs	Amount
Construction Projects-Lump Sum	$2,250,000
Contingencies-Capital Projects	$125,000
Fee-Architectural, Engineering & Other	$125,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$6,000	
	Net Cost / (Savings): $6,000		$6,000	

Summary of Work

The project's intent is to accomplish the repair and modernization of elevator systems across campus to include the elevators of the Science Building, Laura Lander Hall, Jackson Library, Carnell Learning Center, and the Horne Arena. The elevator systems identified to be repaired, modernized, and replaced are original to their respective buildings, with ages approaching 50 years old. The modernization includes the necessary repairs, upgrading the elevator control rooms to be code compliant, the elevator controllers, cables, sheaves, pumps and motors will all be replaced, the interior of the elevator cabs will receive new control pushbuttons and notifications panels. Elevator room ventilation and conditioning will be addressed. All elevators will be connected to the fire alarm monitoring system to ensure proper operation during a fire event. All elevators will be inspected and registered with SC LLR prior to public operation. Lander University prioritized the elevators to be repaired and modernized, all the while sensitive to the available project budget. In previous elevator modernization projects, Lander University has experienced escalating elevator pricing.

Rationale

The campus elevators are in place and operational to ensure compliance with the American with Disabilities act. The State Engineer's Office relies on the Accessibility measures of the International Building Code, IBC, and the International Code Council. Lander University has multiple multi-story buildings where elevators are mandated by code. Lander University has the responsibility to ensure reasonable accommodations. The continued use and maintained operation of the elevator systems ensures compliance.

Alternatives Considered

The campus elevators are in place and operational to ensure compliance with the American with Disabilities act. The State Engineer's Office relies on the Accessibility measures of the International Building Code, IBC, and the International Code Council. Lander University has multiple multi-story buildings where elevators are mandated by code. Lander University has the responsibility to ensure reasonable accommodations. The continued use and maintained operation of the elevator systems ensures compliance.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Cultural Center Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	5172	**Overall Priority**	20/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	10
Interior Finishes/Flooring/Fixtures	35
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$25,000,000
	$25,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$25,000,000
	$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,500	
	Net Cost / (Savings): $3,500		$3,500	

Summary of Work

Lander University requests the approval of a $25,000,000 renovation project for the Cultural Center. The Cultural Center, constructed in 1987, provides faculty and staff offices for the School of Humanities, Arts and Social Sciences, academic classrooms for the School of Humanities, Arts and Social Sciences, and the university's 680-seat auditorium. The renovation consists of the replacing the existing roof system and addressing the building envelope to include the 38 year old windows, gutting and refurbishing the building's restrooms, replacing the existing fluorescent lighting with LED fixtures, addressing the fire doors separating the Cultural Center from the adjacent building, modernizing the elevator system, updating the fire alarm monitoring system, installing a fire protection sprinkler system throughout the building, and furnishing and finishes throughout the building. The auditorium has a full stage supported with cabling, rigging to change backdrop scenes. The existing lighting and sound systems are antiquated and obsolete. The renovation project consists of the upgrading of all overhead cabling and rigging, the upgrade and repairs to the orchestra cell, the resurfacing of the wooden stage floor, the replacement of the stage fire curtains, the replacement of the 47 year old seating, upgrading the flooring of the auditorium, installing safety related aisle lighting, the replacement of the obsolete lighting control systems and fixtures, the upgrade to the sound system, and painting throughout the auditorium.

Rationale

Lander University perceives the Cultural Center as a critical building to the academic success of the university. The classes scheduled in the Cultural Center cannot be conducted elsewhere on campus due to the lack of viable space. The auditorium is the only one on campus. The intent of the project is to renovate the building interior and exterior after being in use for the past 48 years. Financially, the renovation is in the best interest of the university.

Alternatives Considered

The classes scheduled in the Cultural Center cannot be conducted elsewhere on campus due to the lack of viable space. The intent of the project is to renovate the building interior and exterior after being in use for the past 48 years. Financially, the renovation is in the best interest of the university.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

PEES Building Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	5197	**Overall Priority**	21/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	40
Program/Academic	60
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
Interior Finishes/Flooring/Fixtures	35
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$4,450,000
Contingencies-Capital Projects	$125,000
Fee-Architectural, Engineering & Other	$425,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

The Physical Education and Physical Science Building, PEES, was constructed in 1991. The PEES building is home to the School of Exercise Science and Human Performance academic classrooms, faculty offices, three recreation / instructional basketball courts, a dance room, the Cheerleader locker room, public restrooms, and the student Fitness Center. A 2012 project converted the indoor pool room into the student fitness center.
Maintenance has been performed as required to maintain operation, however, after nearly 35 years of use, the building is showing its age. The renovation consists of replacing the existing roof system and addressing the building envelope to include the 38-year-old windows, gutting and refurbishing the building's public restrooms, replacing the existing fluorescent lighting with LED fixtures, updating the fire alarm monitoring system, installing a fire protection sprinkler system throughout the building, and providing furnishings and finishes throughout the building. The restroom appliances (shower stalls, commodes, urinals, vanities, sinks, benches, doors, lighting, tile) are in desperate need of upgrading. Restroom ventilation will be enhanced. The classrooms will have new LED lighting, acoustic ceilings, wall painting, and new flooring. The corridors will receive new terrazzo flooring to be equipped to handle high student traffic without showing deterioration. The building storefront glass panels will be replaced.

Rationale

Lander University has intentions to continue to operate the PEES Building and all the programs conducted within. The building is approaching 35 years old and has year-round use from students and athletes. The building is showing usage. Maintenance has been performed to maintain continued operation. The renovation project will restore the building and ensure continued operation.

Alternatives Considered

The university does not have an alternative space to provide the academics, and recreation that are currently conducted in the PEES Building. Preserving the building integrity is the most economically reasonable course of action.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Barratt Hall Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	5218	**Overall Priority**	22/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$7,000,000
	$7,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$6,400,000
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$450,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$4,500	
	Net Cost / (Savings): $4,500		$4,500	

Summary of Work

Lander University requests the approval of a $7,000,000 renovation project for Barratt Hall. Barratt Hall, constructed in 1967, provides faculty offices for the College of Nursing, as part of the College of Nursing, Human Performance, and Health Sciences, academic nursing classrooms, computerized nursing experiential labs, and a computer lab. The renovation consists of replacing the existing roof system and addressing the building envelope to include the 58-year-old windows, gutting and refurbishing the building's restrooms, replacing the existing fluorescent lighting with LED fixtures, updating the fire alarm monitoring system, installing a fire protection sprinkler system throughout the building, and furnishing and finishes throughout the building.

Rationale

The College of Nursing is one of the universities' most populated programs. Prior projects have had to relocate portions of the curriculum and clinical labs to off campus buildings to be able to expand. The construction of the Nursing Academic building will allow the experiential labs to expand. Once the labs have been displaced, Barratt Hall will undergo a full building renovation to re-purpose vacated lab space, as well as preserve the functionality of the academic building.

Alternatives Considered

Lander University has intentions to continue to operate Barratt Hall and all the programs conducted within. The building is approaching 48 years old and has year-round use from students. The building is showing usage. Maintenance has been performed to maintain continued operation. The renovation project will restore the building and ensure continued operation.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Student Housing Sprinkler Fire Protection Systems

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	5220	**Overall Priority**	23/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Fire/Security	95
Interior Finishes/Flooring/Fixtures	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$2,500,000
	$2,500,000

Project Costs	Amount
Construction Projects-Lump Sum	$2,150,000
Contingencies-Capital Projects	$200,000
Fee-Architectural, Engineering & Other	$150,000
	$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Lander University seeks a construction budget of $2,500,000 to install a sprinkler fire protection system throughout the student housing complexes that currently do not have sprinklers. The student housing complexes under consideration are the 7 buildings of the Brookside Complex, the 18 buildings of the Thomason Complex, the 8 buildings of the Williamston Complex, the 4 buildings of University Place, the Bearcat Village Complex, and the 4 buildings of McGhee Court. The sprinkler systems will involve coordination with the local utility supplier, Greenwood Commission of Public Works, verifying an adequate water source. The system will be professionally designed to ensure proper backflow protection, risers, and distribution circuits. The sprinkler systems will have tampering notification monitoring and will be tied into the local fire alarm system.

Rationale

All new student housing construction will include fire protection sprinkler systems. Unfortunately, not all the older student housing complexes have sprinklers. They do have a fire protection monitoring systems. Lander University would like to provide optimum protection to our housing occupants.

Alternatives Considered

All new student housing construction will include fire protection sprinkler systems. Unfortunately, not all the older student housing complexes have sprinklers. They do have fire protection monitoring systems. Lander University would like to provide optimum protection to our housing occupants.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Laura Lander Hall Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	5219	**Overall Priority**	24/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
Fire/Security	10
HVAC	30
Interior Finishes/Flooring/Fixtures	20
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$2,660,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$240,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,750	
	Net Cost / (Savings): $2,750		$2,750	

Summary of Work

Laura Lander Hall is one of the few remaining original buildings of Lander College. Laura Lander Hall, constructed in 1925, is a 3-story brick veneer, 22,257 square feet academic building. Laura lander Hall is home to the College of Mathematics and Computer Science.
The renovation consists of replacing the existing roof system and addressing the building envelope to include the early 1980's windows, gutting and refurbishing the building's restrooms, replacing the existing fluorescent lighting with LED fixtures, updating the fire alarm monitoring system, updating the HVAC system, installing a fire protection sprinkler system throughout the building, and providing furnishing and finishes throughout the building.

Rationale

Laura Lander Hall is now 100 years old. There was an early 1980's renovation, where the interior was refurbished. The renovation was conducted nearly 45 years ago. The building experiences daily occupancy. The building shows the corresponding wear and tear. Maintenance has been carried out to maintain the functionality of the building. The building is in need of a renovation.

Alternatives Considered

The university does not have an alternative space to provide the academic programs currently conducted in Laura Lander Hall. Preserving the building's integrity is the most economically reasonable course of action.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Chipley Hall Repurposing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	4992	**Overall Priority**	25/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	15
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,350,000
	$8,350,000

Project Costs	Amount
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$500,000
Renovations-Buildings & Additions-Interiors	$7,700,000
	$8,350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,500	
	Net Cost / (Savings): $3,500		$3,500	

Summary of Work

Lander University is requesting approval of an $8,350,000 project budget to repurpose Chipley Hall into administrative offices and classrooms. Chipley Hall was constructed in 1925 as a wooden framed, masonry load bearing dormitory consisting of 3 floors, and a single elevator. The repurposing project will consist of analyzing the load bearing structural design and determining how to best open the floorplan to accommodate the office and academic needs. Currently there are twenty-five dormitory restrooms that will be eliminated as part of the new floorplan. The repurposing will include evaluating the building envelope which includes the roof, gutters, windows, pointing-up brick mortar, and crawlspace stormwater intrusion. The new floor plan will require the demolition of interior walls and the dormitory restrooms. The building's electrical wiring will be replaced, the HVAC system will be upgraded to current code to include compliance with the ASHRAE requirements to distribute fresh air throughout the building, the plaster walls will be demolished and replaced with gypsum board, the plumbing system will be replaced, to include the supply and waste piping, the Fire Monitoring Alarm System will be upgraded, the Fire Protection Sprinkler System will be preserved and reconfigured to compliment the new floor plan, should there be any changes. The fluorescent lighting will be upgraded to LED, the elevator will undergo modernization and upgrade, and all finishes will be upgraded throughout the building.

Rationale

Chipley Hall is centrally located on the Lander University campus. The repurposing of this building into administrative offices, faculty offices, and academic classrooms opens much needed space in the Carnell Learning Center where the schools of Business and Education are needing to expand their teaching footprints. The interior finishes are aging and becoming unsightly. Lander University understands that as academic needs evolve, the challenge is anticipating the challenges and reacting accordingly.

Alternatives Considered

Chipley Hall is centrally located on the Lander University campus. The repurposing of this building into administrative offices, faculty offices, and academic classrooms opens much needed space in the Carnell Learning Center where the schools of Business and Education are needing to expand their teaching footprints. The interior finishes are aging and becoming unsightly. Lander University understands that as academic needs evolve, the challenge is anticipating the challenges and reacting accordingly.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Workforce Development Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	5095	**Overall Priority**	26/31

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	15
Fire/Security	5
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	15
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$25,000,000
	$25,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$23,250,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$1,250,000
	$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,500	
	Net Cost / (Savings): $1,500		$1,500	

Summary of Work

Lander University seeks approval of a $25,000,000 project budget to construct a Workforce Development Building that will serve as a center to introduce and prepare student and other members of the community for prospective employers. The Workforce Development program will introduce students to the skills needed to build a successful career in today's modern job market. The Lander University Career Services program will be relocated to the workforce building to create a one-stop shop for the students to discuss the job markets with knowledgeable personnel and be educated on interviewing skills, and business etiquette. The workforce development program has the ability to provide educational resources to 2-year college graduates, persons currently employed in local industry, and other individuals to assist in preparing a highly skilled workforce to meet the needs of the manufacturing industry, business community, and professional white-collar employment.

Rationale

Lander University has a strategic goal of ensuring all graduating students are assisted in securing employment. The Workforce Development program certainly has a role in ensuring the goal of employment after graduation is met, as well as community members who are in need of acquiring just a few skills to be recognized by prominent employers.

Alternatives Considered

Lander University is being encouraged by the Greenwood governmental and business community to develop a workforce development program. Lander University is seeking construction budgetary assistance with the City and County of Greenwood, SC. This project will be a collaboration of funding sources and stakeholders.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Campus Wide - Elevator Repair, Replacement, and Modernizations

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	5101	**Overall Priority**	27/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Electrical/Mechanical	90
HVAC	5
Interior Finishes/Flooring/Fixtures	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$2,845,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$55,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,500	
	Net Cost / (Savings): $5,500		$5,500	

Summary of Work

The project's intent is to accomplish the repair and modernization of elevator systems across campus to include the elevators of the Science Building, Laura Lander Hall, Jackson Library, Carnell Learning Center, and the Horne Arena. The elevator systems identified to be repaired, modernized, and replaced are original to their respective buildings, with ages approaching 50 years old. The modernization includes the necessary repairs, upgrading the elevator control rooms to be code compliant, the elevator controllers, cables, sheaves, pumps and motors will all be replaced, the interior of the elevator cabs will receive new control pushbuttons and notifications panels. Elevator room ventilation and conditioning will be addressed. All elevators will be connected to the fire alarm monitoring system to ensure proper operation during a fire event. All elevators will be inspected and registered with SC LLR prior to public operation. Lander University prioritized the elevators to be repaired and modernized, all the while sensitive to the available project budget. In previous elevator modernization projects, Lander University has experienced escalating elevator pricing.

Rationale

The campus elevators are in place and operational to ensure compliance with the American with Disabilities act. The State Engineer's Office relies on the Accessibility measures of the International Building Code, IBC, and the International Code Council. Lander University has multiple multi-story buildings where elevators are mandated by code. Lander University has the responsibility to ensure reasonable accommodations. The continued use and maintained operation of the elevator systems ensures compliance.

Alternatives Considered

The campus elevators are in place and operational to ensure compliance with the American with Disabilities act. The State Engineer's Office relies on the Accessibility measures of the International Building Code, IBC, and the International Code Council. Lander University has multiple multi-story buildings where elevators are mandated by code. Lander University has the responsibility to ensure reasonable accommodations. The continued use and maintained operation of the elevator systems ensures compliance.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Administrative Building

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	5104	**Overall Priority**	28/31

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	90
Program/Academic	10
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	10
Roof	15
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,000,000
	$8,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$6,750,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$1,150,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

Lander University currently utilizes two former residence buildings, located on the perimeter of the campus, to host the Human Resources Department and the Student Support Services office. The former residences were constructed in the late 1950s and do not lend themselves to the provide the spatial needs of the two departments. The floor plans have gone unchanged, and the layout of the spaces is counter-productive to the department's flow of work. The residences have been maintained to ensure operation; however, the buildings are showing their age, and the presence of hazardous materials increase the cost of repairs. The intent of this project is to construct a 16,000 sq. ft. +/ administrative building to relocate the two departments while allowing the two residences to be demolished and the lots cleared. The new construction will be designed to accommodate the needs of the two departments with shared space. With the building's size being greater than 10,000 sq. ft., the design and construction will comply with the Two Green Globes Certification.

Rationale

The former residences/ buildings were constructed in the late 1950s and do not lend themselves to the provide the spatial needs of the two departments. The floor plans have gone unchanged, and the layout of the spaces is counter-productive to the department's flow of work. The needs of Lander University will be best served with the construction of a new building, to provide a joint space for the H.R. Department and the Student Support Services (SSS) Department. The SSS program is designed to assist the first-generation college students. Therefore, students and their family members are involved daily. The aesthetics of the existing SS building do not ensure a good impression.

Alternatives Considered

Lander University is a land-locked campus. This is why the former administrations started the relocation of administrative offices in these perimeter residences, as they were acquired. Today's building codes would not allow the offices to be relocated without addressing the Change in Occupancy of the residence. The renovation and re-design cost for the two buildings is not cost effective based on the age, condition, and limitations of the two buildings. Lander University does not have any available office space on campus to consider as a suitable relocation.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Grier Building Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	5106	**Overall Priority**	29/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	10
Auxiliary/Housing/Food Service/Laundry	30
Office/Administration	60
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Fire/Security	5
HVAC	25
Interior Finishes/Flooring/Fixtures	30
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$20,000,000
	$20,000,000

Project Costs	Amount
Construction Projects-Lump Sum	$18,000,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$1,500,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

The Grier Student Center was constructed in 1978 when the student enrollment was approximately 820 students. Currently, the Lander University enrollment is approaching 4,000. The Grier Student Center is the home of the only student dining hall and food preparation kitchen, student food franchise Chick Fil A, student food franchise Freshens, the offices for Student Affairs, Student Housing, and University Enrollment. The entrance into the Grier Student Center is known as the Johnston Commons. The Johnston Commons is the pedestrian corridor between the Grier Student Center and the Cultural Center. The Johnston Commons was enclosed in 1987 and constructed over top of a former city street. An elevator connects the Johnston Commons to the second floor of the Cultural Center. The walking platform exiting the elevator to the Cultural Center, known as the bridge, is beginning to flex due to failing structural support.

The renovation projects consist of addressing all of the HVAC systems, restrooms, roof, the structural elements of the elevator, the brick paver settlement plaguing the Johnston Commons, interior lighting upgrade to LED, modifications to the master stairwell to ensure code compliance, and finishes throughout to improve the 47-year-old decor and aesthetics.

Rationale

The Grier Student Center is centrally located in the Lander University campus. The many amenities provided in the Grier Student Center cannot be relocated. As with any 1978 building, upgrading the utility infrastructure, reliable roof system, correcting settlement, upgrading the restrooms, aesthetics, is essential to maintaining a critical campus building.

Alternatives Considered

The renovation to the Grier Student Center is in the best interest of Lander University and the State. Current cost of new construction and the absence of any available free campus space, prohibit the construction of a new building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Finis Horne Arena Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	5116	**Overall Priority**	30/31

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	90
Office/Administration	10
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	20
Interior Finishes/Flooring/Fixtures	25
Roof	20
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$35,000,000
	$35,000,000

Project Costs	Amount
Contingencies-Capital Projects	$33,050,000
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$1,450,000
	$35,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,500	
	Net Cost / (Savings): $5,500		$5,500	

Summary of Work

The Finis Horne Arena was constructed in 1991. The arena provides staff offices for the athletic director, assistant athletic directors, supporting administrative staff, coach's offices, team locker rooms, sports medicine training area, the competition wooden basketball and volleyball floor, and the arena spectator seating. Maintenance has been performed over the years to keep the building operational, however, with literally daily use and aging, the building is due for a substantial renovation. The renovation scope will consist of a new roof system, addressing the building envelope to include replacing the 1991 windows, gutting and refurbishing the athlete's locker rooms, replacing the original 1991 competition floor, replacing the spectator seating, replacing the HVAC systems, gutting and refurbishing the public restrooms, and addressing the building finishes and aesthetics.

Rationale

The Finis Horne Arena was constructed in 1991. The daily use of the court and locker rooms inevitably results in aging and deterioration. The wooden floor, secured to the sub-base with nails, can only be sanded and re-finished so many times before the nail heads are uncovered. Unfortunately, roof leaks and the resulting water under the court floor has resulted in the wooden floor beginning to distort and become uneven. Lander University conducts the graduating convocation in the Horne Arena. Therefore, it is under extreme public scrutiny. The building is due for a substantial renovation.

Alternatives Considered

Lander University does not have any other facility on campus that can assume the roles the Finis Horne Arena provides. Construction of a new facility is not cost effective nor is it necessary. The renovation of the 34-year-old building is in order and justifiable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Lander University

Project Name

Campus Elevated Parking Garage

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	4989	**Overall Priority**	31/31

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Parking/Roads/Site Development	100	Electrical/Mechanical	5
				Parking/Landscape	95
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$14,000,000	Construction-Buildings & Additions	$13,000,000
		Contingencies-Capital Projects	$400,000
		Fee-Architectural, Engineering & Other	$600,000
	$14,000,000		$14,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Utilities	General Funds - Existing	Indefinitely	$25,000	
	Net Cost / (Savings): $28,000		$28,000	

Summary of Work

Lander University is essentially a land-locked campus, surrounded by residential communities and slight exposure to the commercial thoroughfare through the center of Greenwood, SC. Lander University continues to experience an increase in student enrollment. As a result, the university is becoming creative in the arena of campus master planning. Lander University has evaluated all campus space utilization options and has determined that with the construction of the elevated parking garage, existing asphalt parking lots can be master planned for future academic classroom buildings. Lander University is seeking funds for the construction of a multi-story, 350 - 400 vehicle parking garage. The surrounding residential community zoning standards will limit the actual garage size, maximum garage height, design appearance and vehicle accessibility. The garage design will ensure ADA accessibility, elevator accessibility, and student security.

Rationale

Lander University has evaluated all campus space utilization options and has determined that with the construction of the elevated parking garage, existing asphalt parking lots can be master planned for future academic classroom buildings.

Alternatives Considered

Lander University has considered off-campus parking in various local business parking lots, such as the Mall of Greenwood. However, issues of property security, student safety, the need for transportation to and from the remote parking lot, and the annual cost of reserving these parking spaces has created additional concerns the university is not willing to entertain. Gravel lots have been established across campus at the expense of student green spaces.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Law Enforcement Training Council

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Law Enforcement Training Council

Project Name

Renovate North and West Dorm Restrooms

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/1
Project Number	5431	**Overall Priority**	1/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
HVAC	25
Interior Finishes/Flooring/Fixtures	25
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] Other Funds	$308,772
[CP] State Appropriation - Capital	$1,240,553
	$1,549,325

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$1,549,325
	$1,549,325

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9639): This project is part of our ongoing renovation of all Academy bathrooms and covers the North and West dorms. The west dorms are complete, and we are working to complete the north dorms this fiscal year.

Rationale

The bathrooms were built in the 60's and receive considerable amounts of use.

Alternatives Considered

We could not renovate and leave the aged, worn, and damaged materials, but that is not a solution. We cannot not have working bathrooms.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Law Enforcement Training Council

Project Name

Renovate East Dorm Restrooms and Replace HVAC System

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	5432	**Overall Priority**	2/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
HVAC	25
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] Other Funds - Capital	$1,752,292
	$1,752,292

Project Costs	Amount
Basic Equipment	$609,500
Contingencies-Capital Projects	$184,181
Fee-Architectural, Engineering & Other	$31,050
Renovations-Buildings & Additions-Interiors	$927,561
	$1,752,292

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will renovate the twenty-four east dormitory restrooms for the first time since the Academy opened in 1972 and will replace the old and failing handler and fan coils and controls for the HVAC system.

Rationale

These dormitory restrooms have never been renovated and are in very poor, unacceptable condition. All dorms and restroom areas are used by thousands of law enforcement students and emergency response personnel requiring housing while on active duty during the year. Having functioning clean restrooms and HVAC is crucial to the operations of the agency. The East Dorm air handler is years past its life expectancy and needs to be replaced. The fan coil units feeding the rooms in the East Dorm are outdated and having functional issues.

Alternatives Considered

No other viable options exist. The Academy staff has handled most repairs over the years, but the facilities and systems are reaching an age when replacement is necessary.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Law Enforcement Training Council

Project Name

Water Heater Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	5433	**Overall Priority**	3/5

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$277,725
	$277,725

Project Costs	Amount
Basic Equipment	$241,500
Contingencies-Capital Projects	$36,225
	$277,725

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace various water heaters around the campus.

Rationale

Most of the water heaters on campus are approaching 10 years old and have begun to have issues leading to replacement.

Alternatives Considered

No other viable options exist. The Academy staff has handled most repairs over the years, but various water heaters now warrant replacement.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Law Enforcement Training Council

Project Name

Weapons Range Roof Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5434	**Overall Priority**	4/5

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$408,500
	$408,500

Project Costs	Amount
Contingencies-Capital Projects	$52,500
Fee-Architectural, Engineering & Other	$6,000
Roofing-Repairs & Renovations	$350,000
	$408,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace the roof on the Range Admin building and the Range Control Tower building.

Rationale

Both buildings have deteriorating shingles that compromise the integrity of their roofs. The roof system is severely aged and needs replacement in order to maintain proper function.

Alternatives Considered

No other viable options exist. The Academy staff has handled most repairs over the years, but the range building roofs now warrant replacement.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Law Enforcement Training Council

Project Name

Air Handler and Fan Coil Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5435	**Overall Priority**	5/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,894,500
	$1,894,500

Project Costs	Amount
Basic Equipment	$1,630,000
Contingencies-Capital Projects	$244,500
Fee-Architectural, Engineering & Other	$20,000
	$1,894,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace various air handlers on the campus. Replace old and outdated fan coils in the dorms.

Rationale

Many air handlers around the campus are now approaching over 10 years old. The fan coils have been here since nearly the building's original construction. They are well past their recommended life expectancy. The age of these units is compromising their efficiency and the Academy's operational functions.

Alternatives Considered

No other viable options exist. The Academy staff has handled most repairs over the years, but the HVAC units and fan coils now warrant replacement.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Medical University of South Carolina

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

MUSC Campus Connector Bridges

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/1
Project Number	4624	**Overall Priority**	1/8

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$6,500,000
[CP] AFS - Other Funds	$950,000
[CP] AFS - Other Funds	$47,718,738
	$55,168,738

Project Costs	Amount
Construction-Buildings & Additions	$47,230,174
Contingencies-Capital Projects	$2,361,508
Fee-Architectural, Engineering & Other	$3,016,356
Labor Cost-Classified	$400,000
Renovations-Utilities	$2,160,700
	$55,168,738

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$100,000	
Other Expenses	General Funds - Existing	3 Years+	$50,000	
Utilities	General Funds - Existing	3 Years+	$100,000	
	Net Cost / (Savings): $250,000		$250,000	

Summary of Work

(Phase I - #9872) This project will construct an elevated connector bridge adjacent to Doughty Street from the 2nd floor of the Ashley River Tower to the 2nd floor of the Bioengineering Building. A connection will be made from this new bridge to the Thurmond Gazes Building. Once completed all major campus buildings will be connected at the 2nd floor level. The project will also relocate the existing underground Swiss log tube system to the new connector bridge. This tube system is essential to hospital lab operations and is compromised by its underground location in a flood prone area.

This request is to change funding sources and establish Phase II.

Rationale

The Charleston Medical District is spread out over 80 plus acres and is located within the 100 year floodplain, specifically flood zone AE. The entire area is prone to flooding during storm events including hurricanes/tropical storms, heavy rain events, and sometimes even during normal high tide events. The medical tube system is essential to hospital lab operations for care of critical patients and is compromised by its current underground location and requires shutdown during heavy rains and high tide causing delays in required care. Once complete the elevated walkway project will allow patients, care team members, and supplies to move freely from building to building during storm and flood events. This project will connect the entire MUSC Health campus network and provide safe passage to any emergency rooms or adult Level 1 Trauma centers via the helipad located on top of the Sean Jenkins Children's Hospital. As South Carolina's only integrated academic health sciences center and MUSC Health's main campus which includes University Hospital, Ashley River Tower, and Shawn Jenkins Children's Hospital and Pearl Tourville Women's Pavilion, maintaining accessibility and operation for disaster response and recovery is imperative.

Alternatives Considered

There has been a significant increase in flood events in the Charleston campus area. There are no viable options to the connector bridge for minimizing the negative impact of flooding on MUSC business operations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

Clinical Sciences Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4626	**Overall Priority**	2/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$40,000,000
	$40,000,000

Project Costs	Amount
Contingencies-Capital Projects	$3,000,000
Fee-Architectural, Engineering & Other	$3,000,000
Labor Cost-Classified	$500,000
Renovations-Buildings & Additions-Interiors	$33,500,000
	$40,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will renovate various areas of the Clinical Sciences Building when the new College of Medicine Building (project H51-9855) is complete and occupied.

Rationale

MUSC has a significant need for additional space on its Charleston campus. Space in the Clinical Sciences Building will be vacated when the new College of Medicine is complete. This space will be renovated to address outstanding space need issues.

Alternatives Considered

There are no less costly alternatives to renovation of the Clinical Sciences Building space.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

Hollings Cancer Center Renovation Floors 1-3

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	4630	**Overall Priority**	3/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$35,000,000
	$35,000,000

Project Costs	Amount
Contingencies-Capital Projects	$2,000,000
Fee-Architectural, Engineering & Other	$2,500,000
Labor Cost-Classified	$500,000
Renovations-Buildings & Additions-Interiors	$30,000,000
	$35,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will renovate the clinical and administrative areas on floors 1 - 3 of the Hollings Cancer Center.

Rationale

These renovations are needed to support MUSC's effort to obtain National Cancer Institute comprehensive cancer center certification.

Alternatives Considered

There are no viable options to the renovations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

MUSC Parking Deck

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4646	**Overall Priority**	4/8

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$30,000,000
[CP] AFS - Revenue Bonds	$60,000,000
	$90,000,000

Project Costs	Amount
Contingencies-Capital Projects	$6,000,000
Fee-Architectural, Engineering & Other	$5,500,000
Labor Cost-Classified	$500,000
Other Construction/Renovation/Repair Projects	$78,000,000
	$90,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$200,000	
Utilities	General Funds - Existing	3 Years+	$200,000	
	Net Cost / (Savings): $400,000		$400,000	

Summary of Work

This project will construct a new 3000 space parking deck on the MUSC campus.

Rationale

There is significant demand for additional parking at the MUSC downtown campus.

Alternatives Considered

There is extremely limited parking availability in the area of the MUSC Charleston campus. There are limited options for outsourcing parking due to the high parking demand in Charleston. Construction of a new deck is the most economical means to address the parking shortage.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

New Research Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4647	**Overall Priority**	5/8

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$100,000,000
[CP] AFS - Revenue Bonds	$100,000,000
	$200,000,000

Project Costs	Amount
Construction-Buildings & Additions	$15,000,000
Construction-Buildings & Additions	$169,000,000
Contingencies-Capital Projects	$15,000,000
Labor Cost-Classified	$1,000,000
	$200,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$300,000	
Utilities	General Funds - Existing	3 Years+	$300,000	
	Net Cost / (Savings): $600,000		$600,000	

Summary of Work

This project will construct a new multipurpose research building.

Rationale

Additional research space is needed for projected increases in various research programs.

Alternatives Considered

There are no viable alternatives in close proximity to the MUSC campus. The MUSC campus has the support structure in place to support increased large scale research.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

Thurmond Gazes Building Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4648	**Overall Priority**	6/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$20,000,000
	$20,000,000

Project Costs	Amount
Contingencies-Capital Projects	$1,650,000
Fee-Architectural, Engineering & Other	$1,250,000
Labor Cost-Classified	$100,000
Renovations-Buildings & Additions-Interiors	$17,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will renovate the Veterans Administration (VA) areas of the Thurmond Gazes building for MUSC utilization when the VA lease expires.

Rationale

The VA has advised that they will not renew the lease for the existing Thurmond Gazes space. There is significant MUSC need for additional space on campus.

Alternatives Considered

The existing space will be vacant when the VA lease expires. There are no less costly alternatives to renovation.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

Facilities Shops Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	4649	**Overall Priority**	7/8

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$15,000,000	Construction-Buildings & Additions	$12,750,000
		Contingencies-Capital Projects	$1,000,000
		Fee-Architectural, Engineering & Other	$1,000,000
		Labor Cost-Classified	$250,000
	$15,000,000		$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$100,000	
Other Expenses	General Funds - Existing	3 Years+	$25,000	
Utilities	General Funds - Existing	3 Years+	$100,000	
	Net Cost / (Savings): $225,000		$225,000	

Summary of Work

This project will construct a new Facilities Building for various maintenance shops and equipment.

Rationale

Existing space currently used by various facilities shops is scheduled for demolition. This new building will allow Facilities to consolidate operations to one area.

Alternatives Considered

There is no cost-effective alternative to a new building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Medical University of South Carolina

Project Name

Innovation District Incubator Space

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4645	**Overall Priority**	8/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$20,000,000
[CP] AFS - Revenue Bonds	$20,000,000
	$40,000,000

Project Costs	Amount
Contingencies-Capital Projects	$2,500,000
Fee-Architectural, Engineering & Other	$2,000,000
Labor Cost-Classified	$500,000
Renovations-Buildings & Additions-Interiors	$35,000,000
	$40,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project will renovate existing campus space into incubator research space to expand the MUSC research program.

Rationale

MUSC intends to expand its research mission. New Incubator space is a vital part of that proposed expansion.

Alternatives Considered

There are no viable alternatives to on-campus renovation. MUSC already has the support structure in place at its Charleston campus location to support expanded research.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Midlands Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

CDL Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/3
Project Number	4650	**Overall Priority**	1/13

Project Type	Percentage
Construct Additional Facility	50
Site Development	50
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Interior Finishes/Flooring/Fixtures	25
Parking/Landscape	25
Roof	25
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,147,145
	$3,147,145

Project Costs	Amount
Construction-Buildings & Additions	$1,189,230
Contingencies-Capital Projects	$328,398
Fee-Architectural, Engineering & Other	$629,429
Site Development (Non-Depreciable Land Improv)	$1,000,088
	$3,147,145

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	1 Year/One Time	$1,400	
Maintenance and Repairs	General Funds - Existing	1 Year/One Time	$5,000	
Office Expense	General Funds - Existing	2 Years	$5,000	
	Net Cost / (Savings): $11,400		$11,400	

Summary of Work

This project is being proposed because of the growth in the CDL program at Midlands Technical College. The CDL Program is also considering expanding into bus driver training. This project is to establish a Building for the CDL Program. Currently the CDL Program shares the AMSC Building with the Building Construction Program. The building that is being proposed for the CDL Facility is a 4,000 square foot building with 2 classrooms, 2 offices, a workroom, men's and women's restrooms, data, janitorial and storage. Also, being proposed to 2 CDL driving pads for hands on training. These pads will accommodate 18-wheeler training and bus driver training. Funds were collected from Local County Funding.

Rationale

The CDL Program is growing and needs their own facility. The CDL Program currently shares the AMSC Building with the Construction Program on the MTC - Airport Campus. The proposed CDL Facility would free up space in the AMSC for future renovations on that building. The other trades programs will eventually need to be relocated to the AMSC Building after renovation. Moving the other trades programs to AMSC will free up space in Granby Hall for future renovations/expansions on that building.

Alternatives Considered

No other alternates have been considered because of the growth/expansion of the CDL program.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

AMSC Expansion

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	4852	**Overall Priority**	2/13

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$700,000
[CP] State Appropriation	$2,100,000
	$2,800,000

Project Costs	Amount
Construction-Buildings & Additions	$2,800,000
	$2,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is being proposed as a 4,000 square foot addition on the rear of the AMSC Building on the Airport Campus. The project will also include a tool storage area inside the addition. A new classroom is also being proposed in the existing shop area in the AMSC Building.

Rationale

The Building Construction program at MTC is currently expanding and is in need of additional space. The new additional will provide a new shop/work area for the program. The new classroom in the existing shop area will allow the program to expand the classroom size.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

New Operations Building - Beltline Campus

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	4657	**Overall Priority**	3/13

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	20
Fire/Security	10
Interior Finishes/Flooring/Fixtures	30
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,600,000
	$3,600,000

Project Costs	Amount
Construction-Buildings & Additions	$3,600,000
	$3,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	1 Year/One Time	$3,000	
Maintenance and Repairs	General Funds - Existing	1 Year/One Time	$100,000	
	Net Cost / (Savings): $103,000		$103,000	

Summary of Work

This project is being established to add a new Operations Building on the Beltline Campus. The building will be approximately 6,000sq.ft. The building will house all of the Operations Department on the Beltline Campus to include: Campus Manager, Maintenance Department, Grounds Department and Custodial Department. The building will be an addition onto the Precision Machine Building. This will be a 2-story building with 8 offices with storage for grounds, maintenance and custodial. Funds for this project have been collected through local funds.

Rationale

Currently the Operations Department is located in 3 different building on the Beltline Campus. This building will centralize the Operations Department.

Alternatives Considered

Several locations were considered on the Beltline Campus. This was determined to be the best location because of future expansion to Academic Programs.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name
New Addition to AMSC Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	4653	**Overall Priority**	4/13

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	45
Interior Finishes/Flooring/Fixtures	50
Parking/Landscape	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$12,000,000
	$12,000,000

Project Costs	Amount
Construction-Buildings & Additions	$9,920,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$1,080,000
	$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Build a 18,000 sq. ft. addition to Advance Manufacturing and Skilled Crafts Center (AMSC) building which will house plumbing, refrigeration, and HVAC. Funding for this project has been approved.

Rationale

The plumbing, refrigeration, and HVAC area has outgrown its current space, and we are forecasting for future enrollment of these programs.

Alternatives Considered

The college has no alternatives to consider. The size of the existing building is a major restriction.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

New Welding Building

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/6
Project Number	4781	**Overall Priority**	5/13

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Roof	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$10,000,000
	$10,000,000

Project Costs	Amount
Construction-Buildings & Additions	$10,000,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	1 Year/One Time	$2,000	
Utilities	General Funds - Existing	1 Year/One Time	$200,000	
	Net Cost / (Savings): $202,000		$202,000	

Summary of Work

This project is being established to add a 15,000 square foot Welding Building on the Airport Campus. In the building will be 50 welding stations along with a grinding area. Also in this building will be new classrooms and offices for faculty.

Rationale

The Welding Program and the Continuing Education Program are expanding. The current building is at maximum capacity and more space is needed to accommodate the incoming students.

Alternatives Considered

No other alternatives were considered. The new building is being proposed is located beside the current welding facility on the MTC Airport Campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

Additions to Congaree Hall

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	3/6
Project Number	4784	**Overall Priority**	6/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Building Envelope/Windows/Walls	40
				Electrical/Mechanical	10
				HVAC	10
				Interior Finishes/Flooring/Fixtures	20
				Roof	10
				Water/Sewer	10
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$5,000,000	Renovations-Buildings & Additions-Interiors	$5,000,000
	$5,000,000		$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Federal Funds - Existing	1 Year/One Time	$30,000	
	Net Cost / (Savings): $30,000		$30,000	

Summary of Work

The proposed project is an addition on the Congaree Building on the Airport Campus. The new addition will be 8,500 square feet and house the Art Program and Graphics Program.

Rationale

The Art Program and the Graphics Program are being relocated for future expansion of the College.

Alternatives Considered

No other alternatives were considered. The relocation of the programs is needed for future renovations/new building on the Airport Campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

DHL Building Purchase

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	4950	**Overall Priority**	7/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Office/Administration	10	Other	100
		Program/Academic	90		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$5,900,000	Building Purchase	$5,900,000
	$5,900,000		$5,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	1 Year/One Time	$28,000	
Maintenance and Repairs	General Funds - Existing	1 Year/One Time	$325,000	
Taxes	General Funds - Existing	1 Year/One Time	$175,000	
Utilities	General Funds - Existing	1 Year/One Time	$2,160,000	
	Net Cost / (Savings): $2,688,000		$2,688,000	

Summary of Work

Purchase of the building at 3245 Platt Springs Rd. Funding for this project is being explored.

Rationale

Programs that will be moving into the newly acquired building are: Industrial Mechanical Maintenance, Production Technician, ManuFirst, Industrial, Electricity, CE Electrical, Forklift, Heavy Equipment Operator, HVAC, Plumbing, Small Engine Repair, and Commercial Graphics. The purchase of this building will allow these programs and others to expand.

Alternatives Considered

This property is located next the MTC Airport Campus. No other property was considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

DHL Building Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	5/6
Project Number	4951	**Overall Priority**	8/13

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Fire/Security	10
Interior Finishes/Flooring/Fixtures	75
	100%

Fund Sources	Amount
[CP] State Appropriation	$8,000,000
	$8,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$8,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	1 Year/One Time	$28,000	
Maintenance and Repairs	General Funds - Existing	1 Year/One Time	$235,000	
Taxes	General Funds - Existing	1 Year/One Time	$175,000	
Utilities	Federal Funds - Existing	1 Year/One Time	$2,160,000	
	Net Cost / (Savings): $2,598,000		$2,598,000	

Summary of Work

This project is being proposed to renovate the building at 3245 Platt Springs Rd. Renovating the building for the following programs:
Industrial Mechanical Maintenance, Production Technician, ManuFirst, Industrial, Electricity, CE Electrical, Forklift, Heavy Equipment Operator, HVAC, Plumbing, Small Engine Repair, and Commercial Graphics.
These programs will have more space to expand. Relocating these programs to the new building will also free up space in the existing building for other programs to expand.

Rationale

The renovation of this building will allow for continued growth in the Advanced Manufacturing and Skills Trade Programs. This renovation will also allow for other programs to expand.

Alternatives Considered

The building at 3245 Platt Springs Rd is connected to the MTC Airport Campus. The alternative that was considered was an addition on the AMSC Building on the Airport Campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

One Stop Central Hub - Beltline

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	4952	**Overall Priority**	9/13

Project Type	Percentage
Construct Additional Facility	80
Demolish Existing Facility	10
Site Development	10
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	10
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$60,000,000
	$60,000,000

Project Costs	Amount
Construction-Buildings & Additions	$60,000,000
	$60,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is being proposed to construct a 100,000 square foot building on the Beltline Campus. Also proposed with this project is the demolition of 2 buildings, the Richland Hall Building and the Wade Martin Building. In the location of the Wade Martin Building a parking deck will be proposed and in the location of Richland Hall a green space is being proposed. Funding for this project is being explored.

Rationale

The Richland Hall Building was built in 1962 and is currently home to Richland 1 Middle College and the Midlands Tech IRM Department. The Richland 1 Middle College is currently expanding and in need of more space. The Wade martin Building was built in 1976 and is currently home to several Academic Departments, several classrooms and the Operations Department. The One Stop Building will be the new home to the Richland 1 Middle College, IRM Department, classrooms, and faculty office. The One Stop Building will also consolidate student services (finance, testing, registration, and counseling) in one location. The location of the current Wade Martin Building will be used as a parking deck for approximately 80 vehicles. The current location of the Richland Hall Building will be used as a green space for students, faculty and staff.

Alternatives Considered

A renovation of the Wade Martin Building and the Richland Hall Building was considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

Airport Amphitheater

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4845	**Overall Priority**	10/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	60	Athletic/Recreational	75	Other	100
Site Development	40	Program/Academic	25		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$5,000,000	Other Construction/Renovation/Repair Projects	$5,000,000
	$5,000,000		$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project that is being proposed is building a 400-seat amphitheater on the Airport Campus. The amphitheater will be built in front of Granby Hall overlooking the Airport Campus greenspace. Funding for this project is being explored.

Rationale

The amphitheater will allow Midland Technical College to have outdoor events for students, faculty and staff. The amphitheater can also be marketed for community events.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

Granby Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	4853	**Overall Priority**	11/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Program/Academic	100	Building Envelope/Windows/Walls	15
				Interior Finishes/Flooring/Fixtures	85
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$2,999,250	Fee-Architectural, Engineering & Other	$269,933
		Renovations-Buildings & Additions-Interiors	$2,729,317
	$2,999,250		$2,999,250

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovation of the welding, HVAC/Refrigeration area to accommodate the Graphics program. Renovation of the space will be about 7,750 sq. ft. Funds collected from Local County Funding.

Rationale

This part of the Granby Hall building which the welding, HVAC/Refrigeration was housed will now accommodate the graphics program. Then area that the Graphics program was in will be demolished and a 58,000 square foot Conference Hall will be added.

Alternatives Considered

Since the Graphic program does not fit with any other programs; it was determined that it would remain in the building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

Granby Hall Conference Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	4854	**Overall Priority**	12/13

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	50	Program/Academic	100	Building Envelope/Windows/Walls	100
Demolish Existing Facility	50				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$20,000,000	Construction-Buildings & Additions	$17,299,866
		Contingencies-Capital Projects	$1,350,067
		Fee-Architectural, Engineering & Other	$1,350,067
	$20,000,000		$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

In this area was the Granby Hall graphics program. The area will be demolished, and a new Conference Hall will be built in place of it. This new space will be roughly be about 50,250 sq. ft. The seating capacity will accommodate about 1,000 people, a stage will be built, and a sit-down buffet style about 450 people. The area can be broken into three separate sections to accommodate several venues.

Rationale

The much-needed space will hold specific campus events that can accommodate all faculty and staff. The Conference Hall will serve as a training facility to provide educational seminars, workshops, and conferences for outside companies.

Alternatives Considered

There are no alternatives to consider--with today's advanced information technologies, several large companies in the area would use the facilities for information, training, and provide a place to gather for morale booster. Also, the college does not have a conference hall of this capacity to accommodate all faculty and staff.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Midlands Technical College

Project Name

One Stop Central Hub - Airport

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4855	**Overall Priority**	13/13

Project Type	Percentage
Construct Additional Facility	70
Demolish Existing Facility	20
Site Development	10
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Electrical/Mechanical	10
Electrical/Mechanical	10
Fire/Security	10
Interior Finishes/Flooring/Fixtures	20
Roof	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$70,000,000
	$70,000,000

Project Costs	Amount
Construction-Buildings & Additions	$70,000,000
	$70,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is being proposed to construct a 100,000 square foot building on the MYC Airport Campus. Also being proposed with this project is the demolition of 4 buildings, the Robinson Building, Saluda Hall, Lab Building and the Operations Building. An additional parking lots will also be proposed with this project. Funding for this project is being explored.

Rationale

The Robinson Building was built in 1963 and is currently used for faculty offices. Saluda Hall was built in 1955 and is currently home to the MTC Police Department, a number of classrooms and faculty/staff offices. The Vice President of Business Affairs is also located in Saluda Hall. The Lab Building was built in 1957 and is used by Security. The Operations Building was built in 1967 and is used by Operations personnel along with the Director of Operations. The One Stop Building will be the new home to HR, finance, counseling and testing. All student services will be consolidated to 1 location. The One Stop will also have classrooms along with offices for faculty and staff.

Alternatives Considered

A renovation to Robinson, Saluda, and the Operations Building was considered.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Northeastern Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Northeastern Technical College

Project Name

McBee Campus Development

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	4835	**Overall Priority**	1/4

Project Type	Percentage
Architectural and Engineering	5
Construct Additional Facility	80
Site Development	15
	100%

Facility Type	Percentage
Office/Administration	5
Program/Academic	95
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	10
Roof	20
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$3,000,000
	$3,000,000

Project Costs	Amount
Construction-Buildings & Additions	$2,647,500
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$52,500
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$12,000	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$11,000	
Office Expense	Other Funds - Existing	Indefinitely	$8,500	
Other Expenses	Other Funds - Existing	Indefinitely	$7,500	
Utilities	Other Funds - Existing	Indefinitely	$21,000	
	Net Cost / (Savings): $60,000		$60,000	

Summary of Work

McBee is part of the Northeastern Technical College service area, and the construction of the building would allow NETC to have a campus in McBee to allow local high schools the convenience of having a campus in their community. The campus would allow an increase in enrollment and expansion of the college to provide much-needed skills for workers in the business community. The community is supporting the effort by donating land to build the campus to assist in attracting business and to meet the current needs of skilled workforce. This will have a positive economic impact for McBee. NETC recieved 3,000,000 in 36008000 Appropriated State for FY 23/24

Rationale

McBee high school students do not have a local college campus to continue their education without having to travel to the closest campus. The campus will give more students the opportunity to gain skills to obtain better-paying jobs and have a positive economic impact on McBee and the State of South Carolina by improving the quality of the workforce and increasing the number of people able to meet the demand of the business for labor.

Alternatives Considered

NETC currently set up a temporary location to begin training the local students on several courses; however, the demand requires a larger facility with the latest technology to ensure a quality workforce. The current space restricts the number of students NETC can provide courses to and need to expand the square footage to meet the demand.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Northeastern Technical College

Project Name

Cheraw Campus Maintenance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4840	**Overall Priority**	2/4

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Parking/Landscape	50
				Water/Sewer	50
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$2,868,000	Renovations-Building Exteriors	$3,518,000
[CP] State Appropriation	$650,000		
	$3,518,000		$3,518,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($10,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Cheraw campus maintenance includes upgrading storm drains that are causing sink holes throughout campus. As a result of the failing storm drains, repairs are needed to sidewalks, landscaping, grading, hardscape, pedestrian walkways, quad, driveway entry/exits, and parking lots. Storm drain upgrades, repairs to sidewalks, landscaping, grading, hardscape, pedestrian walkways, quad, driveways, and parking lots are all included in this project.

Rationale

Maintenance and repairs are needed for the storm drains and the areas affected by the storm drains due to sinkholes and damage to the sidewalks, landscaping, hardscape, walkways, roadways, and parking lots at the Cheraw campus due to the storm drains. Broken and cracked sidewalks, holes under driveways, and landscaping issues create safety hazards on campus posing a risk to students, employees and pedestrians.

Alternatives Considered

No alternatives.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Northeastern Technical College

Project Name
Cheraw Campus 100 Building Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4841	**Overall Priority**	3/4

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	Building Envelope/Windows/Walls	80
				Parking/Landscape	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$5,500,000	Renovations-Building Exteriors	$5,500,000
	$5,500,000		$5,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($1,000)
	Net Cost / (Savings): ($1,000)			($1,000)

Summary of Work

The front porch entry to the Cheraw Campus 100 Building is currently sinking and separating from the building. Necessary upgrades include repair of the front porch columns, removal and replacement of the old foundation, repairs to the driveway and parking lot, and parking lot modification for the handicap ramp entry to the front porch. Seismic and windshear analysis and repairs, new boiler and HVAC system, and fire protection.

Rationale

Repairs are needed to address building foundation issues. If the entry and exit is not repaired additional issues will arise. The porch entry is sinking away from the building and will pose a safety hazard to those entering and exiting the building. Components of the front porch columns have fallen and create additional hazards.

Alternatives Considered

No alternative.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Northeastern Technical College

Project Name

Technology Center - Dillon

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4842	**Overall Priority**	4/4

Project Type	Percentage
Architectural and Engineering	5
Construct Additional Facility	95
	100%

Facility Type	Percentage
Office/Administration	5
Program/Academic	95
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	10
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$6,400,000
[CP] State Appropriation	$15,000,000
[CP] State Appropriation	$1,500,000
	$22,900,000

Project Costs	Amount
Construction-Buildings & Additions	$18,500,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$900,000
Site Development (Non-Depreciable Land Improv)	$2,500,000
	$22,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$12,000	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$15,000	
Maintenance and Repairs	General Funds - Existing	Indefinitely		($24,000)
Other Expenses	Other Funds - Existing	Indefinitely	$14,000	
Utilities	Other Funds - Existing	Indefinitely	$25,000	
	Net Cost / (Savings): $42,000		$66,000	($24,000)

Summary of Work

To provide a Technology Center for the Dillon Campus for students to learn and obtain high quality jobs through the technical college for the service area. This facility will allow Northeastern Technology College to expand enrollment to students and assist potential businesses to relocate to the area to increase economic impact for the State of SC by providing a prepared workforce. This project will include a driveway cut, curbing and curb cuts, road and turnaround area put in, and an operational training pad area built. Total square footage of pad is 45,000 square feet. Road and turnaround area is an additional 22,000 square feet. Total area of paved surfaces is 67,000 square feet. This will also include storm drains installed, holding pond for storm drain water management, utilities, light poles, testing pad lighting, painting of testing pad for operations, parking lot for students and instructors, and security gates.

Rationale

Northeastern Technical College has not expanded the growth of the college in Dillon in many years and needs to be able to provide the latest technology and training to remain competitive as well as relevant to meet the needs of businesses. Northeastern Technical College will have a positive impact with the expansion of the campus and be able to attract more businesses to the area. Dillon Campus is located across the street from the Dillon inlet port. Dillon Campus receives daily requests for CDL and Truck driver training. The Dillon facility has no parking lot area to provide training for the community. NETC is requesting to establish a CDL training, operational, and state testing site for CDL education programs. These programs include Class A, Class B, Flatbed operations, Intermodal and Interstate operations.

Alternatives Considered

NETC does not have the capacity to expand the existing building and needs the building to remain on the campus. There are currently no parking lots available to operate the CDL program in Dillon. NETC currently commutes students from Dillon to Cheraw for CDL driving practice at a cost of $3,000 per class offering with 8 classes per year totaling $24,000 in cost.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Office of Adjutant General

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Moncks Corner Readiness Center Fire Repairs

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/23
Project Number	5618	**Overall Priority**	1/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$375,527
[CP] State Appropriation	$375,527
	$751,054

Project Costs	Amount
Contingencies-Capital Projects	$35,765
Fee-Architectural, Engineering & Other	$52,020
Renovations-Buildings & Additions-Interiors	$663,269
	$751,054

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will replace the ceilings, lights, paint, flooring, damaged mechanical units, duct work, and electrical wiring and conduit near the space where the fire occurred.

Rationale

As the result of a fire that occurred on March 30, 2025, the Moncks Corner Readiness Center sustained damage throughout the facility. An emergency procurement was established with the Office of the State Engineer, and a claim has been filed with the Insurance Reserve Fund.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

USPFO Warehouse Latrines

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/23
Project Number	5619	**Overall Priority**	2/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	100	Interior Finishes/Flooring/Fixtures	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$697,213	Contingencies-Capital Projects	$35,470
[CP] Federal Funds	$403,267	Fee-Architectural, Engineering & Other	$214,900
		Other Capital Outlay Costs	$6,700
		Renovations-Buildings & Additions-Interiors	$746,422
		Site Development (Non-Depreciable Land Improv)	$96,988
	$1,100,480		$1,100,480

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Federal Funds - Existing	Indefinitely	$675	
	Net Cost / (Savings): $675		$675	

Summary of Work

(Phase II - #9794) This project was established to demolish the existing restroom, construct an interior shower and latrine addition, and construct a conditioned breakroom. After establishment, a scope revision was approved to add the installation of new potable water and sanitary sewer lines, and extensive survey related work to locate and identify existing utilities. Due to insufficient potable water supply in the area of the proposed latrine and locker room, a new service line is required by the City of Columbia water system. Additionally, new service lines to the buildings were included along with lines to provide additional fire hydrants in the warehouse area. The existing sewer service line will be replaced, and a new manhole installed. There will not be a breakroom constructed in this project.

Rationale

The project was not completed as originally planned due to a design conflict involving proposed increases in pipe sizing. The initial design required upsizing the utilities, which the city was unwilling to approve without annexation of the utilities. This was an action the county declined to pursue. As a temporary solution, a shower trailer was installed on the property to meet immediate needs while the utility issued remained unresolved. Unfortunately, the impasse between the city and county prevented progress under the original design. In 2024, the project was revisited, and an alternative design was developed that avoids the need for pipe upsizing. The warehouse currently includes only one restroom and no shower facilities for women. With a workforce of 50+ employees, 19 of which are females, it is necessary to provide adequate facilities for employees. The project will create a restroom with showers, in addition to changing areas to accommodate soldiers.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

McEntire Joint National Guard Base - Land Management

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/23
Project Number	5620	**Overall Priority**	3/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$110,000	Fee-Architectural, Engineering & Other	$89,575
[CP] State Appropriation - Capital	$39,575	Land	$60,000
	$149,575		$149,575

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Final Land Acquisition - #9820) The property to be acquired is +/-6.88 acres of vacant land located adjacent to the southern tip of the McEntire Joint National Guard Base runway. 2.151 acres are unencumbered, while 4.729 acres are encumbered with an existing Air Installation Compatible Use Zone (AICUZ) easement which was acquired in 1980. Additionally, the property is within the fence line of the installation and surrounded by property owned by the SCARNG.

Rationale

Additional funds are needed to purchase the Baggot property. The original budget was utilized on due diligence activities for Steel Mill, Baggot, and Coalie Martin which is why the increase is needed to move forward with the Baggot property. Possession of the additional tract would acquire Clear Zone real property interest as well as property that currently falls within incompatible noise contours. It will ensure operational integrity of the military airfield and establish stand-off distances for Anti-Terrorism and Force Protection. It will also help with compliance to DoD Instruction 4165.57, Air Installations Compatible Use Zones (AICUZ).

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Unit Training and Equipment Site (UTES) Exterior Painting

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/23
Project Number	5621	**Overall Priority**	4/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$250,137
	$250,137

Project Costs	Amount
Contingencies-Capital Projects	$20,512
Fee-Architectural, Engineering & Other	$24,500
Renovations-Building Exteriors	$205,125
	$250,137

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will repaint the exterior of the building to include metal doors and frames, metal panels/trim, EIFS, bollards, and painted CMU. Painting will occur at the vertical walls only and does not include roofs/roof edges/downspouts or pavement painting.

Rationale

The exterior of the maintenance facility is weathered and in need of waterproofing and paint. This project will provide a needed waterproofing of the exterior walls and a more professional appearance of the facility.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Multi-Purpose Machine Gun Range Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	5/23
Project Number	5622	**Overall Priority**	5/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$9,526,000	Basic Equipment	$941,000
[CP] Federal Funds	$1,261,389	Construction-Buildings & Additions	$10,446,507
[CP] State Appropriation	$2,176,244	Contingencies-Capital Projects	$541,503
		Fee-Architectural, Engineering & Other	$1,034,623
	$12,963,633		$12,963,633

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$1,000	
Utilities	Federal Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

(Phase II - #9785) The new facilities to be constructed will consist of 6 firing points with automated target system. The supporting facilities include the range control tower, operations/storage building, covered mess, ammo breakdown building, covered bleachers, classroom, and utilities.

Rationale

This increase is needed because all bids received were above the cost estimates. There are currently no machine gun firing ranges in the state of South Carolina available to the SC Army National Guard for Qualification.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

SCEMD (Pine Ridge Armory) Building Expansion

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	6/23
Project Number	5623	**Overall Priority**	6/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$1,504,820
[CP] Federal Funds	$5,995,180
[CP] Federal Funds	$7,000,000
[CP] State Appropriation - Capital	$6,251,000
[CP] State Appropriation - Capital	$10,336,998
	$31,087,998

Project Costs	Amount
Basic Equipment	$3,532,791
Construction-Buildings & Additions	$21,450,868
Contingencies-Capital Projects	$2,321,609
Site Development (Non-Depreciable Land Improv)	$3,782,730
	$31,087,998

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$30,359	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$30,358	
Utilities	General Funds - Existing	Indefinitely	$30,359	
Utilities	Federal Funds - Existing	Indefinitely	$30,358	
	Net Cost / (Savings): $121,434		$121,434	

Summary of Work

(Phase I - #9853) The project was established to construct an approximately 29,000 square foot addition to the current SC Emergency Management Division (SCEMD) facility, which would increase the square footage from 37,000 square feet to approximately 66,000 square feet. The previously approved revised scope will 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 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 be 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. Per the agency, 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.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Office of the Adjutant General Facility Upgrades (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	7/23
Project Number	4900	**Overall Priority**	7/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	80
Other	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$738,966
[CP] Federal Funds	$500,000
[CP] State Appropriation	$2,449,928
[CP] State Appropriation	$500,000
	$4,188,894

Project Costs	Amount
Construction-Buildings & Additions	$1,845,334
Contingencies-Capital Projects	$548,944
Other Capital Outlay Costs	$1,794,616
	$4,188,894

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9850)
The Agency requests an increase of annualized funding for repairs/replacements at the Office of the Adjutant General- Interior Finishings/Flooring, individual workspace partition repair/replacement, Doors & Storefront Systems, Window and Facade Renovations, Lighting, and Site Improvements.

Rationale

The building is in significant disrepair and no other buildings are suitable.

Alternatives Considered

No other suitable alternatives exist.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
Statewide Readiness Center Stand-By Emergency Generators
(Annual)

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	8/23
Project Number	4891	**Overall Priority**	8/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	20
Utilities/Energy Systems	80
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,275,625
[CP] State Appropriation	$2,275,625
	$4,551,250

Project Costs	Amount
Contingencies-Capital Projects	$161,848
Fee-Architectural, Engineering & Other	$414,727
Other Capital Outlay Costs	$80,924
Other Construction/Renovation/Repair Projects	$3,893,751
	$4,551,250

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$1,500	
Utilities	General Funds - Existing	Indefinitely	$1,200	
Utilities	Federal Funds - Existing	Indefinitely	$1,200	
	Net Cost / (Savings): $5,400		$5,400	

Summary of Work

(Phase II - #9826)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Install a Standby Power Generators and other functional components (concrete pad, automatic transfer switch, fuel storage tank, associated conduit and wiring to electrical power circuits), at various Readiness Centers (aka. Armories) that are used for support of the State during emergencies.

NOTE: This is an Annualized Project.
Designs: Newberry and Moncks Corner
Construction: North Charleston and Walterboro

Rationale

The construction of the stand-by generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the South Carolina Army National Guard. Reference National Guard Pamphlet 415-12, paragraph 1.6 (Army National Guard Facility Allowances).

Alternatives Considered

No other suitable alternatives are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Georgetown Armory Roof Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	9/23
Project Number	4896	**Overall Priority**	9/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$625,000
[CP] State Appropriation	$625,000
	$1,250,000

Project Costs	Amount
Contingencies-Capital Projects	$95,000
Fee-Architectural, Engineering & Other	$155,000
Roofing-Repairs & Renovations	$1,000,000
	$1,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:

1. Replace existing Roofs with Standing Seam Metal, TPO or Modified Bitumen on multiple SCARNG buildings across the state. This project will replace the Roofs on 1-2 Buildings per year.

NOTE: This is an Annualized Project. Georgetown will be the focus this year.

Rationale

These Roof Replacement projects will extend the life of these facilities by 25+ years.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

RC / FMS Parking Improvements (Annual)

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	10/23
Project Number	4897	**Overall Priority**	10/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$632,797	Contingencies-Capital Projects	$197,935
[CP] Federal Funds	$71,775	Fee-Architectural, Engineering & Other	$308,638
[CP] State Appropriation	$71,775	Other Capital Outlay Costs	$49,484
[CP] State Appropriation	$622,297	Other Construction/Renovation/Repair Projects	$842,587
	$1,398,644		$1,398,644

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($2,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($2,000)
	Net Cost / (Savings): ($4,000)			($4,000)

Summary of Work

(Phase II - #9854)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demo what remains of the existing MIL Vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact Subgrade, apply Asphalt Overlay, and re-stripe. Construct additional authorized parking space to include new utilities and Storm Water fixtures, along with any required Site work. Work will be completed at various armories across the state with repairs per armory based on conditions.

NOTE: This is an annualized project.
Chester will be the focus for this year.

Rationale

The paved parking areas at numerous armories are in disrepair and/or complete failure and cannot be utilized for assigned MTOE Military Equipment or Soldier or Public parking. Repairs and or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking area will provide the unit with an adequate area for parking its assigned MTOE Military Equipment or the additional POVs used by the Soldiers now assigned to the Unit.

Alternatives Considered

No other suitable facilities are available.
NOTE: This is an Annualized Project.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
Exercise Field Shelter

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	11/23
Project Number	4932	**Overall Priority**	11/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Building Envelope/Windows/Walls	50
				Roof	50
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$16,500	Construction-Buildings & Additions	$1,600,000
[CP] Federal Funds	$1,888,500	Contingencies-Capital Projects	$100,000
		Fee-Architectural, Engineering & Other	$205,000
	$1,905,000		$1,905,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	Indefinitely	$2,000	
Utilities	Federal Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $7,000		$7,000	

Summary of Work

(Phase I - #9862)) Construct a metal/steel canopy to protect and preserve Controlled Humidity Operational Preservation Equipment and the vehicle equipment supported. This canopy will be constructed to park and store armored vehicles. It will be supported by utilities and constructed to allow for additions.

Rationale

The shelter will help extend the life of the CHP lines installed.

Alternatives Considered

No other suitable alternatives exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Youth Challenge Academy Administrative Buildings Roof Replacements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	12/23
Project Number	4899	**Overall Priority**	12/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Agency/Institution/Campus Wide	100	Roof	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$300,000	Contingencies-Capital Projects	$44,000
		Fee-Architectural, Engineering & Other	$62,000
		Roofing-Repairs & Renovations	$194,000
	$300,000		$300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $1,000		$1,000	

Summary of Work

The Agency requests funding for all labor, materials, and equipment to:
1. Demolish and dispose of the existing Metal Roof and Fascia System and replace with a new Roof System to include new fascia, gutters and downspouts. The contractor will provide a 20-year warranty, and the material manufacturer will provide a warranty of 20 years.

Rationale

Recent inspection revealed that corrosion is beginning to perforate the metal panels of the approximately 8,000 SF building. The existing metal roof is low sloped with exposed fasteners. Installation of a single ply Thermoplastic Polyolefin Membrane (TPM) Roof System likely would be the most economical repair. Profession Services will be needed, and a design engineer may recommend another replacement/refurbishment method. (The facility looks to have continuous metal purlins that span across the roof trusses).

Alternatives Considered

No other suitable facilities are available or would cost far more to alter to meet the requirements.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

NG Federal Facilities Revitalization (Annual)

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	13/23
Project Number	4894	**Overall Priority**	13/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Support Services/Storage/Maintenance	30
Utilities/Energy Systems	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Fire/Security	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$18,406
[CP] Federal Funds	$1,417,605
	$1,436,011

Project Costs	Amount
Contingencies-Capital Projects	$123,270
Fee-Architectural, Engineering & Other	$18,406
Other Construction/Renovation/Repair Projects	$61,635
Renovations-Building Exteriors	$715,055
Renovations-Buildings & Additions-Interiors	$484,536
Site Development (Non-Depreciable Land Improv)	$33,109
	$1,436,011

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

(Phase I - #9856)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Repair and/or Renovate various Deferred Maintenance Items (other than Roofs or Parking) at the 100% Federal Supported Facilities across the state.
NOTE: This is an annualized project.

Rationale

Completing various Deferred Maintenance Items at the existing facilities will allow the SCARNG to continue to use them. Due to their age and condition, the existing facilities are about to reach a condition of disrepair where they will no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
Graniteville Land Purchase

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	14/23
Project Number	5450	**Overall Priority**	14/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$205,000	Fee-Architectural, Engineering & Other	$20,000
		Land	$185,000
	$205,000		$205,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Uncategorized	General Funds - Existing	1 Year/One Time	$2,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

The agency requests approval to purchase 4.8 acres of land adjacent to the Graniteville Readiness Center from the SC Forestry Commission.

This Phase I request is to conduct preliminary land acquisition requirements of acquiring appraisals, conduct environmental studies, any building assessments, land surveying activities, and other investigative studies required to adequately evaluate the property prior to purchase.

Rationale

The Graniteville Readiness Center site is currently approximately 10 acres and does not fully meet the requirements for training or storing and protecting unit assigned equipment. Acquiring this property will provide additional acreage which will meet the minimum required acreage the agency seeks when looking for suitable sites for new construction of Readiness Centers. The property will reduce the need to train away from the Graniteville Readiness Center location and add opportunity to expand the motor pool and increase security of the stored equipment.

Alternatives Considered

No other suitable alternates.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

(H29) USC Aiken - Cyber Integration Center 9835-B and Aiken Readiness Center 9835-A

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	15/23
Project Number	4935	**Overall Priority**	15/55

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	50
Parking/Roads/Site Development	25
Support Services/Storage/Maintenance	25
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	5
HVAC	5
Interior Finishes/Flooring/Fixtures	15
Parking/Landscape	10
Roof	30
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,316,571
[CP] Federal Funds	$17,507,893
[CP] Other Funds	$10,000,000
[CP] State Appropriation	$6,067,000
[CP] State Appropriation	$2,949,241
	$38,840,705

Project Costs	Amount
Construction-Buildings & Additions	$10,241,387
Construction-Buildings & Additions	$22,471,631
Contingencies-Capital Projects	$512,069
Contingencies-Capital Projects	$1,345,216
Fee-Architectural, Engineering & Other	$1,954,790
Fee-Architectural, Engineering & Other	$2,315,612
	$38,840,705

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely	$5,000	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$5,000	
Utilities	General Funds - Additional	Indefinitely	$20,000	
Utilities	Federal Funds - Additional	Indefinitely	$20,000	
	Net Cost / (Savings): $50,000		$50,000	

Summary of Work

(Phase II - #9835)
The Agency requests funding for:
1. Construct a new 45,582 SF National Guard Readiness Center that supports the training, administrative, and logistical requirements for the SCARNG.
2. Also Construct a new 10,000 SF Cyber Integration Center.
These facilities will be built on State land, specifically planned to be on the USC-Aiken University Campus.

Rationale

Construction of this Readiness Center is required to house all elements of WY1DAA 1221st Engineer Company, allowing the unit adequate training, logistical and administrative space to train and prepare for its wartime mission. Also, provides an appropriately sized RC with stationing flexibility to meet future force structure changes. This facility will house approximately 5 authorized full-time employees and 145 M-Day Soldiers. Currently the unit is assigned to a 44 years-old Armory that does not comply with the criteria of NG Pam 415-12 dated 25 January 2015, nor does it meet Antiterrorism/ Force Protection (AT/FP) standards. Construction of the Cyber Integration Center will provide a joint Cyber-security Collaborative Nexus for the SCNG's Cyber Program, USC-Aiken, Aiken Tech College, as well as the anticipated Advanced Manufacturing Center.

Alternatives Considered

No other facilities are available to house the new units.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Clark's Hill Training Site Cabin Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	16/23
Project Number	5446	**Overall Priority**	16/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
HVAC	20
Interior Finishes/Flooring/Fixtures	60
Other	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$7,500
[CP] Federal Funds	$492,500
	$500,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$50,000
Labor Cost-Classified	$190,000
Renovations-Buildings & Additions-Interiors	$220,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

(Phase I - #9861) Interior and limited exterior renovation of recreational use cabin (1 of 6) at Clark's Hill Training Site. Work to include updating interior finishes, cabinets, appliances, and heating/air systems.

Rationale

The cabins are aging and are in need to avoid additional and increasing maintenance costs.

Alternatives Considered

No other alternatives available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

McEntire Joint National Guard Base Land Purchase - Coalie Martin Tract

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	17/23
Project Number	5449	**Overall Priority**	17/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$15,450	Fee-Architectural, Engineering & Other	$21,450
[CP] State Appropriation	$936,000	Land	$930,000
	$951,450		$951,450

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,000	
Taxes	Other Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

(Preliminary Land Acquisition - #9851)
The Agency requested funding that was approved (SFY20, H.4000, IB, 118.16.(B)(18)(c)) to: 1. Purchase approximately 121.45 acres to include an existing 268,000 square foot metal fabricating facility for the purpose of establishing a complete "South-End Clear Zone" of Runway 14/32 at the Base.

Rationale

The Agency's goal is to return the property to its natural state to meet United States Air Force (USAF) clear zone criteria. Future funding may be requested for the demolition if demolition is determined to be the best course of action.

Currently, one of the most significant issues affecting the Clear Zone (land use control area at each end of runway) at McEntire Joint National Guard Base (JNGB) is a nonoperating steel mill located adjacent to the Base. This and other encroachments impact ongoing operations and may impact the USAF's future F-35 basing decisions as well as future mission sustainability/viability for McEntire JNGB.

In addition, the SC Air National Guard must submit a waiver request to National Guard Bureau for existing Clear Zone issues in order to continue the on-going operations of its 169th Fighter Wing. Plan includes Professional Services (5%) for Site Surveys, Easements, Environmental Assessments, etc.

Alternatives Considered

Due to the physical layout of the Runways, and the encroachment immediately outside the base in the vicinity of the Runways, no alternatives other than the NGB Waiver Request are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Rock Hill HVAC

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	18/23
Project Number	5454	**Overall Priority**	18/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$220,000
[CP] State Appropriation	$220,000
	$440,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$50,000
Renovations-Utilities	$350,000
	$440,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Demolition of the existing drop-ceiling grid and tiles, and all existing ductwork and existing HVAC units. Install replacement units and new supply lines, return and exhaust ductworks with new dampers and grilles. Provide new controls to operate two stages of cooling and heating with connection to fire alarm system. Also, provide new electrical breakers and conductors for new unit.

Rationale

Existing HVAC system has reached its existing life cycle and requires replacement to increase efficiency and economical costs.

Alternatives Considered

No other alternates exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Exercise Field Shelter

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	19/23
Project Number	5452	**Overall Priority**	19/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Athletic/Recreational	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds - Internal Fund	$1,582,891	Contingencies-Capital Projects	$131,908
		Other Capital Outlay Costs	$131,908
		Renovations-Building Exteriors	$1,201,575
		Site Development (Non-Depreciable Land Improv)	$117,500
	$1,582,891		$1,582,891

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Design and install a pre-engineered metal physical fitness field cover. Structure to be open construction with no walls, approximately 150 feet by 150 feet.

Rationale

Providing a cover for the physical fitness filed will extend the life of the artificial turf. Also, Soldiers will be able to conduct physical fitness training regardless of weather conditions, making the site more useful

Alternatives Considered

No other suitable alternates exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Armory Revitalizations 2024-2025 (Annual)

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	20/23
Project Number	4334	**Overall Priority**	20/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Parking/Roads/Site Development	25
Support Services/Storage/Maintenance	20
Utilities/Energy Systems	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
Fire/Security	10
HVAC	15
Interior Finishes/Flooring/Fixtures	15
Parking/Landscape	15
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$3,300,000
[CP] Federal Funds	$9,366,461
[CP] State Appropriation	$402,520
[CP] State Appropriation	$5,663,940
	$18,732,921

Project Costs	Amount
Basic Equipment	$260,000
Contingencies-Capital Projects	$1,227,232
Fee-Architectural, Engineering & Other	$2,226,520
Renovations-Building Exteriors	$2,250,000
Renovations-Buildings & Additions-Interiors	$9,129,169
Roofing-Repairs & Renovations	$2,800,000
Site Development (Non-Depreciable Land Improv)	$840,000
	$18,732,921

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$3,000	
Utilities	General Funds - Existing	Indefinitely		($1,200)
Utilities	Federal Funds - Existing	Indefinitely		($1,200)
	Net Cost / (Savings): $3,600		$6,000	($2,400)

Summary of Work

(Phase I - #9852) The Agency requests funding for:
1. Significant repairs/replacements at the Readiness Centers (aka.; Armories) that are in the worst conditions of disrepair of the 63 RCs (chosen based on the A/E's assessment/design): Clemson (construction) and Seneca (construction) Orangeburg (design) and Manning (design).
Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include Roof, HVAC Systems, Exterior Windows, Doors & Storefront Systems, Latrines, Kitchen, Lighting, Fire Suppression, Electrical Systems, and Site Improvements.

NOTE: This is an Annualized Project. Construction for Clemson ($5M) and Seneca ($5M) will be completed this year, and the design will begin for Orangeburg ($500K) and Manning ($500K) Armory Revitalizations.

Rationale

In accordance with Federal law, the State of South Carolina is obligated to National Guard Bureau to provide operation and maintenance funding for these facilities as long as there is a federally recognized unit assigned to the facilities. The facilities are in poor condition, undersized, do not meet current building codes, nor current Security & Force Protection standards.

Alternatives Considered

This agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Center Female Latrines (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	21/23
Project Number	4898	**Overall Priority**	21/55

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
Interior Finishes/Flooring/Fixtures	50
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] Federal Funds	$733,875
[CP] State Appropriation	$244,625
	$978,500

Project Costs	Amount
Contingencies-Capital Projects	$89,000
Fee-Architectural, Engineering & Other	$89,500
Renovations-Buildings & Additions-Interiors	$800,000
	$978,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$500	
Utilities	General Funds - Existing	Indefinitely	$1,000	
Utilities	Federal Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

(NEW)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Renovate and expand existing the Female Latrine in various Readiness Centers across the state.
Scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.
NOTE: This is an Annualized Project.
Designs will be completed for Darlington (estimated 45K) and construction will be completed Georgetown ($400K) and Mullins ($400K).

Rationale

Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 SF of latrine space. Army regulations have been amended since the construction of the majority of the SCARNG's RC opening up additional positions to female Soldiers thus creating a deficit of female space at most SCARNG RCs.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
Training Sites TT Enlisted Barracks Replc (Annual)

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	22/23
Project Number	4892	**Overall Priority**	22/55

Project Type	Percentage
Construct Additional Facility	80
Demolish Existing Facility	20
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	60
Utilities/Energy Systems	40
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	40
Roof	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$1,896,985
	$1,896,985

Project Costs	Amount
Contingencies-Capital Projects	$183,000
Fee-Architectural, Engineering & Other	$226,500
Other Construction/Renovation/Repair Projects	$1,487,485
	$1,896,985

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely		($5,000)
Utilities	Federal Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($7,000)			($7,000)

Summary of Work

(Phase I - #9860)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demolish an existing WWII Era barracks and construct a replacement 3,200 SF TT ENL Barracks one of the two Training Sites listed below.
Each Barracks building will be of permanent Construction with a finished interior, including MEP systems, a full Latrine and washer/dryer connections.
Installation of utilities and the extension of utilities to the nearest service lines. This project will replace one barracks at each site per year.
NOTE: This is an Annualized Project.
Design: #3 McCrady Training Center
Construct: #2 McCrady Training Center

Rationale

The barracks to be replaced are no longer sufficient for the housing of Soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Graniteville Armory Roof Repairs

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	23/23
Project Number	5624	**Overall Priority**	23/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$7,500
[CP] Federal Funds	$641,400
[CP] State Appropriation	$7,500
[CP] State Appropriation	$641,400
	$1,297,800

Project Costs	Amount
Contingencies-Capital Projects	$165,000
Fee-Architectural, Engineering & Other	$100,000
Roofing-Repairs & Renovations	$1,032,800
	$1,297,800

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($1,000)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely		($1,000)
	Net Cost / (Savings): ($2,000)			($2,000)

Summary of Work

(Phase I - #9859) The project will replace the standing seam metal roof system on the building. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale

The existing roof has exceeded its useful life and is deteriorating.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Armory Revitalizations 2024-2025 (Annual)

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/9
Project Number	4901	**Overall Priority**	24/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Parking/Roads/Site Development	25
Support Services/Storage/Maintenance	20
Utilities/Energy Systems	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	15
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	10
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$5,633,540
[CP] State Appropriation	$5,633,539
	$11,267,079

Project Costs	Amount
Basic Equipment	$260,000
Contingencies-Capital Projects	$1,100,000
Fee-Architectural, Engineering & Other	$1,550,000
Renovations-Building Exteriors	$2,250,000
Renovations-Buildings & Additions-Interiors	$3,850,000
Roofing-Repairs & Renovations	$1,417,079
Site Development (Non-Depreciable Land Improv)	$840,000
	$11,267,079

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$3,000	
Utilities	General Funds - Existing	Indefinitely		($1,200)
Utilities	Federal Funds - Existing	Indefinitely		($1,200)
	Net Cost / (Savings): $3,600		$6,000	($2,400)

Summary of Work

(Phase II - #9852)
The Agency requests funding for:
1. Significant repairs/replacements at the Readiness Centers (aka.; Armories) that are in the worst conditions of disrepair of the 63 RCs (chosen based on the A/E's assessment/design): Conway, Edgefield, Hemingway and Newberry.
Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include Roof, HVAC Systems, Exterior Windows, Doors & Storefront Systems, Latrines, Kitchen, Lighting, Fire Suppression, Electrical Systems, and Site Improvements.

NOTE: This is an Annualized Project. Construction for Orangeburg ($5M) and Manning ($5M) will be completed this year and then this project will then be completed.

Rationale

In accordance with Federal law, the State of South Carolina is obligated to National Guard Bureau to provide operation and maintenance funding for these facilities as long as there is a federally recognized unit assigned to the facilities. The facilities are in poor condition, undersized, do not meet current building codes, nor current Security & Force Protection standards.

Alternatives Considered

This agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Center Female Latrines (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/9
Project Number	4902	**Overall Priority**	25/55

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
Interior Finishes/Flooring/Fixtures	50
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] Federal Funds	$422,625
[CP] State Appropriation	$140,875
	$563,500

Project Costs	Amount
Contingencies-Capital Projects	$49,000
Fee-Architectural, Engineering & Other	$114,500
Renovations-Buildings & Additions-Interiors	$400,000
	$563,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$500	
Utilities	General Funds - Existing	Indefinitely	$1,000	
Utilities	Federal Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
1. Renovate and expand existing the Female Latrine in various Readiness Centers across the state.
Scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.
NOTE: This is an Annualized Project.
Designs will be completed for Bennettsville (estimated 45K each) and construction will be completed for Darlington (estimated $400K each).

Rationale

Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 SF of latrine space. Army regulations have been amended since the construction of the majority of the SCARNG's RC opening up additional positions to female Soldiers thus creating a deficit of female space at most SCARNG RCs.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Center Stand-By Generators (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	3/9
Project Number	4903	**Overall Priority**	26/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	20
Utilities/Energy Systems	80
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$784,875
[CP] State Appropriation	$261,625
	$1,046,500

Project Costs	Amount
Contingencies-Capital Projects	$110,000
Fee-Architectural, Engineering & Other	$91,000
Other Capital Outlay Costs	$45,500
Other Construction/Renovation/Repair Projects	$800,000
	$1,046,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$1,500	
Utilities	General Funds - Existing	Indefinitely	$1,200	
Utilities	Federal Funds - Existing	Indefinitely	$1,200	
	Net Cost / (Savings): $5,400		$5,400	

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
Install a Standby Power Generators and other functional components (concrete pad, automatic transfer switch, fuel storage tank, associated conduit and wiring to electrical power circuits), at various Readiness Centers (aka. Armories) that are used for support of the State during emergencies.
NOTE: This is an Annualized Project. Design: Rock Hill RC, Mt. Pleasant Build/Construct: Newberry, Moncks Corner

Rationale

Per NG Pam 415-12, paragraph 1-6, a National Guard Readiness Center is authorized stand-by power. At the time of construction, a stand-by generator and functional components was not authorized. The installation of the stand-by power generator will ensure continuous operation for the assigned unit. This project will contribute to energy security for the SCARNG.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
Training Sites TT Enlisted Barracks Replc (Annual)

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/9
Project Number	4904	**Overall Priority**	27/55

Project Type	Percentage
Construct Additional Facility	80
Demolish Existing Facility	20
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	60
Utilities/Energy Systems	40
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	40
Roof	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,857,603
	$2,857,603

Project Costs	Amount
Contingencies-Capital Projects	$183,000
Fee-Architectural, Engineering & Other	$226,500
Other Construction/Renovation/Repair Projects	$2,448,103
	$2,857,603

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely		($5,000)
Utilities	Federal Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($7,000)			($7,000)

Summary of Work

(Phase II - #9860)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demolish an existing WWII Era barracks and construct a replacement 3,200 SF TT ENL Barracks at the two Training Sites listed below.
Each Barracks building will be of permanent Construction with a finished interior, including MEP systems, a full Latrine and washer/dryer connections. Installation of utilities and the extension of utilities to the nearest service lines. This project will replace one barracks at each site per year at McCrady Training Center (MTC) (#1-#4).
NOTE: This is an Annualized Project. One barrack (#3 MTC) will be constructed at McCrady Training Center (estimated cost=$1.695M) and one barrack (#4 MTC) will be designed ($135K)

Rationale

The barracks to be replaced are no longer sufficient for the housing of Soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

RC / FMS Parking Improvements (Annual)

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/9
Project Number	4905	**Overall Priority**	28/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$1,010,451	Contingencies-Capital Projects	$55,000
[CP] State Appropriation	$1,010,451	Fee-Architectural, Engineering & Other	$77,500
		Other Construction/Renovation/Repair Projects	$1,888,402
	$2,020,902		$2,020,902

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($2,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($2,000)
	Net Cost / (Savings): ($4,000)			($4,000)

Summary of Work

(Phase II - #9854)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demo what remains of the existing MIL Vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact Subgrade, apply Asphalt Overlay, and re-stripe. Construct additional authorized parking space to include new utilities and Storm Water fixtures, along with any required Site work. Work will be completed at various armories across the state with repairs per armory based on conditions.
NOTE: This is an annualized project.
Greer will be the focus for this year.

Rationale

The paved parking areas at numerous armories are in disrepair and/or complete failure and cannot be utilized for assigned MTOE Military Equipment or Soldier or Public parking. Repairs and or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking area will provide the unit with an adequate area for parking its assigned MTOE Military Equipment or the additional POVs used by the Soldiers now assigned to the Unit.
The paved parking to be replaced is insufficient for the Military Vehicles and/or POV vehicles to use; the existing pavement has degraded to such a degree that it is cost prohibitive to repair. Due to their age and condition, the existing parking no longer supports the SCARNG's mission. The construction of the additional paved Organizational and/or POV Parking area will provide the unit with an adequate area for parking its assigned MTOE Military Equipment or the additional POVs used by the Soldiers now assigned to the Unit.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

NG Federal Facilities Revitalization (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	6/9
Project Number	4907	**Overall Priority**	29/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Support Services/Storage/Maintenance	30
Utilities/Energy Systems	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Fire/Security	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$1,828,500
	$1,828,500

Project Costs	Amount
Contingencies-Capital Projects	$159,000
Fee-Architectural, Engineering & Other	$269,500
Other Construction/Renovation/Repair Projects	$1,400,000
	$1,828,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
1. Repair and/or Renovate various Deferred Maintenance Items (other than Roofs or Parking) at the 100% Federal Supported Facilities across the state.
NOTE: This is an annualized project.

Rationale

Completing various Deferred Maintenance Items at the existing facilities will allow the SCARNG to continue to use them. Due to their age and condition, the existing facilities are about to reach a condition of disrepair where they will no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
RC / FMS Roof Repairs (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	7/9
Project Number	4906	**Overall Priority**	30/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$632,500
[CP] State Appropriation	$632,500
	$1,265,000

Project Costs	Amount
Contingencies-Capital Projects	$110,000
Fee-Architectural, Engineering & Other	$155,000
Roofing-Repairs & Renovations	$1,000,000
	$1,265,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
1. Replace existing Roofs with Standing Seam Metal, TPO or Modified Bitumen on multiple SCARNG buildings across the state. This project will replace the Roofs on 1-2 Buildings per year.

NOTE: This is an Annualized Project.
Mt. Pleasant will be the focus in this year.

Rationale

These Roof Replacement projects will extend the life of these facilities by 25+ years.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Office of the Adjutant General Facility Upgrades

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Budget Change	**Plan Year Priority**	8/9
Project Number	4908	**Overall Priority**	31/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	80
Other	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$500,000
[CP] State Appropriation	$500,000
	$1,000,000

Project Costs	Amount
Construction-Buildings & Additions	$750,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$150,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9850)
The Agency requests an increase of annualized funding for repairs/replacements at the Office of the Adjutant General- Interior Finishings/Flooring, individual workspace partition repair/replacement, Doors & Storefront Systems, Lighting, and Site Improvements.

Rationale

The building is in significant disrepair and needs maintenance and repairs.

Alternatives Considered

No other suitable alternatives exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Armory Revitalizations 2026-2027 (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	9/9
Project Number	5617	**Overall Priority**	32/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Parking/Roads/Site Development	25
Support Services/Storage/Maintenance	20
Utilities/Energy Systems	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	15
HVAC	10
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	10
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$500,000
[CP] State Appropriation	$500,000
	$1,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,000,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$3,000	
Utilities	General Funds - Existing	Indefinitely		($1,200)
Utilities	Federal Funds - Existing	Indefinitely		($1,200)
	Net Cost / (Savings): $3,600		$6,000	($2,400)

Summary of Work

(NEW)
The agency requests funding for: 1. Significant repairs/replacements at the Readiness Centers (aka.; Armories) that are in the worst conditions of disrepair of the 63 RCs (chosen based on the A/E's assessment/design): Clemson (construction) and Seneca (construction) Orangeburg (design) and Manning (design). Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include Roof, HVAC Systems, Exterior Windows, Doors & Storefront Systems, Latrines, Kitchen, Lighting, Fire Suppression, Electrical Systems, and Site Improvements. NOTE: This is an Annualized Project: This request will begin design for Hodges ($500k) and Fountain In ($500k) Armory Revitalizations.

Rationale

In accordance with Federal law, the State of South Carolina is obligated to National Gua

Alternatives Considered

This agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Armory Revitalizations 2026-2027 (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/8
Project Number	4909	**Overall Priority**	33/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Parking/Roads/Site Development	25
Support Services/Storage/Maintenance	20
Utilities/Energy Systems	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	10
HVAC	15
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	10
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$6,325,000
[CP] State Appropriation	$6,325,000
	$12,650,000

Project Costs	Amount
Basic Equipment	$260,000
Contingencies-Capital Projects	$1,100,000
Fee-Architectural, Engineering & Other	$1,550,000
Renovations-Building Exteriors	$2,250,000
Renovations-Buildings & Additions-Interiors	$3,850,000
Roofing-Repairs & Renovations	$2,800,000
Site Development (Non-Depreciable Land Improv)	$840,000
	$12,650,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Utilities	General Funds - Existing	Indefinitely		($1,200)
Utilities	General Funds - Existing	Indefinitely		($1,200)
	Net Cost / (Savings): $3,600		$6,000	($2,400)

Summary of Work

(NEW)
The Agency requests funding for:
1. Significant repairs/replacements at the Readiness Centers (aka.; Armories) that are in the worst conditions of disrepair of the 63 RCs (chosen based on the A/E's assessment/design): Conway, Edgefield, Hemingway, Newberry. NEW SPIRS: Manning, Graniteville, Timmonsville, and Myrtle Beach.

Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include Roof, HVAC Systems, Exterior Windows, Doors & Storefront Systems, Latrines, Kitchen, Lighting, Fire Suppression, Electrical Systems, and Site Improvements.

NOTE: This is an Annualized Project. Design for Newberry ($500K) and Graniteville ($500K) will be completed this year, and the construction will begin for Hodges ($5M) and Fountain Inn ($5M) Armory Revitalizations.

Rationale

In accordance with Federal law, the State of South Carolina is obligated to National Guard Bureau to provide operation and maintenance funding for these facilities as long as there is a federally recognized unit assigned to the facilities. The facilities are in poor condition, undersized, do not meet current building codes, nor current Security & Force Protection standards.

Alternatives Considered

This agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Ctr Female Latrines (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/8
Project Number	4910	**Overall Priority**	34/55

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
Interior Finishes/Flooring/Fixtures	50
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] Federal Funds	$733,875
[CP] State Appropriation	$244,625
	$978,500

Project Costs	Amount
Contingencies-Capital Projects	$89,000
Fee-Architectural, Engineering & Other	$89,500
Renovations-Buildings & Additions-Interiors	$800,000
	$978,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$500	
Utilities	General Funds - Existing	Indefinitely	$1,000	
Utilities	Federal Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
Renovate and expand existing the Female Latrine in various Readiness Centers across the state. Scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.
NOTE: This is an Annualized Project.
Design will be completed for Moncks Corner (estimated 45K) and construction will be completed for Bennettsville (estimated $400K each).

Rationale

Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 SF of latrine space. Army regulations have been amended since the construction of the majority of the SCARNG's RC opening up additional positions to female Soldiers thus creating a deficit of female space at most SCARNG RCs.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Center Stand-By Generators (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/8
Project Number	4911	**Overall Priority**	35/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	20
Utilities/Energy Systems	80
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$784,875
[CP] State Appropriation	$261,625
	$1,046,500

Project Costs	Amount
Contingencies-Capital Projects	$110,000
Fee-Architectural, Engineering & Other	$91,000
Other Capital Outlay Costs	$45,500
Other Construction/Renovation/Repair Projects	$800,000
	$1,046,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
Install a Standby Power Generators and other functional components (concrete pad, automatic transfer switch, fuel storage tank, associated conduit and wiring to electrical power circuits), at various Readiness Centers (aka. Armories) that are used for support of the State during emergencies.

Rationale

Per NG Pam 415-12, paragraph 1-6, a National Guard Readiness Center is authorized stand-by power. At the time of construction, a stand-by generator and functional components was not authorized. The installation of the stand-by power generator will ensure continuous operation for the assigned unit. This project will contribute to energy security for the SCARNG.

NOTE: This is an Annualized Project.
Design: Edgefield, Conway
Build/Construct: Rock Hill RC, Mt. Pleasant

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Training Sites TT Enlisted Barracks Replc (Annual)

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/8
Project Number	4912	**Overall Priority**	36/55

Project Type	Percentage
Construct Additional Facility	80
Demolish Existing Facility	20
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	60
Utilities/Energy Systems	40
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	40
Roof	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,857,603
	$2,857,603

Project Costs	Amount
Contingencies-Capital Projects	$183,000
Fee-Architectural, Engineering & Other	$226,500
Other Construction/Renovation/Repair Projects	$2,448,103
	$2,857,603

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely		($5,000)
Utilities	Federal Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($7,000)			($7,000)

Summary of Work

(Phase II - #9860)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demolish an existing WWII Era barracks and construct a replacement 3,200 SF TT ENL Barracks one of the two Training Sites listed below. Each Barracks building will be of permanent Construction with a finished interior, including MEP systems, a full Latrine and washer/dryer connections. Installation of utilities and the extension of utilities to the nearest service lines. This project will replace one barracks at each site per year at McCrady Training Center (MTC) (#1-#4).
NOTE: This is an Annualized Project. One barrack (#4 MTC) will be constructed at McCrady Training Center (estimated cost=$1.695M) and one barrack (#1 MTC) will be designed ($135K)

Rationale

The barracks to be replaced are no longer sufficient for the housing of Soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Office of the Adjutant General Facility Upgrades

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/8
Project Number	4913	**Overall Priority**	37/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	80
Other	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$500,000
[CP] State Appropriation	$500,000
	$1,000,000

Project Costs	Amount
Construction-Buildings & Additions	$750,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$150,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9850) The Agency requests an increase of annualized funding for repairs/replacements at the Office of the Adjutant General- Interior Finishings/Flooring, individual workspace partition repair/replacement, Doors & Storefront Systems, Lighting, and Site Improvements.

Rationale

The building is in significant disrepair and needs maintenance/repair to prevent the need for a new facility.

Alternatives Considered

No other suitable alternatives exist.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

RC / FMS Parking Improvements (Annual)

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	6/8
Project Number	4914	**Overall Priority**	38/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$1,010,451
[CP] State Appropriation	$1,010,451
	$2,020,902

Project Costs	Amount
Contingencies-Capital Projects	$55,000
Fee-Architectural, Engineering & Other	$77,500
Other Construction/Renovation/Repair Projects	$1,888,402
	$2,020,902

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($2,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($2,000)
	Net Cost / (Savings): ($4,000)			($4,000)

Summary of Work

(Phase II - #9854)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demo what remains of the existing MIL Vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact Subgrade, apply Asphalt Overlay, and re-stripe. Construct additional authorized parking space to include new utilities and Storm Water fixtures, along with any required Site work. Work will be completed at various armories across the state with repairs per armory based on conditions.

NOTE: This is an annualized project.
Bluff Rd will be the focus for this year.

Rationale

The paved parking areas at numerous armories are in disrepair and/or complete failure and cannot be utilized for assigned MTOE Military Equipment or Soldier or Public parking. Repairs and or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking area will provide the unit with an adequate area for parking its assigned MTOE Military Equipment or the additional POVs used by the Soldiers now assigned to the Unit.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

NG Federal Facilities Revitalization (Annual)

Submission Type	Existing Project	**Plan Year**	2028
Request Type	Budget Change	**Plan Year Priority**	7/8
Project Number	4915	**Overall Priority**	39/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Support Services/Storage/Maintenance	30
Utilities/Energy Systems	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Fire/Security	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$1,213,360
	$1,213,360

Project Costs	Amount
Contingencies-Capital Projects	$58,360
Fee-Architectural, Engineering & Other	$155,000
Other Construction/Renovation/Repair Projects	$1,000,000
	$1,213,360

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

(Phase II - #9856)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Repair and/or Renovate various Deferred Maintenance Items (other than Roofs or Parking) at the 100% Federal Supported Facilities across the state.

NOTE: This is an annualized project.

Rationale

Completing various Deferred Maintenance Items at the existing facilities will allow the SCARNG to continue to use them. Due to their age and condition, the existing facilities are about to reach a condition of disrepair where they will no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
RC / FMS Roof Repairs (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	8/8
Project Number	4916	**Overall Priority**	40/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$632,500
[CP] State Appropriation	$632,500
	$1,265,000

Project Costs	Amount
Contingencies-Capital Projects	$110,000
Fee-Architectural, Engineering & Other	$155,000
Roofing-Repairs & Renovations	$1,000,000
	$1,265,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
1. Replace existing Roofs with Standing Seam Metal, TPO or Modified Bitumen on multiple SCARNG buildings across the state. This project will replace the Roofs on 1-2 Buildings per year.

NOTE: This is an Annualized Project.
Kingstree will be the focus this year.

Rationale

These Roof Replacement projects will extend the life of these facilities by 25+ years.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
Armory Revitalizations 2026-2027 (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	4917	**Overall Priority**	41/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Parking/Roads/Site Development	25
Support Services/Storage/Maintenance	20
Utilities/Energy Systems	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	15
Parking/Landscape	10
Roof	15
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$6,325,000
[CP] State Appropriation	$6,325,000
	$12,650,000

Project Costs	Amount
Basic Equipment	$260,000
Contingencies-Capital Projects	$1,100,000
Fee-Architectural, Engineering & Other	$1,550,000
Renovations-Building Exteriors	$2,250,000
Renovations-Buildings & Additions-Interiors	$3,850,000
Roofing-Repairs & Renovations	$2,800,000
Site Development (Non-Depreciable Land Improv)	$840,000
	$12,650,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$3,000	
Utilities	General Funds - Existing	Indefinitely		($1,200)
Utilities	General Funds - Existing	Indefinitely		($1,200)
	Net Cost / (Savings): $3,600		$6,000	($2,400)

Summary of Work

(NEW)
The Agency requests funding for:
1. Significant repairs/replacements at the Readiness Centers (aka.; Armories) that are in the worst conditions of disrepair of the 63 RCs (chosen based on the A/E's assessment/design).

Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include Roof, HVAC Systems, Exterior Windows, Doors & Storefront Systems, Latrines, Kitchen, Lighting, Fire Suppression, Electrical Systems, and Site Improvements.

NOTE: This is an Annualized Project. Design for West Columbia ($500K) and Eastover ($500K) will be completed this year, and the construction will begin for Newberry ($5M) and Graniteville ($5M) Armory Revitalizations.

Rationale

In accordance with Federal law, the State of South Carolina is obligated to National Guard Bureau to provide operation and maintenance funding for these facilities as long as there is a federally recognized unit assigned to the facilities. The facilities are in poor condition, undersized, do not meet current building codes, nor current Security & Force Protection standards.

Alternatives Considered

This agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Ctr Female Latrines (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	4918	**Overall Priority**	42/55

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
Interior Finishes/Flooring/Fixtures	50
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] Federal Funds	$383,812
[CP] State Appropriation	$127,938
	$511,750

Project Costs	Amount
Contingencies-Capital Projects	$44,500
Fee-Architectural, Engineering & Other	$45,000
Other Capital Outlay Costs	$22,250
Renovations-Buildings & Additions-Interiors	$400,000
	$511,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$500	
Utilities	General Funds - Existing	Indefinitely	$1,000	
Utilities	Federal Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
Renovate and expand existing the Female Latrine in various Readiness Centers across the state. Scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with any required mechanical, electrical and plumbing work.
NOTE: This is an Annualized Project.
Design will be completed for Clinton ($45K) and construction will be completed for Moncks Corner ($400K).

Rationale

Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 SF of latrine space. Army regulations have been amended since the construction of the majority of the SCARNG's RC opening up additional positions to female Soldiers thus creating a deficit of female space at most SCARNG RCs.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Center Stand-By Generators (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	4919	**Overall Priority**	43/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	20
Utilities/Energy Systems	80
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$784,875
[CP] State Appropriation	$261,625
	$1,046,500

Project Costs	Amount
Contingencies-Capital Projects	$91,000
Fee-Architectural, Engineering & Other	$110,000
Other Capital Outlay Costs	$45,500
Other Construction/Renovation/Repair Projects	$800,000
	$1,046,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$1,500	
Utilities	General Funds - Existing	Indefinitely	$1,200	
Utilities	Federal Funds - Existing	Indefinitely	$1,200	
	Net Cost / (Savings): $5,400		$5,400	

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
Install a Standby Power Generators and other functional components (concrete pad, automatic transfer switch, fuel storage tank, associated conduit and wiring to electrical power circuits), at various Readiness Centers (aka. Armories) that are used for support of the State during emergencies.
NOTE: This is an Annualized Project. Design: Andrews, Charleston Build/Construct: Edgefield, Conway (cost based on estimates from Integrated Water & Energy Plan)

Rationale

Per NG Pam 415-12, paragraph 1-6, a National Guard Readiness Center is authorized stand-by power. At the time of construction, a stand-by generator and functional components was not authorized. The installation of the stand-by power generator will ensure continuous operation for the assigned unit. This project will contribute to energy security for the SCARNG.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Training Sites TT Enlisted Barracks Replc (Annual)

Submission Type	Existing Project	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	4920	**Overall Priority**	44/55

Project Type	Percentage
Construct Additional Facility	80
Demolish Existing Facility	20
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	60
Utilities/Energy Systems	40
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	40
Roof	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,857,603
	$2,857,603

Project Costs	Amount
Contingencies-Capital Projects	$183,000
Fee-Architectural, Engineering & Other	$226,500
Other Construction/Renovation/Repair Projects	$2,448,103
	$2,857,603

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely		($5,000)
Utilities	Federal Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($7,000)			($7,000)

Summary of Work

(Phase II - #9860)
The Agency requests annualized funding for all labor, materials, and equipment to:
Demolish an existing WWII Era barracks and Construct a replacement 3,200 SF TT ENL Barracks at the two Training Sites listed below. Each Barracks building will be of permanent Construction with a finished interior, including MEP systems, a full Latrine and washer/dryer connections. Installation of utilities and the extension of utilities to the nearest service lines. This project will replace one barracks at each site per year at McCrady Training Center (MTC) (#1-#4).
NOTE: This is an Annualized Project. One barrack (#1) will be constructed at McCrady Training Center (estimated cost=$1.695M) and one barrack (#2) will be designed ($135K).

Rationale

The barracks to be replaced are no longer sufficient for the housing of Soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
RC / FMS Parking Improvements (Annual)

Submission Type	Existing Project	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	4921	**Overall Priority**	45/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$1,010,451	Contingencies-Capital Projects	$55,000
[CP] State Appropriation	$1,010,451	Fee-Architectural, Engineering & Other	$77,500
		Other Construction/Renovation/Repair Projects	$1,888,402
	$2,020,902		$2,020,902

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($2,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($2,000)
	Net Cost / (Savings): ($4,000)			($4,000)

Summary of Work

(Phase II - #9854)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demo what remains of the existing MIL Vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact Subgrade, apply Asphalt Overlay, and re-stripe. Construct additional authorized parking space to include new utilities and Storm Water fixtures, along with any required Site work. Work will be completed at various armories across the state with repairs per armory based on conditions.

NOTE: This is an annualized project. Walterboro will be the focus for this year.

Rationale

The paved parking areas at numerous armories are in disrepair and/or complete failure and cannot be utilized for assigned MTOE Military Equipment or Soldier or Public parking. Repairs and or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking area will provide the unit with an adequate area for parking its assigned MTOE Military Equipment or the additional POVs used by the Soldiers now assigned to the Unit.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

NG Federal Facilities Revitalization (Annual)

Submission Type	Existing Project	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	4922	**Overall Priority**	46/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Support Services/Storage/Maintenance	30
Utilities/Energy Systems	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Fire/Security	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$1,213,360
	$1,213,360

Project Costs	Amount
Contingencies-Capital Projects	$58,360
Fee-Architectural, Engineering & Other	$155,000
Other Construction/Renovation/Repair Projects	$1,000,000
	$1,213,360

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

(Phase II - #9856)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Repair and/or Renovate various Deferred Maintenance Items (other than Roofs or Parking) at the 100% Federal Supported Facilities across the state.

NOTE: This is an annualized project.

Rationale

Completing various Deferred Maintenance Items at the existing facilities will allow the SCARNG to continue to use them. Due to their age and condition, the existing facilities are about to reach a condition of disrepair where they will no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

NOTE: This is an Annualized Project.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

RC / FMS Roof Repairs (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	4923	**Overall Priority**	47/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$632,500
[CP] State Appropriation	$632,500
	$1,265,000

Project Costs	Amount
Contingencies-Capital Projects	$110,000
Fee-Architectural, Engineering & Other	$155,000
Roofing-Repairs & Renovations	$1,000,000
	$1,265,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:

1. Replace existing Roofs with Standing Seam Metal, TPO or Modified Bitumen on multiple SCARNG buildings across the state. This project will replace the Roofs on 1-2 Buildings per year.

NOTE: This is an Annualized Project. Walterboro will be the focus this year.

Rationale

These Roof Replacement projects will extend the life of these facilities by 25+ years.

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Armory Revitalizations 2029-2030 (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/8
Project Number	4925	**Overall Priority**	48/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Parking/Roads/Site Development	25
Support Services/Storage/Maintenance	20
Utilities/Energy Systems	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	10
HVAC	15
Interior Finishes/Flooring/Fixtures	10
Parking/Landscape	15
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$110,376
[CP] Federal Funds	$6,214,623
[CP] State Appropriation	$110,377
[CP] State Appropriation	$6,214,624
	$12,650,000

Project Costs	Amount
Basic Equipment	$260,000
Contingencies-Capital Projects	$1,100,000
Fee-Architectural, Engineering & Other	$1,550,000
Renovations-Building Exteriors	$2,250,000
Renovations-Buildings & Additions-Interiors	$3,850,000
Roofing-Repairs & Renovations	$2,800,000
Site Development (Non-Depreciable Land Improv)	$840,000
	$12,650,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$3,000	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$3,000	
Utilities	General Funds - Existing	Indefinitely		($1,200)
Utilities	Federal Funds - Existing	Indefinitely		($1,200)
	Net Cost / (Savings): $3,600		$6,000	($2,400)

Summary of Work

The Agency requests funding for:
1. Significant repairs/replacements at the Readiness Centers (aka.; Armories) that are in the worst conditions of disrepair of the 63 RCs (chosen based on the A/E's assessment/design): Each of these facilities have varying issues that need to be repaired or renovated, but the major cost items include Roof, HVAC Systems, Exterior Windows, Doors & Storefront Systems, Latrines, Kitchen, Lighting, Fire Suppression, Electrical Systems, and Site Improvements.

NOTE: This is an Annualized Project. Design for Mullins ($500K) and Kingstree ($500K) will be completed this year, and the construction will begin for West Columbia ($5M) and Eastover ($5M) Armory Revitalizations.

Rationale

In accordance with Federal law, the State of South Carolina is obligated to National Guard Bureau to provide operation and maintenance funding for these facilities as long as there is a federally recognized unit assigned to the facilities. The facilities are in poor condition, undersized, do not meet current building codes, nor current Security & Force Protection standards.

Alternatives Considered

This agency has relocated and/or consolidated force structure to other RCs and closed the sub-standard RCs that could be closed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Center Female Latrines (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/8
Project Number	4926	**Overall Priority**	49/55

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
Interior Finishes/Flooring/Fixtures	50
Water/Sewer	25
	100%

Fund Sources	Amount
[CP] Federal Funds	$767,625
[CP] State Appropriation	$255,875
	$1,023,500

Project Costs	Amount
Contingencies-Capital Projects	$89,000
Fee-Architectural, Engineering & Other	$134,500
Renovations-Buildings & Additions-Interiors	$800,000
	$1,023,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$500	
Utilities	General Funds - Existing	Indefinitely	$1,000	
Utilities	Federal Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): $3,000		$3,000	

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
1. Renovate and expand existing the Female Latrine in various Readiness Centers across the state. Scope of work includes renovating existing female latrine and constructing additional authorized space to include new utilities and fixtures, along with
any required mechanical, electrical and plumbing work.

Rationale

Per NG Pam 415-12, the assigned unit(s) are authorized 2,000 SF of latrine space. Army regulations have been amended since the construction of the majority of the SCARNG's RC opening up additional positions to female Soldiers thus creating a deficit of female space at most SCARNG RCs.
NOTE: This is an Annualized Project. Designs for TBD (45K per design), Clinton (400K per construction).

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Statewide Readiness Center Stand-By Generators (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/8
Project Number	4929	**Overall Priority**	50/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	20
Utilities/Energy Systems	80
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$784,875
[CP] State Appropriation	$261,625
	$1,046,500

Project Costs	Amount
Contingencies-Capital Projects	$91,000
Fee-Architectural, Engineering & Other	$110,000
Other Capital Outlay Costs	$45,500
Other Construction/Renovation/Repair Projects	$800,000
	$1,046,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$1,500	
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$1,500	
Utilities	General Funds - Existing	Indefinitely	$1,200	
Utilities	Federal Funds - Existing	Indefinitely	$1,200	
	Net Cost / (Savings): $5,400		$5,400	

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:
1. Install a Standby Power Generators and other functional components (concrete pad, automatic transfer switch, fuel storage tank, associated conduit and wiring to electrical power circuits), at various Readiness Centers (aka. Armories) that are used for support of the State during emergencies.

NOTE: This is an Annualized Project. Design: Congaree and Hartsville FMS and Construct: Andrews and Charleston (cost estimates based upon IEWP (Integrated Energy and Water Plan).

Rationale

The construction of the stand-by generators ensure continuous operations for the assigned units in the event commercial power is interrupted due to attacks on the power grid or during natural disasters. This project will contribute to energy security for the South Carolina Army National Guard. Reference National Guard Pamphlet 415-12, paragraph 1.6 (Army National Guard Facility Allowances).

Alternatives Considered

No other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Training Sites TT Enlisted Barracks Replc (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/8
Project Number	4927	**Overall Priority**	51/55

Project Type	Percentage
Construct Additional Facility	80
Demolish Existing Facility	20
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	60
Utilities/Energy Systems	40
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	40
Roof	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$2,259,750
	$2,259,750

Project Costs	Amount
Contingencies-Capital Projects	$196,500
Fee-Architectural, Engineering & Other	$368,250
Other Construction/Renovation/Repair Projects	$1,695,000
	$2,259,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely		($5,000)
Utilities	Federal Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($7,000)			($7,000)

Summary of Work

(NEW)
The Agency requests annualized funding for all labor, materials, and equipment to:
1. Demolish an existing WWII Era barracks and construct a replacement 3,200 SF TT ENL Barracks at one of the two Training Sites listed below.
Each Barracks building will be of permanent Construction with a finished interior, including MEP systems, a full Latrine and washer/dryer connections.
Installation of utilities and the extension of utilities to the nearest service lines. This project will replace at least one barrack per year.
NOTE: This is an Annualized Project. Two barracks will be designed for #1 and #2 Barracks at McCrady Training Center ($135K per design) and one barrack will be constructed for #1 at McCrady Training Center (estimated cost=$1.695M each)

Rationale

The barracks to be replaced are no longer sufficient for the housing of Soldiers; the structures are not insulated properly; the roofs are cost prohibitive to repair; no latrine; single pane windows; and old/energy inefficient light fixtures. Due to their age and condition, the existing barracks no longer support the SCARNG's mission.

Alternatives Considered

NO other suitable facilities are available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

Office of the Adjutant General Facility Upgrades (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/8
Project Number	4924	**Overall Priority**	52/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Interior Finishes/Flooring/Fixtures	80
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] Federal Funds	$151,980
[CP] State Appropriation	$1,336,620
	$1,488,600

Project Costs	Amount
Construction-Buildings & Additions	$1,488,600
	$1,488,600

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($5,000)
Utilities	General Funds - Existing	Indefinitely		($1,000)
	Net Cost / (Savings): ($6,000)			($6,000)

Summary of Work

(Phase II - #9850) The Agency requests an increase of annualized funding for repairs/replacements at the Office of the Adjutant General- Interior Finishings/Flooring, individual workspace partition repair/replacement, Doors & Storefront Systems, Lighting, Site Improvements, Bathroom Remodeling, & Stairwell Updates.

Annual Upgrades/Updates

Rationale

In accordance with Federal law, the State of South Carolina is obligated to National Guard Bureau to provide operation and maintenance funding for these facilities as long as there is a federally recognized unit assigned to the facilities. The facilities is in poor condition and does not meet current Security & Force Protection standards.

Alternatives Considered

No other suitable alternatives exist.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
RC/ FMS Parking Improvements (Annual)

Submission Type	Existing Project	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	6/8
Project Number	4930	**Overall Priority**	53/55

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Parking/Roads/Site Development	100	Parking/Landscape	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Federal Funds	$1,010,451	Contingencies-Capital Projects	$55,000
[CP] State Appropriation	$1,010,451	Fee-Architectural, Engineering & Other	$77,500
		Other Construction/Renovation/Repair Projects	$1,888,402
	$2,020,902		$2,020,902

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($2,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($2,000)
	Net Cost / (Savings): ($4,000)			($4,000)

Summary of Work

(Phase II - #9854)
The Agency request annualized funding for all labor, materials, and equipment to:
1. Demo what remains of the existing MIL Vehicle and/or Personally Owned Vehicle (POV Parking Areas), either completely or in damaged areas, re-compact subgrade, apply asphalt overlay, and re-stripe. Construct additional authorized parking space to include new utilities and Storm Water fixtures, along with any required Site Work. Work will be completed at various armories across the state with repairs per armory based on conditions.
NOTE: This is an annualized project. Location TBD

Rationale

The paved parking areas at numerous armories are in disrepair and/or complete failure and cannot be utilized for assigned MTOE Military Equipment or Soldier or Public parking. Repairs and or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking area will provide the unit with an adequate area for parking its assigned MTOE Military Equipment or the additional POVs used by the Soldiers now assigned to the Unit.

Alternatives Considered

No other suitable facilities are available.

NOTE: This is an Annualized Project.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name

NG Federal Facilities Revitalization (Annual)

Submission Type	Existing Project	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	7/8
Project Number	4931	**Overall Priority**	54/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Support Services/Storage/Maintenance	30
Utilities/Energy Systems	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Fire/Security	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Federal Funds	$1,213,360
	$1,213,360

Project Costs	Amount
Contingencies-Capital Projects	$58,360
Fee-Architectural, Engineering & Other	$155,000
Other Construction/Renovation/Repair Projects	$1,000,000
	$1,213,360

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

(Phase II - #9856) The Agency requests annualized funding for all labor, materials, and equipment to:
1. Repair and/or Renovate various Deferred Maintenance Items (other than Roofs or Parking) at the 100% Federal Supported Facilities across the state.
NOTE: This is an annualized project

Rationale

Completing various Deferred Maintenance Items at the existing facilities will allow the SCARNG to continue to use them. Due to their age and condition, the existing facilities are about to reach a condition of disrepair where they will no longer support the SCARNG's mission.

Alternatives Considered

No other suitable facilities are available.

NOTE: This is an Annualized Project.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Office of Adjutant General

Project Name
RC / FMS Roof Repairs (Annual)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	8/8
Project Number	4928	**Overall Priority**	55/55

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Federal Funds	$632,500
[CP] State Appropriation	$632,500
	$1,265,000

Project Costs	Amount
Contingencies-Capital Projects	$110,000
Fee-Architectural, Engineering & Other	$155,000
Roofing-Repairs & Renovations	$1,000,000
	$1,265,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	3 Years+		($50,000)
Maintenance and Repairs	General Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

The Agency requests annualized funding for all labor, materials, and equipment to:

1. Replace existing Roofs with Standing Seam Metal, TPO or Modified Bitumen on multiple SCARNG buildings across the state. This project will replace the Roofs on 1-2 Buildings per year.

NOTE: This is an Annualized Project.
Camden will be the focus this year.

Rationale

These Roof Replacement projects will extend the life of these facilities by 25+ years.

Alternatives Considered

No other suitable facilities are available.

NOTE: This is an Annualized Project.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Orangeburg-Calhoun Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Orangeburg-Calhoun Technical College

Project Name

Health Science Building Mechanical/Electrical Upgrades

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/1
Project Number	4848	**Overall Priority**	1/3

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	25
HVAC	35
Interior Finishes/Flooring/Fixtures	40
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$275,338
[CP] AFS - Other Funds	$547,780
[CP] Capital Reserve Fund	$2,361,096
[CP] Capital Reserve Fund	$362,404
[CP] State Appropriation	$3,562,258
[CP] State Appropriation	$838,904
	$7,947,780

Project Costs	Amount
Construction Projects-Lump Sum	$6,740,000
Contingencies-Capital Projects	$629,000
Fee-Architectural, Engineering & Other	$578,780
	$7,947,780

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($5,000)
Utilities	Other Funds - Existing	Indefinitely		($4,000)
	Net Cost / (Savings): ($9,000)			($9,000)

Summary of Work

(Phase II - #6164)
This project is included on this CPIP, as it is awaiting final approval to proceed at a higher cost. The college is planning for mechanical/electrical upgrades (including HVAC) and other renovations to the college's existing health science building (Building K). This building, which is approximately 33,000 square feet, was built in 1987. The building would get new HVAC, new LED lighting, new restrooms, finish and flooring upgrades throughout. This building currently houses all health-related programs on campus except nursing. Those include Physical Therapy Assistant program, EMT, Radiologic Technology, Certified Nursing Assistant, and Medical Assisting.

Rationale

The building is 36 years old and had not undergone any major renovations of upgrades since built. The building is in need of major HVAC and mechanical upgrades, restroom renovations, and other floor/finish renovations.

Alternatives Considered

This space is heavily utilized by all of the college's health science programs (except nursing) and has not undergone any major renovations. The only alternative to major renovations is the construction of a new facility to replace this existing facility.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Orangeburg-Calhoun Technical College

Project Name

Advanced Manufacturing Training Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4849	**Overall Priority**	2/3

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$4,014,000	Basic Equipment	$2,000,000
[CP] State Appropriation	$8,000,000	Construction-Buildings & Additions	$18,500,000
[CP] State Appropriation	$8,000,000	Contingencies-Capital Projects	$2,100,000
[CP] State Appropriation	$5,086,000	Fee-Architectural, Engineering & Other	$2,000,000
		Site Development (Non-Depreciable Land Improv)	$500,000
	$25,100,000		$25,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$7,500	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$25,000	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$50,000	
Utilities	Other Funds - Existing	Indefinitely	$40,000	
	Net Cost / (Savings): $122,500		$122,500	

Summary of Work

Construct approximately 25,000-28,000 square feet of additional space to support the following advanced manufacturing programs. Electronic Instrumentation Technology, Industrial Maintenance Technology, Mechatronics, and Engineering Graphics Technology. The current space being used does not provide the amount or quality of space needed to adequately train students. The space would include classrooms, high bay lab space, and faculty offices. The facility would also provide training space to support the college's role in economic development and attracting new industry to our area.

Rationale

The current space being used does not provide the amount or quality of space to adequately train students. A recent master plan study indicated a need for additional space for these programs. These programs represent the increasing high wage, high demand jobs available in our area.
The college also has no space currently available for training for any new industry in Orangeburg and Calhoun counties. This space is critical for the college's role in economic development in our area.

Alternatives Considered

The college is considering two options. One option is to construct this new facility on the lower part of its campus near the perimeter road.
Another option is to locate this facility closer to Buildings L, M, & N (which all house advanced manufacturing programs. If located here, the additional square footage may be merged with a renovation of buildings L, M, & N.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Orangeburg-Calhoun Technical College

Project Name

Renovations to Building J

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	4850	**Overall Priority**	3/3

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	80
Support Services/Storage/Maintenance	20
	100%

Building Components Affected	Percentage
Electrical/Mechanical	30
Interior Finishes/Flooring/Fixtures	70
	100%

Fund Sources	Amount
[CP] State Appropriation	$3,025,000
	$3,025,000

Project Costs	Amount
Contingencies-Capital Projects	$250,000
Fee-Architectural, Engineering & Other	$275,000
Renovations-Buildings & Additions-Interiors	$2,500,000
	$3,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The college plans to renovate a large portion of Building J, converting space from a machine tool technology lab to smaller classroom and lab spaces.

Rationale

The college recently moved its Machine Tool Technology Program from Building J to another location on campus. That has left vacated space in Building J that needs renovation work before repurposing this space to be used by the Continuing Education department. That new space has not been completely designed but will include classrooms and smaller lab spaces.

Alternatives Considered

The only alternative is to leave the space as is, but this would severely limit the functionality of the space and its use by the continuing education department.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Patriots Point Development Authority

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Patriots Point Development Authority

Project Name

Pier Repairs

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/3
Project Number	4946	**Overall Priority**	1/4

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$986,320
	$986,320

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$986,320
	$986,320

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repairs to the approach pier and original pier head at Patriots Point

Rationale

An assessment by GEL Engineering has identified areas of repair for the pier at Patriots Point. The pier was constructed in 1976 and is the main approach for employees, visitors, contractors and vehicles to the USS Yorktown and USS Laffey. Project will be funded wholly by the agency.

Alternatives Considered

No alternatives were considered. The pier has to be repaired.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Patriots Point Development Authority

Project Name

Laffey Dry Dock

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	4947	**Overall Priority**	2/4

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$3,000,000
	$3,000,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$3,000,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The USS Laffey needs to be removed from the Patriots Point site and transported to be dry docked for repairs. This will involve temporarily separating the marina so the Laffey can be removed from its current site. Project will be wholly funded by agency. Deposit of $50,000 needs to be made in FY26 to reserve dock space. Anticipated rest of costs to be incurred in FY27.

Rationale

The USS Laffey is overdue for maintenance and repairs.

Alternatives Considered

No alternatives considered. It will be significantly more expensive to ignore the repairs and maintenance that are already overdue for the Laffey.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Patriots Point Development Authority

Project Name

USS Yorktown Remediation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	4948	**Overall Priority**	3/4

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$5,000,000
	$5,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$5,000,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The SCOR remediation project of the USS Yorktown does not allow for permanent repairs or structural or other assessments. The tanks are being remediated with SCOR funding, Patriots Point will be responsible for the cost of assessment and permanent repairs of the Yorktown.

Rationale

The SCOR remediation project is removing the hazardous waste in the tanks on the USS Yorktown and after the that material is removed the tanks need to be assessed and repaired.

Alternatives Considered

No alternatives considered. This work must be done in conjunction with the SCOR remediation project.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Patriots Point Development Authority

Project Name

Patriots Point Gift Shop Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4944	**Overall Priority**	4/4

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$25,000,000
	$25,000,000

Project Costs	Amount
Construction-Buildings & Additions	$25,000,000
	$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$50,000	
Utilities	Other Funds - Existing	Indefinitely	$25,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

The current Gift Shop building at Patriots Point needs to be removed and a new building constructed.

Rationale

The landside development at Patriots Point necessitates the removal of the current Gift Shop building and the construction of a new Gift Shop building at a different location on the property.

Alternatives Considered

Per the agreement with the tenant, the current Gift Shop building will become a parking lot area. The building has to be removed.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Piedmont Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name
Land - Edgefield Center for Manufacturing Excellence

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	4569	**Overall Priority**	1/12

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$20,000	Fee-Architectural, Engineering & Other	$150,000
[CP] AFS - Other Funds	$130,000		
	$150,000		$150,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	General Funds - Existing	3 Years+	$2,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

(Preliminary Land Acquisition - #6271) The college expects to receive approximately 8.6 acres of land as a donation from Edgefield County valued at approximately $15K per acre. This land will be used in association with the construction of the new PTC Edgefield Center for Manufacturing Excellence that will be located in or near the Edgefield County Industrial Park off of Hwy 25. The original land donation by Edgefield County has been tied up in ongoing litigation and the process of purchasing the land and preparing to donate the land to Piedmont Technical College is still underway and not yet finalized. The College is actively exploring alternative land options and is prepared to purchase land in or near the Edgefield County Industrial Park should the Edgefield County land donation prove to be unsuccessful. This CPIP is to establish the project with sufficient funds to proceed with either the land donation or land acquisition. This land acquisition relates to Project priority 2 of 4 in the 2026 CPIP.

Rationale

The new Edgefield Center for Manufacturing Excellence facility will be constructed on this land. The current facilities are aging and are constrained by the physical footprint. This project will provide support for industries in the community by providing graduates who are work ready.

Alternatives Considered

Renovation of existing facility - cost to renovate and repair exceeds replacement costs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Edgefield Center for Manufacturing Excellence

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/4
Project Number	4571	**Overall Priority**	2/12

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	90	Office/Administration	10	Building Envelope/Windows/Walls	40
Site Development	10	Program/Academic	90	Interior Finishes/Flooring/Fixtures	60
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$15,000,000	Construction-Buildings & Additions	$11,044,444
		Contingencies-Capital Projects	$1,400,000
		Fee-Architectural, Engineering & Other	$1,555,556
		Site Development (Non-Depreciable Land Improv)	$1,000,000
	$15,000,000		$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	3 Years+	$10,000	
Other Expenses	General Funds - Existing	3 Years+	$20,000	
Utilities	General Funds - Existing	3 Years+	$45,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

PTC proposes to construct a new campus in Edgefield County that will mirror the functionality of the college's O'Dell Center for Manufacturing Excellence. There is a need to provide manufacturing program opportunities to areas that are currently underserved due to travel distances - this includes communities that are both inside and outside of PTC's service area. This facility will allow those communities to be better served by offering opportunities that are located significantly closer to them in the PTC service area. The new Edgefield Center is programmed at 20,000sf and will consist of high bay technical labs spaces with support classrooms, and additional classrooms for non-lab instruction, administrative spaces, and restrooms. Planned instruction includes Mechatronics, CNC, Welding, and CDL programs with flexibility to include additional programs in the future. The facility will be constructed at or near the Edgefield Industrial Park and includes required sitework development and parking to support the facility. FY23 Proviso 118.19 (B)(72)(ii) SRS Funding in the amount of $10,000,000 as well as FY25 Proviso 118.20 (B)(21)(i) in the amount of $5,000,000 was appropriated directly to the college. In the previous CPIP Plan Year 2023 Priority 3 of 3, this project was referred to as PTC Edgefield Adv Mfg Center, and the name was changed in CPIP Plan Year 2024 Priority 3 of 5 to Edgefield Center For Manufacturing Excellence.

Rationale

This project will result in strengthened postsecondary education and training options for Edgefield residents and employers to meet current and future workforce needs. The current facilities are aging and are constrained by the physical footprint. Programs in this new facility will be available to communities that are outside the PTC service area. Such programs may be offered by other colleges, but travel distances make it impractical. This project will provide support for industries in the community by providing graduates who are work ready. This facility will also allow for expanded dual enrollment opportunities for the community.

Alternatives Considered

Renovation of existing facility - cost to renovate and repair exceeds replacement costs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Land - Technical Innovation Center - Greenwood County

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/4
Project Number	4572	**Overall Priority**	3/12

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	General Funds - Existing	3 Years+	$2,000	
	Net Cost / (Savings): $2,000		$2,000	

Summary of Work

Piedmont Technical College (PTC), in partnership with Greenwood School District 50, Ware Shoals School District 51, and Greenwood School District 52, proposes to build a state-of-the-art Technical Innovation Center (TIC): previously included in FY24-25 CPIP Plan Year 2026 - priority 2/3 and is included in the current FY25-26 CPIP Plan Year 2026 - priority 4/4. This CPIP is to establish a project as the Piedmont Technical College Foundation (PTCF) plans to donate approximately 20 acres to the College to provide adequate space for the TIC. This project establishes estimated costs for the preliminary land acquisition from the PTCF to PTC.

Rationale

The new TIC will be constructed on this land. The new TIC will be constructed by the Piedmont Technical College Upstate Center for Manufacturing Excellence (also known as the O'Dell Center), and the donation of land to PTC from the PTCF will provide adequate space.

Alternatives Considered

A smaller facility to accommodate expansion only of PTC that will not allow for the partnership with other school districts.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Library and Student Engagement Center

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	4/4
Project Number	4573	**Overall Priority**	4/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$1,358,303
[CP] State Appropriation	$3,711,966
[CP] State Appropriation	$109,500
[CP] State Appropriation	$2,120,231
[CP] State Appropriation	$5,500,000
	$12,800,000

Project Costs	Amount
Contingencies-Capital Projects	$2,370,370
Fee-Architectural, Engineering & Other	$948,148
Other Capital Outlay Costs	$474,075
Renovations-Buildings & Additions-Interiors	$9,007,407
	$12,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($15,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

(Phase I - #6333) This project will renovate the media center to streamline and modernize the library facility, while also creating collaboration hubs for in-demand occupations - to strengthen the linkage between students, the support they need to be successful in their chosen fields, and employers. These collaborative spaces, and private study spaces, will transform the library into the collaborative heart of PTC. The building will also include a Student Engagement Center to provide the necessary support to ensure students receive the assistance they need to persist in their studies, graduate, and successfully enter the workforce. The existing 42,000 square foot Library and Learning Resource Center was constructed in 1991. Renovations include reconfiguring of existing spaces, new finishes, and HVAC. New entrances and stairways will be constructed to provide better circulation and access to all spaces in the facility. In a previous CPIP Plan Year 2024 Priority 1 of 3, this project was referred to as Library Renovation, and the name was changed in the resubmission of the previous CPIP Plan Year 2025 Priority 1 of 3 (Project number 6333). The College will use MRR and Capital Reserve Funds for the project and consultation with the A&E firm has provided an accurate cost estimate to build to budget. The previous CPIP submission was to renovate only the upstairs of the existing building. This CPIP has been adjusted to include renovation of both the upstairs and downstairs of the existing building as additional MRR funds were received for FY26 [Proviso 118.22 FY25-26 (B)(27)(m)] that will allow complete renovation to the building. The renovation was previously to be completed in phases due to funding limitations, but with the additional funding allocated for FY26, the college is able to expand the scope to complete the project in one phase and provide the student benefits as outlined. The total area to be renovated is 37,900 sq. ft. as mechanical, electrical, janitorial rooms, etc. will not require renovation.

Rationale

This project will streamline and modernize the library facility, while also creating collaboration hubs for in-demand occupations - to strengthen the linkage between students, the support they need to be successful in their chosen fields, and employers. The renovation will include state of the art equipment, collaborative spaces, and private study spaces that will transform the library into the collaborative heart of PTC.

Alternatives Considered

Renovation of 3 existing buildings in an effort to create a student collaboration hub.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Technical Innovation Center - Greenwood County

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4574	**Overall Priority**	5/12

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$23,000,000
[CP] State Appropriation	$6,488,217
	$29,488,217

Project Costs	Amount
Construction-Buildings & Additions	$19,753,504
Contingencies-Capital Projects	$7,472,696
Fee-Architectural, Engineering & Other	$1,630,779
Site Development (Non-Depreciable Land Improv)	$631,238
	$29,488,217

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	3 Years+	$10,000	
Other Expenses	General Funds - Existing	3 Years+	$20,000	
Utilities	General Funds - Existing	3 Years+	$45,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

Piedmont Technical College (PTC), in partnership with Greenwood School District 50, Ware Shoals School District 51, and Greenwood School District 52, proposes to build a state-of-the-art Technical Innovation Center (TIC). The TIC will house programs from the existing G. Frank Russell Technology Center, along with new, innovative PTC offerings like Automotive and Electric Vehicle Technology, Truck Driver Training, Supply Chain Management, Heavy Equipment Operation, and Logistics. The approximate size of the TIC to be constructed will be 42,000 square feet. The square footage was estimated based on layouts for PTC expansion programs. The Center will be strategically located on the Greenwood campus next to the William H. "Billy" O'Dell Upstate Center for Manufacturing Excellence and across the street from the Family Life & Conference Center. This centralized location will educate and serve career and technical education students from PTC and Greenwood County's three school districts. The approximate size of the site is 7 acres, to include the TIC, along with outdoor laboratory space for truck driver training and heavy equipment operation and parking spaces. The land on which the TIC will be located is currently owned by Piedmont Technical College and the Piedmont Technical College Foundation. The project will be funded through a partnership of all parties. The project was voted on and approved as the number 1 Greenwood County Capital Project Sales Tax (CPST) project during the last election in November 2025 ($10,000,000 was approved from Greenwood County CPST), Greenwood School Districts 50, 51, and 52 (approximately $6,500,000), the Piedmont Technical College Foundation (approximately $6,500,000), and a request for state funds (approximately $6,488,217).

Rationale

The shared, flexible classrooms and laboratory spaces will facilitate opportunities for expanding the curricula and reach for both PTC and the school districts. By locating the TIC at the heart of PTC's Greenwood campus, high school students will have access to not only the programs housed and offered by their current career center, but also to PTC's renowned industrial technology, health care, business, and arts and sciences programs located on-campus, including access to the William H. "Billy" O'Dell Upstate Center for Manufacturing Excellence (UCME) located next door. Likewise, because of this collaboration, PTC will have the ability to offer programs not previously available to students like Cosmetology and Culinary Arts. The following career-oriented programs will be available to over 1,100 Greenwood County high school students annually at the TIC and/or through an accessible technical education partnership with PTC: Agriculture/Horticulture, Automotive Collision; Automotive Technology; Building Construction; Business Finance/Accounting; Cosmetology; Culinary; Health Science; Project Lead The Way (Biomedical Science and Pre-Engineering); Programming/Software Development; and Sports Medicine. The facility will allow PTC to expand its popular Automotive Technology program to include new, in-demand curriculum options for the emerging field of Electric Vehicle Technology. Additionally, the expansion of our Truck Driver Training program will feature both classroom space and an on-site outdoor training pad. It will accommodate the 125 students that participate in our training programs annually and will expand our capacity to train additional students on our two-month waitlist, as well as students that are currently enrolling in truck driver training programs outside of our county and region due to lack of program space and service capacity. Finally, the Center will house Logistics, Supply Chain Management, and Heavy Equipment operation, all the first of their kind offered in our service area. These programs are being proposed in response to requests from area industry and county and city government for training and availability of these high-demand occupations. The benefits of this Center will be immense. The TIC will expand upon the success of the UCME and will build the foundation for our future business and industry leaders, preparing them for an equal, or likely even greater, impact on our community.

Alternatives Considered

A smaller facility to accommodate expansion only for PTC that will not include a partnership with Greenwood School District 50, Ware Shoals School District 51, and Greenwood School District 52.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Newberry Center for Manufacturing Excellence

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	5045	**Overall Priority**	6/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Contingencies-Capital Projects	$450,000
Fee-Architectural, Engineering & Other	$518,520
Renovations-Buildings & Additions-Interiors	$4,031,480
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($30,000)
Other Expenses	General Funds - Existing	3 Years+	$20,000	
Utilities	General Funds - Existing	3 Years+	$15,000	
	Net Cost / (Savings): $5,000		$35,000	($30,000)

Summary of Work

PTC seeks to renovate a portion of unused space on the Newberry campus to establish a Center for Manufacturing Excellence, addressing a critical gap in manufacturing education within Newberry County. Currently, the lack of local training opportunities forces students to travel to other campuses, limiting access and slowing workforce development. Local industries are experiencing growing demand for skilled labor in fields such as mechatronics, welding, and CNC machining, yet the county remains underserved. This renovation will create high-bay technical labs and supporting classrooms, enabling hands-on and classroom instruction in these high-demand trades, with the flexibility to expand into additional programs as industry needs evolve. Immediate investment is essential to meet workforce demands, retain local talent, and strengthen the region's industrial base.

Rationale

This project will significantly expand postsecondary education and workforce training opportunities for Newberry residents and employers, addressing both current and emerging industry needs. The renovated facility will deliver high-demand programs locally, eliminating the impractical travel distances that currently limit access to similar offerings outside the PTC service area. By producing job-ready graduates, the project will directly strengthen the talent pipeline for local industries. Additionally, the upgraded space will support expanded dual enrollment opportunities, giving high school students early access to advanced technical training and accelerating their entry into the workforce. Immediate investment is critical to ensure the community's long-term economic vitality and competitiveness.

Alternatives Considered

PTC evaluated multiple options for meeting this critical training need; however, repurposing existing underutilized space proved to be the most cost-effective and efficient solution. Leveraging this space not only minimizes construction costs but also accelerates project completion, allowing the College to address urgent workforce demands without the delays and expenses associated with new construction. This strategic approach maximizes return on investment while transforming an unused asset into a high-impact educational and economic resource for the community.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Life Cycle Infrastructure Improvements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5049	**Overall Priority**	7/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
HVAC	50
Roof	35
	100%

Fund Sources	Amount
[CP] State Appropriation	$7,000,000
	$7,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Utilities	$4,000,000
Roofing-Repairs & Renovations	$2,000,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($30,000)
Other Expenses	General Funds - Existing	3 Years+		($20,000)
Utilities	General Funds - Existing	3 Years+		($30,000)
	Net Cost / (Savings): ($80,000)			($80,000)

Summary of Work

Securing funding is critical for PTC to replace roofs and HVAC systems over the next 2 - 3 years that have reached the end of their operational life. Delaying these replacements risks costly failures, safety concerns, and disruptions - making immediate action essential.

Rationale

Despite continuous maintenance, the College's infrastructure and systems have deteriorated to a critical point where substantial investment is essential to safeguard safety, reliability, and operational continuity. These needs align directly with our established lifecycle replacement plans, underscoring the urgency of immediate action.

Alternatives Considered

Investing in critical upgrades is the most cost-effective path forward, preventing costly system failures and halting the escalating expenses of continual repairs. Delaying these improvements will only compound financial and operational risks.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Health Science Building - Phase II

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4576	**Overall Priority**	8/12

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Office/Administration	10	Building Envelope/Windows/Walls	40
		Program/Academic	90	Interior Finishes/Flooring/Fixtures	60
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$37,100,000	Construction-Buildings & Additions	$31,000,000
		Contingencies-Capital Projects	$2,000,000
		Fee-Architectural, Engineering & Other	$3,100,000
		Other Capital Outlay Costs	$1,000,000
	$37,100,000		$37,100,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	3 Years+	$10,000	
Other Expenses	General Funds - Existing	3 Years+	$25,000	
Utilities	General Funds - Existing	3 Years+	$35,000	
	Net Cost / (Savings): $70,000		$70,000	

Summary of Work

PTC 's master plan includes a Phase II Health Sciences Building that will provide a modern facility for the entire Health Sciences Program and will fully meet current educational environment requirements that align with other programs in the state. PTC currently has an approved project to construct a new Heath Sciences and Nursing Building which will provide critically needed new and modern lab spaces to ensure students are practice-ready when completing programs. The initial programming for this new facility is for 53,000sf with a total estimated cost of $37,100,000. We are not requesting funding in the current budget cycle as the project will not start until 2027 or later.

Rationale

Although the new building addresses the most critical needs of the Health Science programs, the new building does not provide spaces for all of the programs currently housed in the H & S Buildings. This Phase II Health Science Building will bring the entire Heath Sciences Program up to standards.

Alternatives Considered

The current facilities are aging and are constrained by the physical footprint. Additionally, the cost to renovate and repair the existing facility exceeds replacement costs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

Greenwood Campus Restroom Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4577	**Overall Priority**	9/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$2,400,000
[CP] State Appropriation	$800,000
	$3,200,000

Project Costs	Amount
Contingencies-Capital Projects	$400,000
Renovations-Buildings & Additions-Interiors	$2,800,000
	$3,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($30,000)
	Net Cost / (Savings): ($30,000)			($30,000)

Summary of Work

Restrooms throughout the campus are dated and aging and in need of renovation and repair to bring them up to standards and to comply with ADA requirements. The PTC Greenwood Campus has buildings that range in age from 30 to 50 years old. There are 27 public restroom facilities spread over 10 buildings have received minimum upgrades over the last 20 plus years and require updating, modernization, and repairing to meet current standards and ADA compliance. This project is not priority for FY26 budget request.

Rationale

This project will ensure that the college's restroom facilities are updated, in good repair, and in compliance with current ADA standards.

Alternatives Considered

The existing conditions of the restrooms are unacceptable and repair cost continue to increase. The restrooms are in need of renovation and repair.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

New Industrial Technology Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4579	**Overall Priority**	10/12

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	90
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$29,500,000
	$29,500,000

Project Costs	Amount
Construction-Buildings & Additions	$23,000,000
Contingencies-Capital Projects	$2,500,000
Fee-Architectural, Engineering & Other	$2,500,000
Site Development (Non-Depreciable Land Improv)	$1,500,000
	$29,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	3 Years+	$10,000	
Other Expenses	General Funds - Existing	3 Years+	$25,000	
Utilities	General Funds - Existing	3 Years+	$40,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

This project will combine four industrial technology programs into one Industrial Technology Center. Automotive, HVAC, Sheet Metal and Construction Sciences programs are in buildings that range in age from 30 to 40 years old. These buildings are not capable to provide learning environments that meet the current standards for instruction. The new Industrial Technology is programmed at 48,000 square feet and is planned to house the Automotive, HVAC, Sheet Meatal and Construction Technology programs. Cost for the new facility is estimated at $30 Million. The programs that are planned to be housed in this facility are currently in 4 separate buildings that total 38,000 square feet. This project was included in the PTC master plan. We are not requesting funding in the current budget cycle as the project will not start until 2028 or later.

Rationale

With changes in the technologies of these programs, a new facility with new systems and equipment is needed to support the new technologies. Pulling these programs into one facility will allow for cross training and collaborative learning opportunities.

Alternatives Considered

Existing buildings do not meet the current standards for instruction.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

New Facilities & Maintenance Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4580	**Overall Priority**	11/12

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Agency/Institution/Campus Wide	100	Building Envelope/Windows/Walls	40
				Interior Finishes/Flooring/Fixtures	60
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$4,500,000	Construction-Buildings & Additions	$3,500,000
		Contingencies-Capital Projects	$350,000
		Fee-Architectural, Engineering & Other	$350,000
		Other Capital Outlay Costs	$300,000
	$4,500,000		$4,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($30,000)
	Net Cost / (Savings): ($30,000)			($30,000)

Summary of Work

PTC's Master plan includes the demolition of the existing building which houses the college's Maintenance and Facilities operations and the Automotive Tech program. The new Maintenance and Facilities department building will allow for improved operations and organization and will allow the department to better serve the needs of the college. The existing Facilities and Maintenance staff are housed in a building that is shared with the Automotive program, which is slated in the campus Master Plan to be demolished. The new facility is programmed at 7,300 square feet. The facility will house administrative offices, training room, shipping and handling, storage, restrooms and break room for the facilities and maintenance staff. The Automotive Technology program will be part of a separate planned Industrial Technology facility. This new facilities and maintenance building is programmed at 7,250sf and a total estimated cost of $4,500,000. We are not requesting funding in the current budget cycle as this project will not start until 2029.

Rationale

The current facility does not allow for the best operation and layout of spaces.

Alternatives Considered

Renovation of existing facility - cost to renovate and repair exceeds replacement costs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Piedmont Technical College

Project Name

County Campus Renovations and Deferred Maintenance

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4581	**Overall Priority**	12/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] State Appropriation	$3,645,800
[CP] State Appropriation	$901,400
	$4,547,200

Project Costs	Amount
Basic Equipment	$1,600,000
Fee-Architectural, Engineering & Other	$487,200
Renovations-Building Exteriors	$800,000
Renovations-Buildings & Additions-Interiors	$1,100,000
Roofing-Repairs & Renovations	$560,000
	$4,547,200

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($30,000)
Other Expenses	General Funds - Existing	3 Years+		($30,000)
Utilities	General Funds - Existing	3 Years+		($40,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

Piedmont Technical College's County Campus Renovations and Deferred Maintenance project includes repairs and upgrades to roofs, HVAC systems, energy conservation initiatives, exterior and interior painting, and flooring. The County Campuses that will be included are Abbeville, Edgefield, McCormick, Saluda, Newberry, Laurens, and Laurens Center for Advanced Manufacturing. We are not requesting funding in the current budget cycle as the project will not start until 2029.

Rationale

PTC's county campuses vary in ages. Some of the existing buildings and equipment exceed 30 years in age.

Alternatives Considered

Campus buildings will be a safety concern long-term if not repaired.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

School for the Deaf and Blind

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

2021 Campus Wide Improvements

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/5
Project Number	5185	**Overall Priority**	1/12

Project Type	Percentage
Architectural and Engineering	5
Replace Existing Facility/System	50
Site Development	45
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$348
[CP] Other Funds	$167,126
[CP] State Appropriation - Capital	$3,559,450
[CP] State Appropriation - Capital	$500,000
	$4,226,924

Project Costs	Amount
Basic Equipment	$1,500,000
Contingencies-Capital Projects	$370,000
Fee-Architectural, Engineering & Other	$223,615
Labor Cost-Classified	$1,133,309
Other Construction/Renovation/Repair Projects	$500,000
Renovations-Utilities	$300,000
Site Development (Non-Depreciable Land Improv)	$200,000
	$4,226,924

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9552) Items for completion included in Project 9522 Campus Wide Improvements are: Complete renovation of the Track and Field, as well as surrounding areas and support structures; Installation of lights and score board; New Flooring in the Blind School; Replace Voss Gym Floor; Replace fire panels around campus; Replace lighting at the Blind School.

Rationale

Renovations are needed to address ageing infrastructure, as well as safety enhancements.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Voss Gym HVAC

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/5
Project Number	5190	**Overall Priority**	2/12

Project Type	Percentage
Architectural and Engineering	5
Replace Existing Facility/System	90
Site Development	5
	100%

Facility Type	Percentage
Athletic/Recreational	80
Program/Academic	20
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,320,000
[CP] State Appropriation - Capital	$500,000
	$2,820,000

Project Costs	Amount
Basic Equipment	$1,000,000
Contingencies-Capital Projects	$230,000
Fee-Architectural, Engineering & Other	$75,000
Labor Cost-Special Contract Employee	$885,000
Other Construction/Renovation/Repair Projects	$500,000
Renovations-Utilities	$100,000
Site Development (Non-Depreciable Land Improv)	$30,000
	$2,820,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9553) Project 9553, originally known as 2021 Campus Wide HVAC, was renamed to focus on the Voss building. This project included HVAC replacement for the gym and pool area, as well as dehumidification system in pool area. This project also includes HVAC replacement for the remainder of the building in Phase II. Phase III will replace ageing mechanical room equipment.

Rationale

Existing HVAC systems and mechanical are beyond the expected life span.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Walker Hall Paint

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	3/5
Project Number	5195	**Overall Priority**	3/12

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Office/Administration	60	Building Envelope/Windows/Walls	100
		Program/Academic	40		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$160,775	Other Construction/Renovation/Repair Projects	$350,000
[CP] State Appropriation - Capital	$189,225		
	$350,000		$350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9557): Walker Hall, built in 1848, will undergo exterior painting and replacement of damaged wood as well as other repairs as necessary.

Rationale

Exterior upkeep is required and needed.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Bus Awnings

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/5
Project Number	5199	**Overall Priority**	4/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$340,000
	$340,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$34,000
Other Construction/Renovation/Repair Projects	$306,000
	$340,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Provide bus awnings at all three schools. This will allow students to remain dry while boarding buses during inclement weather and especially help when loading wheel chairs.

Rationale

Health and safety of the students.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Henderson Hall Dorm Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	5/5
Project Number	5203	**Overall Priority**	5/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$3,500,000
[CP] State Appropriation - Capital	$350,000
	$3,850,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$3,850,000
	$3,850,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9555) Renovation and repair of SCSDB Henderson Hall dorm facilities.

Rationale

Per SCSDB Campus Master Plan.

Alternatives Considered

Construction of new campus dorm facilities.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Close House Overhall

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/4
Project Number	5201	**Overall Priority**	6/12

Project Type	Percentage
Demolish Existing Facility	40
Replace Existing Facility/System	60
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$220,000
	$220,000

Project Costs	Amount
Construction-Buildings & Additions	$200,000
Fee-Architectural, Engineering & Other	$10,000
Site Development (Non-Depreciable Land Improv)	$10,000
	$220,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Close House is where we provide a place for parents, outreach teachers, outreach staff, etc. to stay when they have work or meetings on campus. The current house is in bad shape with rotten floors, and several plumbing issues. This plan will renovate the existing building and make it fully functional.

Rationale

Building needs repairs and renovation to function as designed.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Walker Hall Kitchen Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/4
Project Number	5207	**Overall Priority**	7/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$500,000
	$500,000

Project Costs	Amount
Basic Equipment	$300,000
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$30,000
Labor Cost-Special Contract Employee	$120,000
	$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This project is a complete renovation of the Walker Hall kitchen and dining room.

Rationale

Old equipment needs replacing, new FFE, new modern design.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

HVAC Replacement - Deaf School, CLRC, Dobson House

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	3/4
Project Number	5213	**Overall Priority**	8/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	5
Program/Academic	95
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$1,000,000
	$1,000,000

Project Costs	Amount
Basic Equipment	$500,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$70,000
Labor Cost-Special Contract Employee	$300,000
Site Development (Non-Depreciable Land Improv)	$30,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace aging HVAC unites at the Deaf School, Library and Dobson House.

Rationale

Unites have outlived expected life cycle.

Alternatives Considered

None

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Transportation Infrastructure

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	5216	**Overall Priority**	9/12

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$5,000,000
	$5,000,000

Project Costs	Amount
Site Development (Non-Depreciable Land Improv)	$5,000,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Continued implementation of the campus masterplan with the renovation/reconfiguration and paving of the campus transportation infrastructure including automobile/bus traffic and foot traffic.

Rationale

Continuing to implement the masterplan, has and will affect automobile/bus and foot traffic, along with the deterioration of the current transportation infrastructure.

Alternatives Considered

Partnerships with Spartanburg County Transportation Committee (C-Funds) along with SCDOT.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

Demolition of Hall Dorm and Central Kitchen

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5214	**Overall Priority**	10/12

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Demolish Existing Facility	100	Auxiliary/Housing/Food Service/Laundry	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation - Capital	$500,000	Other Construction/Renovation/Repair Projects	$500,000
	$500,000		$500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	Indefinitely		($6,000)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($25,000)
Utilities	General Funds - Existing	Indefinitely		($50,000)
	Net Cost / (Savings): ($81,000)			($81,000)

Summary of Work

Demolish Hall Dorm and Central Kitchen for the space for future facilities.

Rationale

SCSDB master plan.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

New Transportation Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5215	**Overall Priority**	11/12

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	90
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$2,000,000
	$2,000,000

Project Costs	Amount
Construction-Buildings & Additions	$2,000,000
	$2,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Continued implementation of SCSDB campus master plan with construction of a transportation facility to include, school bus driver administration and training space, along with appropriate maintenance and garage facilities to service and maintain our over-sized bus fleet.

Rationale

Safe transportation for our students all across the state is top priority, that requires additional appropriate space for SCSDB's over-sized bus fleet and specialized drivers, attendants, and mechanics.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

School for the Deaf and Blind

Project Name

New Education Facilities

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5217	**Overall Priority**	12/12

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	60
Site Development	30
	100%

Facility Type	Percentage
Health Care/Medical	25
Program/Academic	75
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$50,000,000
	$50,000,000

Project Costs	Amount
Construction-Buildings & Additions	$45,000,000
Fee-Architectural, Engineering & Other	$2,500,000
Site Development (Non-Depreciable Land Improv)	$2,500,000
	$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Construct and build a new educational facility that would house both deaf and blind students on different wings in a central location. Also include the nursing stations, occupational therapy, and physical therapy.

Rationale

Both schools are over 60 years old and need so much work done to them. They also feel institutionalized and need updating for new technologies and to meet ADA compliance.

Alternatives Considered

Renovations of existing facilities, but it was decided these are too old and the renovation would cost more than new construction.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

South Carolina State University Public Service and Agriculture

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Camp Harry E. Daniels Redevelopment Project (Calhoun County)

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	4794	**Overall Priority**	1/16

Project Type	Percentage
Architectural and Engineering	5
Construct Additional Facility	75
Site Development	20
	100%

Facility Type	Percentage
Athletic/Recreational	30
Auxiliary/Housing/Food Service/Laundry	40
Office/Administration	20
Parking/Roads/Site Development	10
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	15
HVAC	10
Interior Finishes/Flooring/Fixtures	15
Other	5
Parking/Landscape	10
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$2,000,000
[CP] AFS - Federal Funds	$13,320,000
[CP] AFS - Federal Funds	$680,000
[CP] AFS - State Appropriation	$8,000,000
[CP] AFS - State Appropriation	$10,000,000
	$34,000,000

Project Costs	Amount
Construction-Buildings & Additions	$27,200,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$400,000
Other Capital Outlay Costs	$2,900,000
Site Development (Non-Depreciable Land Improv)	$2,000,000
	$34,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$200,000	
Other Expenses	Federal Funds - Additional	2 Years	$5,000	
Utilities	Federal Funds - Additional	2 Years	$75,000	
	Net Cost / (Savings): $280,000		$280,000	

Summary of Work

(Phase I - #9669) Camp Harry Daniels is located in Elloree, South Carolina with a total area of 266 acres. The proposed development and additional facilities at Camp H. Daniels shall involve the following: Phase1 - site development and infrastructure; Phase 2 - construction of youth cabins, staff housing, infirmary and dining hall, limnology research center and training and activity center (TAC) storage and shelter, zip line climbing wall, ropes course and outdoor restrooms, outdoor sports complex; Phase 3 - construction of care taker's residence; Phase 4 - construction of demonstration barn, gymnasium, natatorium; Phase 5 - construction of pond building.

Rationale

The development and construction will support all 1890 research objectives, education and extension activity programs. It will also provide programmatic spaces and facilities needed to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farms and natural resources to the community.

Alternatives Considered

There were no other alternatives considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Ag Research and Education Center (AREC)

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/6
Project Number	4795	**Overall Priority**	2/16

Project Type	Percentage
Architectural and Engineering	5
Construct Additional Facility	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	15
HVAC	10
Interior Finishes/Flooring/Fixtures	15
Other	5
Parking/Landscape	10
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$75,000
[CP] AFS - Federal Funds	$7,457,520
	$7,532,520

Project Costs	Amount
Construction-Buildings & Additions	$6,225,905
Contingencies-Capital Projects	$336,274
Fee-Architectural, Engineering & Other	$336,274
Site Development (Non-Depreciable Land Improv)	$634,067
	$7,532,520

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$50,000	
Other Expenses	Federal Funds - Additional	2 Years	$6,000	
Utilities	Federal Funds - Additional	2 Years	$15,000	
	Net Cost / (Savings): $71,000		$71,000	

Summary of Work

The Agricultural Research and Education Center will be a state-of-the-art facility designed to be a nexus for innovation, learning, and outreach in the field of agriculture. It will integrate diverse components to provide a holistic approach to agricultural development.
Key Components and Facilities:
Research Laboratories:
Crop Science Labs: Equipped for plant breeding, genetics, pathology, entomology, soil science, and plant nutrition research.
Food Science and Post-Harvest Labs: For research on food processing, preservation, quality control, and value addition.
Agricultural Engineering and Technology Labs: For research on precision agriculture technologies, automation, and remote sensing.

Rationale

The facility will be used for taking advantage of the programmatic issues exercised on the demonstration farm as well as conduct innovative research.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Animal Research and Education Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	4799	**Overall Priority**	3/16

Project Type	Percentage
Architectural and Engineering	5
Construct Additional Facility	95
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	10
HVAC	20
Interior Finishes/Flooring/Fixtures	10
Other	10
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$17,500,000
[CP] AFS - State Appropriation	$2,500,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$16,530,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$500,000
Site Development (Non-Depreciable Land Improv)	$1,970,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$50,000	
Other Expenses	Federal Funds - Additional	2 Years	$9,000	
Utilities	Federal Funds - Additional	2 Years	$24,000	
	Net Cost / (Savings): $83,000		$83,000	

Summary of Work

An Animal Research & Education Center would be a multi-faceted facility designed to integrate cutting-edge research with comprehensive public education.
I. Research Facilities:
• State-of-the-Art Laboratories:
o Molecular Biology Labs: Equipped for genetic analysis, disease diagnostics, and biotechnological research.
o Physiology & Behavior Labs: Designed for non-invasive studies of animal function, behavior, and cognitive abilities.
o Veterinary Diagnostics & Treatment Suites: Including surgery theaters, imaging (X-ray, ultrasound), and post-mortem examination facilities.
o Controlled Environment Chambers: For simulating various environmental conditions to study animal adaptation and stress responses.

• Specialized Animal Housing Units:
o Species-Specific Habitats: Designed to replicate natural environments as closely as possible, ensuring optimal welfare for diverse species (e.g., aquatic systems, aviaries, primate enclosures, rodent colonies, large animal paddocks).
o Quarantine & Isolation Units: Essential for preventing the spread of diseases upon animal arrival or during illness.
o Behavioral Enrichment Areas: Dedicated spaces and programs to promote natural behaviors, reduce stress, and enhance animal well-being.

Rationale

The facility is intended to be an animal research and education center. The facility will be essential for simulating various environmental condition to study animal adaptation and stress responses. Also it will used for conducting educational classes around animal care and uses.

Alternatives Considered

No other alternatives considered

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Building Renovation (Catawba Region)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	4801	**Overall Priority**	4/16

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$30,000
[CP] AFS - Other Funds	$1,000,000
	$1,030,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$30,000
Other Capital Outlay Costs	$60,000
Renovations-Buildings & Additions-Interiors	$900,000
	$1,030,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$90,000	
Other Expenses	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$24,000	
	Net Cost / (Savings): $117,000		$117,000	

Summary of Work

The renovation of the facility in Rock Hill, SC with an area of 8,964 sq. ft. will include upgrading or replacing windows, door, HVAC, electrical, plumbing flooring, paint. Also, the facility will be up-fitted for research and other scientific space requirements.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Midlands Cluster (Cayce Facility) Renovations

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	5/6
Project Number	4858	**Overall Priority**	5/16

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	40
Other	20
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$11,000,000
[CP] AFS - Federal Funds	$3,570,000
	$14,570,000

Project Costs	Amount
Contingencies-Capital Projects	$593,966
Fee-Architectural, Engineering & Other	$616,051
Renovations-Buildings & Additions-Interiors	$12,625,898
Site Development (Non-Depreciable Land Improv)	$734,085
	$14,570,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$173,323	
Utilities	Federal Funds - Existing	Indefinitely	$42,742	
	Net Cost / (Savings): $216,065		$216,065	

Summary of Work

The renovations will include upgrading or replacing windows and doors, HVAC, electrical, plumbing, roof, flooring, paint, and up-fitting for research and other scientific space requirements. Some site work will also be required. 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

Bids were received on April 22, 2025, and each was above the current approved budget. It was determined that based on the current economic issues in the country relative to tariffs or the threat of tariffs, some construction professionals have recently seen unusual escalations in materials, construction costs, and supply chain issues. As a result, a portion of the project will be re-bid so that the work associated with the 5,950 square feet of space leased to the US Department of Agriculture can be completed by their move in date of December 2025.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Olar Research & Extension Farm Expansion

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	6/6
Project Number	4859	**Overall Priority**	6/16

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$400,000
[CP] AFS - State Appropriation	$17,100,000
[CP] AFS - State Appropriation	$2,500,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$14,940,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$1,600,000
Site Development (Non-Depreciable Land Improv)	$1,960,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Existing	Indefinitely	$115,229	
Utilities	Federal Funds - Existing	Indefinitely	$45,737	
	Net Cost / (Savings): $160,966		$160,966	

Summary of Work

The project will construct a facility that will include classrooms, laboratories, staff break room, offices, meeting rooms, and restrooms. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The renovation will be designed to meet Two Green Globes certification standards.

Rationale

The project will support the new Animal and Veterinary Sciences program within the newly re-established College of Agriculture at the university. It will provide students and professors with the ability to engage in collaborative efforts in education and staff with the faculty, staff, and students at the College of Veterinarian Sciences at Clemson University.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Facility Acquisition (Orangeburg County)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4802	**Overall Priority**	7/16

Project Type	Percentage
Architectural and Engineering	5
Purchase Land/Building	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$45,000
[CP] AFS - Other Funds	$1,475,000
	$1,520,000

Project Costs	Amount
Building Purchase	$1,500,000
Fee-Architectural, Engineering & Other	$20,000
	$1,520,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$5,000	
Other Expenses	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$6,950	
	Net Cost / (Savings): $14,950		$14,950	

Summary of Work

The proposed permanent improvement project is for the acquisition of the SC State PSA Research & Outreach Center in Orangeburg, South Carolina.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Facility Acquisition (Santee-Wateree Region)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	4803	**Overall Priority**	8/16

Project Type	Percentage
Architectural and Engineering	5
Purchase Land/Building	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$45,000
[CP] AFS - Other Funds	$1,475,000
	$1,520,000

Project Costs	Amount
Building Purchase	$1,500,000
Fee-Architectural, Engineering & Other	$20,000
	$1,520,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$5,000	
Office Expense	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$6,950	
	Net Cost / (Savings): $14,950		$14,950	

Summary of Work

The proposed permanent improvement project is for the acquisition of the SC State PSA Research & Outreach Center in Sumter, South Carolina.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Facility Acquisition (Greenville)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	4804	**Overall Priority**	9/16

Project Type	Percentage
Architectural and Engineering	5
Purchase Land/Building	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$20,000
[CP] AFS - Other Funds	$1,500,000
	$1,520,000

Project Costs	Amount
Building Purchase	$1,500,000
Fee-Architectural, Engineering & Other	$20,000
	$1,520,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$5,000	
Other Expenses	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$6,950	
	Net Cost / (Savings): $14,950		$14,950	

Summary of Work

The proposed permanent improvement project is for the acquisition of the SC State PSA Research & Outreach Center in Greenville, South Carolina.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Building Renovation (Orangeburg)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/4
Project Number	4805	**Overall Priority**	10/16

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$50,000
[CP] AFS - Other Funds	$1,000,000
	$1,050,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$50,000
Other Capital Outlay Costs	$60,000
Renovations-Buildings & Additions-Interiors	$900,000
	$1,050,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$75,000	
Office Expense	Federal Funds - Additional	2 Years	$5,000	
Utilities	Federal Funds - Additional	2 Years	$20,000	
	Net Cost / (Savings): $100,000		$100,000	

Summary of Work

The SC State PSA Research & Outreach Center to be renovated is located in Orangeburg, South Carolina.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Building Renovation (Santee-Wateree)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	4806	**Overall Priority**	11/16

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$50,000
[CP] AFS - Other Funds	$1,000,000
	$1,050,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$50,000
Other Capital Outlay Costs	$60,000
Renovations-Buildings & Additions-Interiors	$900,000
	$1,050,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$90,000	
Office Expense	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$24,000	
	Net Cost / (Savings): $117,000		$117,000	

Summary of Work

The SC State PSA Research & Outreach Center to be renovated is located in Sumter, South Carolina. The renovation will include upgrading or replacing windows doors, HVAC, electrical, plumbing, roofing, flooring and paint as well as up fitting the facility for research and other scientific space.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Facility Acquisition (Beaufort County)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	4807	**Overall Priority**	12/16

Project Type	Percentage
Architectural and Engineering	5
Purchase Land/Building	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$20,000
[CP] AFS - Other Funds	$2,500,000
	$2,520,000

Project Costs	Amount
Building Purchase	$2,500,000
Fee-Architectural, Engineering & Other	$20,000
	$2,520,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$5,000	
Other Expenses	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$6,950	
	Net Cost / (Savings): $14,950		$14,950	

Summary of Work

The proposed permanent improvement project is for the acquisition of the SC State PSA Research & Outreach Center in Beaufort County, South Carolina.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Building Renovation (Greenville)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	4809	**Overall Priority**	13/16

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$50,000
[CP] AFS - Other Funds	$1,000,000
	$1,050,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$50,000
Renovations-Buildings & Additions-Interiors	$1,000,000
	$1,050,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$90,000	
Other Expenses	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$24,000	
	Net Cost / (Savings): $117,000		$117,000	

Summary of Work

The SC State PSA Research & Outreach Center to be renovated is located in Greenville, South Carolina. The renovation will include upgrading or replacing windows doors, HVAC, electrical, plumbing, roofing, flooring and paint as well as up fitting the facility for research and other scientific space.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Building Renovation (Beaufort County)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4810	**Overall Priority**	14/16

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$500,000
[CP] AFS - Other Funds	$50,000
	$550,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$50,000
Other Capital Outlay Costs	$60,000
Renovations-Buildings & Additions-Interiors	$400,000
	$550,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$90,000	
Office Expense	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$24,000	
	Net Cost / (Savings): $117,000		$117,000	

Summary of Work

The SC State PSA Research & Outreach Center to be renovated is located in Beaufort County,, South Carolina. The renovation will include upgrading or replacing windows doors, HVAC, electrical, plumbing, roofing, flooring and paint as well as up fitting the facility for research and other scientific space.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Facility Acquisition (Greenwood)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4811	**Overall Priority**	15/16

Project Type	Percentage
Architectural and Engineering	5
Purchase Land/Building	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$20,000
[CP] AFS - Other Funds	$1,500,000
	$1,520,000

Project Costs	Amount
Building Purchase	$1,500,000
Fee-Architectural, Engineering & Other	$20,000
	$1,520,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$5,000	
Office Expense	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$6,950	
	Net Cost / (Savings): $14,950		$14,950	

Summary of Work

The proposed permanent improvement project is for the acquisition of the SC State PSA Research & Outreach Center in Greenwood, South Carolina.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University Public Service and Agriculture

Project Name

Building Renovation (Greenwood)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4812	**Overall Priority**	16/16

Project Type	Percentage
Architectural and Engineering	5
Repair/Renovate Existing Facility/System	95
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	35
Other	5
Parking/Landscape	5
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$50,000
[CP] AFS - Other Funds	$500,000
	$550,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$50,000
Other Capital Outlay Costs	$60,000
Renovations-Buildings & Additions-Interiors	$400,000
	$550,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Federal Funds - Additional	2 Years	$90,000	
Other Expenses	Federal Funds - Additional	2 Years	$3,000	
Utilities	Federal Funds - Additional	2 Years	$24,000	
	Net Cost / (Savings): $117,000		$117,000	

Summary of Work

The SC State PSA Research & Outreach Center to be renovated is located in Greenwood, South Carolina. The renovation will include upgrading or replacing windows doors, HVAC, electrical, plumbing, roofing, flooring and paint as well as up-fitting the facility for research and other scientific space.

Rationale

The facility is intended to support all PSA research, education and extension activity programs. It will also house all staff members and volunteers as well as provide programmatic spaces to deliver PSA activities in the areas of 4H, youth development, family life and nutrition, small farm and natural resources and community and economic development.

Alternatives Considered

No other alternatives were considered.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

South Carolina State University

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Truth Hall Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	5613	**Overall Priority**	1/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$8,000,000
[CP] AFS - Federal Funds	$4,850,000
[CP] AFS - Federal Funds	$123,021
[CP] AFS - Revenue Bonds	$10,000,000
[CP] AFS - State Appropriation	$2,000,000
	$24,973,021

Project Costs	Amount
Contingencies-Capital Projects	$560,778
Fee-Architectural, Engineering & Other	$1,600,000
Renovations-Building Exteriors	$2,150,000
Renovations-Buildings & Additions-Interiors	$11,719,281
Renovations-Utilities	$8,412,962
Roofing-Repairs & Renovations	$530,000
	$24,973,021

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$185,000	
	Net Cost / (Savings): $185,000		$185,000	

Summary of Work

(Phase I - #9661) The project was established to renovate the entire 14 story building to include fire suppression, fire alarm, elevator upgrade, HVAC, paint, flooring, and code updates. Interior renovations included bathrooms, lobby, and bedrooms. Subsequently, the scope was revised to add roof replacement to the project. The replacement roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale

There are only 132 of 384 beds in Truth Hall being utilized. Out of an abundance of caution, the university made the decision to not utilize the top 7 floors in 2015. This project will ensure the safety of all students housed in the residence hall and allow the university to grow enrollment by providing an additional 268 beds. Per the university, they expect 12% to 18% student growth over the next two years.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

New Student Residence Hall

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	5537	**Overall Priority**	2/11

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Auxiliary/Housing/Food Service/Laundry	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Revenue Bonds	$50,000,000	Construction-Buildings & Additions	$42,240,000
		Contingencies-Capital Projects	$3,680,000
		Fee-Architectural, Engineering & Other	$4,080,000
	$50,000,000		$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$249,800	
	Net Cost / (Savings): $249,800		$249,800	

Summary of Work

(Phase I - #9668) The University is experiencing an unprecedented growth in the student population. The institution is projecting over 15% growth rate through the next two years. The enhancement of existing housing and food services is critical to the University's ability to serve our students. The existing housing units have historical deferred maintenance, and the expansion of these buildings is not practical under the circumstance. The University has partnered with the institution's real estate Foundation to assist with locating affordable student housing in the Orangeburg SC area.
The University has identified adequate space for the development of a 500-bed residential housing complex. The potential housing complex will provide the University with needed sustainability and growth for the next five years. The University is assessing various funding sources and methods to development this complex. The institution is seeking the support of a P3 consultant firm to assist with the development of long-term housing plan for the University.
This housing effort is critical to the mission of the University as a 1890 land-grant based institution. The University has placed resources into the critical academic building including a pending HVAC and roofing upgrades to replace the existing systems.
The creation of a new housing complex is a vital part of the University academic learning culture.

Rationale

The potential new building will be transformational for the University. The growth of the University demands that we focus on innovative ways to increase student housing. The core goal is to enhance framework and the housing infrastructure of the University.

Alternatives Considered

Renovation of an existing facility is under consideration; however, a new building is the most appropriate action under the circumstances.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

E. D Hodge Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	5536	**Overall Priority**	3/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$25,000,000
	$25,000,000

Project Costs	Amount
Construction-Buildings & Additions	$20,500,000
Fee-Architectural, Engineering & Other	$4,500,000
	$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Historic E.D. Hodge Hall is a two-story brick construction built in 1928. SC State is seeking to renovate the building envelope installing new energy-efficient windows, brick pointing and below grade waterproofing; interior renovations to include life-safety, HVAC, lab equipment, ADA compliance and finishes.

Rationale

Greater demands for R-2 and innovative research space is compelling the University to seek ways of flourishing research efforts on campus for our students and faculty. The historic E. D. Hodge Hall is a two-story brick construction originally built in 1928. It is our desire to delicately restore this historic treasure rich in the history of South Carolina State while advancing the overall research efforts of our campus and local community.

Alternatives Considered

Continued modifications and repairs to the existing research space currently in Hodge Hall.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Whittaker Library Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	4/7
Project Number	5535	**Overall Priority**	4/11

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Capital Reserve Fund	$4,699,310	Construction-Buildings & Additions	$28,000,000
[CP] AFS - State Appropriation	$620,000	Fee-Architectural, Engineering & Other	$2,319,310
[CP] AFS - State Appropriation	$25,000,000		
	$30,319,310		$30,319,310

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$18,000	
	Net Cost / (Savings): $18,000		$18,000	

Summary of Work

(Phase I - #9670) The replacement of the Whittaker library was a highly important priority on the University's list of permanent improvement projects for the 2023-2024 budget request. Although this project was not funded through the South Carolina State budget process, it remains a top priority for the University. Whittaker library is one of the oldest buildings on campus and considered the first library for the University. The facility has been renovated several times during its over 50 years of service to the University and community. Although many of the building functions are currently outdated and in need of replacement; the University and the community continue to use the center as a focus point of academic research. The library has more than 40,000 sq. ft of academic space, with over 50,000 print volumes and over 100,000 online e-books for 24-hour use. The University has placed resources into the critical academic building including a pending HVAC and ADA upgrade to replace the existing system.
Whittaker library is one of the oldest and most utilized academic buildings on campus and within the Orangeburg community. There is not an elevator in the building; hence, the library is not compliant with the Americans with Disabilities Act and cannot be up fitted with modern technology to meet the current needs and demands of the student body, academic staff and community stakeholders. As with many of the buildings, due to the age of the building the deferred maintenance cost has made the sustainability of the center financially unpractical without major capital injections.
The replacement building for Whittaker will change the academic landscape of the University along with enhancing the education and learning experience for the University community. It is our belief that the replacement building will immediately enhance the staff, student, and faculty retention.

Rationale

Replacement of Whittaker is vital to the long-term sustainability of the University academic experience. A new Whittaker will enhance the academic experience of the University and provide needed resources for many community stakeholders. Whittaker library is truly the center for student learning engagement and serves as a community research and intellectual center. Replacement of this building is critical to producing a modern learning environment for the University; along with being an information source for the community. The central rationale for this replacement is rooted in the need for a sustained and robust academic environment for the students at South Carolina State University and the community of Orangeburg.

Alternatives Considered

The University considered renovation of the existing building along with repurposing the academic center. The age of the structure makes this option a challenge from a deferred maintenance and supply chain standpoint. After a detail review of the condition of the library, it was concluded that replacement of the building was the most appropriate action.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Replacement Of Smith Hammond Middleton Convocation Academic Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	5540	**Overall Priority**	5/11

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	25
Office/Administration	25
Program/Academic	50
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,000,000
[CP] AFS - State Appropriation	$55,000,000
	$60,000,000

Project Costs	Amount
Construction-Buildings & Additions	$54,000,000
Fee-Architectural, Engineering & Other	$6,000,000
	$60,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The replacement of the SHM academic/convocation center is a very important priority on the University's list of permanent improvement projects for the 2023-2024 budget request. Although this project was not funded through the South Carolina State budget process, it remains a top priority for the University. SHM is one of the oldest buildings on campus and was used as the first academic/convocation center for the University. The facility has been renovated several times during its over 55 years of service to the University and community. Although many of the building functions are currently outdated and in need of replacement; the University and the community continue to use the center for graduations, sporting, and entertainment events. The University has poured resources into the building included a pending HVAC upgrade to replace the existing system.

SHM is one of the oldest and most utilized academic/convocation buildings on within the Orangeburg community. There is not an elevator in the building; hence, the center is not compliant with the Americans with Disabilities Act and cannot be up fitted with modern technology to meet the current needs and demands of the student body, academic staff and community stakeholders. Due to the age of the building the deferred maintenance cost has made the sustainability of the center financially unpractical without major capital injections.

The replacement building for SHM will change the academic and athletic landscape of the University along with enhancing the education and entertainment experience for the University community. It is our belief that the replacement building will immediately enhance the coaching staff, student, and faculty retention.

Rationale

Replacement of SHM is vital to the long-term sustainability of the University and its athletic department. A new SHM will enhance the academic and event planning capacity of the University and provide needed resources for many community stakeholders (serves academic and convocation purposes). This academic and staff office building is one of the oldest buildings on campus, which has constant maintenance challenges. Replacement of this building is critical to producing a modern learning and student-coaching environment for the University, along with core entertainment events for the community. The central rationale for this replacement is rooted in the need for a sustained and robust academic and athletic coaching and entertainment environment for the students at South Carolina State University and the community of Orangeburg.

Alternatives Considered

The University considered renovation of the existing building along with repurposing the academic/athletic center. The age of the structure makes this option a challenge from a deferred maintenance and supply chain standpoint. After a detail review of the condition of the center, it was concluded that replacement of the building was the most appropriate action.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Health & Wellness Center

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	5614	**Overall Priority**	6/11

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Health Care/Medical	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$200,000	Basic Equipment	$1,275,000
[CP] AFS - Revenue Bonds	$19,800,000	Construction-Buildings & Additions	$15,005,000
		Fee-Architectural, Engineering & Other	$1,400,000
		Site Development (Non-Depreciable Land Improv)	$2,320,000
	$20,000,000		$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$249,800	
	Net Cost / (Savings): $249,800		$249,800	

Summary of Work

The new facility will include a weight room, training area, therapy area, in-door running track, cardio center, aerobic and spin classrooms, muti-purpose classrooms, and an academic learning center. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet Two Green Globes certification standards. The new Health & Wellness Center will be three-story, +/- 46,400 square feet. The new facility is tentatively anticipated to be located in the university's athletic campus. The new facility will provide health and wellness related spaces to approximately 3,000 students annually.

Rationale

The university has never had a health and wellness center in its 128-year history. Per the university, there is an urgent need for a health and wellness center, which will house the programmatic and physical aspects of the university's fitness and mental health programs. The development of a new health and wellness center is a recruitment and retention instrument for the university and will help to further integrate the institution into the community, which will be granted access and use of the facilities.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

M. Maceo Nance Hall Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	7/7
Project Number	5615	**Overall Priority**	7/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$300,000
[CP] AFS - State Appropriation	$14,700,000
	$15,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,400,000
Renovations-Buildings & Additions-Interiors	$13,600,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely		($129,096)
Utilities	General Funds - Existing	Indefinitely		($11,328)
	Net Cost / (Savings): ($140,424)			($140,424)

Summary of Work

(Phase I - #9671) The project will renovate the exterior of the building to include 1) re-pointing, repairing, and sealing of exterior brickwork, stone or concrete; 2) repairing the existing asphalt paving, re-striping for handicapped parking, and re-grassing areas disturbed during construction; 3) construction of additional sidewalks; 4) full window restoration to include restoration of interior window trim; 5) roof replacement. The interior finishes will be renovated to include 1) main interior corridors and stairwells on all floors; 2) new ceiling grid and tiles will be installed; 3) office finishes will be refreshed; 4) interior doors will be refinished; 5) new paint and flooring; 6) the bottom floor will be built out with new lab space, totaling 11,750 square feet; 7) interior lighting will be replaced with LED lighting fixtures to include emergency lighting. 8) new fire alarm system and sprinkler system will be installed; 9) HVAC will be replaced; 10) electrical will be updated; 11) elevator will be modernized; 12) new plumbing fixtures will be installed, and bathrooms will be updated to meet ADA standards. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The renovation will be designed to meet Two Green Globes certification standards.

Rationale

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

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Wilkinson Hall Renovations

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5539	**Overall Priority**	8/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	40
Support Services/Storage/Maintenance	60
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	50
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$8,250,000
[CP] AFS - Federal Funds	$1,750,000
	$10,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$10,000,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($50,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

The renovation of the Wilkinson Hall continues to be major project for the University. Although this project's current renovation budget is not fully funded it remains a top priority for the University. Over the last three years, the Wilkinson Hall project has received support from the federal historic preservation fund. The grant is funded by the Historic Preservation Fund and administered by the National Park Service (NPS), an agency of the Department of Interior. The funding is part of $9.7 million in NPS funds allocated for 20 preservation projects for historic structures on campuses of Historically Black Colleges and Universities (HBCUs) in 10 states. The national park service's Historically Black Colleges and University Grant program provides assistance to preserve noteworthy structures that honor the past and tell the ongoing story of these historic institutions. HBCUs have been an important part of the American education system for more than 180 years, providing high-level academics, opportunities, and community for generations of students. The last grant represents the third round of NPS funding the University has received for the Wilkinson Hall preservation project. The renovation of Wilkinson Hall is an important part of the University's history, and preserving it means it will continue to serve generations of students who call our campus home.

Wilkinson Hall was constructed in 1938 as a 16,000 sq. ft. structure. The renovation of the building is a vital part of the preservation of the historic district of the University. Additional state funding to supplement the federal grants ($1,750,000.00) is needed restore the building to an operational level.

Rationale

The renovation of Wilkinson Hall is vital to the long-term sustainability of the University academic experience. This effort will enhance the academic experience and service delivery of the University and provide needed resources for many community stakeholders.

Alternatives Considered

The administration building is on the historic register and renovation is the most appropriate action.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Reserve Offices Training Corp. Center

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5538	**Overall Priority**	9/11

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	5
Program/Academic	90
Support Services/Storage/Maintenance	5
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$4,000,000
[CP] AFS - Federal Funds	$19,640,000
[CP] AFS - Other Funds	$360,000
	$24,000,000

Project Costs	Amount
Construction-Buildings & Additions	$20,000,000
Fee-Architectural, Engineering & Other	$4,000,000
	$24,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$126,000	
Utilities	General Funds - Existing	Indefinitely	$84,600	
	Net Cost / (Savings): $210,600		$210,600	

Summary of Work

(Phase I - #9662) The funding would be used to build a modern 35,000 sq. ft. Reserve Officers Training Corp. (ROTC) Multipurpose Complex (MPC) on its campus to provide training and academic space for ROTC Cadets. The facility would house classrooms, training rooms, living quarters, multi-purpose spaces and administrative spaces.

This project is an appropriate use of taxpayer dollars as South Carolina State University's ROTC program is recognized as one of the largest producers of minority officers for the United States Army, despite having less than adequate facilities. This funding would be a huge attraction for both recruitment and retention of ROTC students and serve as a model for HBCU ROTC building modernization efforts.

Rationale

SCSU seeks to build a modern ~47,000 sq. ft. Reserve Officer Training Corp. (ROTC) Multipurpose Academic/Training Complex (MPC) on its campus to provide military training and academic instruction space for ROTC Cadets. The University has one of the most distinguished Reserve Officer Training Programs in the country with over 22 general officers representing every military branch. This new workforce develop center for the military will house classrooms, training rooms, a pool, multi-purpose and administrative spaces for education and academic research for ROTC Cadets. The ROTC complex would serve as a model/prototype for Historically Black Colleges and Universities (HBCUs) and ROTC infrastructures across the country.

Alternatives Considered

The University considered renovation of the existing building along with repurposing the academic/athletic center. The age of the structure makes this option a challenge from a deferred maintenance and supply chain standpoint. After a detail review of the condition of the center, it was concluded that replacement of the building was the most appropriate action.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Staley Hall Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5541	**Overall Priority**	10/11

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Program/Academic	50	Other	100
		Support Services/Storage/Maintenance	50		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Capital Reserve Fund	$40,000,000	Construction-Buildings & Additions	$37,500,000
		Fee-Architectural, Engineering & Other	$2,500,000
	$40,000,000		$40,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The replacement of Staley Hall is a very important priority on the University's list of permanent improvement projects for the 2023-2024 budget request. Although this project was not funded through the South Carolina State budget process, it remains a top priority for the University. Staley Hall is one of the oldest buildings on campus and was used as the first agriculture and consumer science teaching facilities for the University. The facility has various consumer science research and testing areas which are currently outdated and in need of replacement. The University has poured resources into the building included a pending HVAC upgrade to replace the existing system.

As stated before, Staley Hall is one of the oldest academic buildings on campus. There is not an elevator in the building; hence, the wings of the center are not compliant with the Americans with Disabilities Act and cannot be up fitted with modern technology to meet the current needs and demands of the student body and academic staff. Due to the age of the building the deferred maintenance cost has made the sustainability of the center financially unpractical.

Staley Hall is currently the home of the national championship winning athletics' department, which includes the majority of the coaching staff and the student athletic academic support center. The replacement building for Staley Hall will change the academic and athletic landscape of the University along with enhancing the education experience of each student athletic on campus. It is our belief that the replacement building will immediately enhance staff, student, and faculty retention.

Rationale

Replacement of Staley Hall is vital to the long-term sustainability of the University and its athletic department. This academic and staff office building is one of the oldest buildings on campus, which has constant maintenance challenges. Replacement of this building is critical to producing a modern learning and student-coaching environment for the University. The core rationale for this replacement is rooted in the need for a sustained and robust academic and athletic coaching environment for the students at South Carolina State University.

Alternatives Considered

The University considered renovation of the existing building along with repurposing the academic/athletic center. The age of the structure makes this option a challenge from a deferred maintenance and supply chain standpoint. After a detail review of the condition of the center, it was concluded that replacement of the building was the most appropriate action.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

South Carolina State University

Project Name

Renovation of Historic/Abandoned Buildings

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	5542	**Overall Priority**	11/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	25
Office/Administration	25
Program/Academic	50
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$32,400,000
	$32,400,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$2,400,000
Renovations-Buildings & Additions-Interiors	$30,000,000
	$32,400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovation of existing offline buildings to increase capacity for the growing enrolment and need to increase support staff

Rationale

Bringing these buildings back online will be at a significant savings over demolition and building new. Based on the current market we can renovate for $300 per sq ft vs $500 per sq ft for new construction. There is also the demolition savings.

Alternatives Considered

Initially the University looked at demolition and replacement but determined renovation was the better route to take



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Spartanburg Community College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Cherokee Campus Spark Center

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/7
Project Number	4596	**Overall Priority**	1/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	5
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$6,000,000
[CP] State Appropriation	$13,700,000
[CP] State Appropriation	$300,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$18,500,000
Fee-Architectural, Engineering & Other	$1,300,000
Site Development (Non-Depreciable Land Improv)	$200,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely	$40,000	
Utilities	General Funds - Additional	Indefinitely	$40,000	
	Net Cost / (Savings): $80,000		$80,000	

Summary of Work

(Phase I - #6298) - This project is to construct a Spark Campus Building to support economic development in the Cherokee County and surrounding areas. The project would require site development to construct a new masonry and metal fabrication structured building, approximately 60,000 square feet. Project would require entrance drive(s) to accommodate commercial trucks and adjacent parking areas. Funding in place from Proviso 118.19 FY23/24 consisting of $12MM State appropriation in July 2023. Based on land acquisitions of $3MM, we will use $9MM from Proviso, plus FY23/24 consisting of $25M, of which $4M will be used to fund this project, and the remaining funds will be local funds.

Rationale

Considerable economic development activity in the Cherokee County and surrounding areas and anticipated growth along the I-85 corridor between Charlotte and Atlanta. I-85 is presently being widened through Cherokee County that will further expand development along that corridor.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Cherokee Academic Building Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/7
Project Number	4597	**Overall Priority**	2/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	30
Interior Finishes/Flooring/Fixtures	20
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$19,700,000
[CP] State Appropriation	$10,000,000
[CP] State Appropriation	$300,000
	$30,000,000

Project Costs	Amount
Construction-Buildings & Additions	$25,000,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$2,000,000
Site Development (Non-Depreciable Land Improv)	$1,500,000
	$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely	$20,000	
Utilities	General Funds - Additional	Indefinitely	$40,000	
	Net Cost / (Savings): $60,000		$60,000	

Summary of Work

(Phase I - #6329) - This project is for site development and construction of a new academic building on the SCC Cherokee Campus and a community meeting space. Conceptually it would be 60,000 square feet. The structure will be steel and masonry consistent with other buildings on campus. Funds from Proviso 118.19 FY 22/23 and Proviso 118.20 23/24 would be used for the majority of the cost.

Rationale

There is a tremendous need for additional academic space due to the growth in Cherokee County and the surrounding Upstate areas.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Industrial Spark Building Acquisition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/7
Project Number	4598	**Overall Priority**	3/10

Project Type	Percentage
Architectural and Engineering	5
Purchase Land/Building	95
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	30
Interior Finishes/Flooring/Fixtures	20
Roof	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$18,020,000
	$18,020,000

Project Costs	Amount
Building Purchase	$18,000,000
Fee-Architectural, Engineering & Other	$20,000
	$18,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely	$20,000	
Utilities	General Funds - Additional	Indefinitely	$40,000	
	Net Cost / (Savings): $60,000		$60,000	

Summary of Work

Tyger River Campus master plan to include new buildings or additions for relocation of automotive, diesel, electric vehicle technology programs, CDL classrooms/offices, Spark Center entry/additions, logistics & supply chain classroom/offices and microelectronics clean room. Renovations of existing space for cyber-physical security, health sciences classrooms/offices and academic training center. Parking lot revisions and new truck pad as well. Based on the cost to construct a new building, it is more cost efficient to purchase an existing building. The college would plan to move all of the Industrial Technology programs from the Giles Campus to the Tyger River Campus. Funds Proviso 118.19 FY 23/24 for building and renovations totaling approximately 25MM have been awarded to the college.

Rationale

There is an increasing demand for all of the Industrial Technology programs including mechatronics, automotive technicians, welding, robotics, electric vehicle technology, diesel technology, HVAC and require the additions of new labs. The current programs are limited in space and capacity and limit the ability of the college to grow these programs.

Alternatives Considered

A newly constructed building was considered. New construction cost and access to land costs $250-$350 per sq ft. An existing facility can be purchased around $100 per sf.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Union County Building Acquisition

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/7
Project Number	4875	**Overall Priority**	4/10

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Program/Academic	100	Building Envelope/Windows/Walls	20
				Electrical/Mechanical	10
				HVAC	30
				Interior Finishes/Flooring/Fixtures	20
				Roof	10
				Water/Sewer	10
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Other Expenses	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Union County currently allows SCC to use their building for our Campus supporting the Union area. The county has given SCC pre-approval for the college to take ownership of the land and building. We do not expect any financial outlay to acquire the building other than $20,000 to complete the real estate due diligence. After acquiring the building, the college has plans to expand the building using the previously approved $4.8 million proviso funds.

Rationale

SCC currently provides academic programs at the Union Campus. Enrollment and programs continue to increase driven by workforce development and support from Union County School District. To meet the growing demand, the college needs to take ownership of the building to access the $4.8 million in proviso funds to expand the footprint.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Giles Administrative and Academic Building Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/7
Project Number	4599	**Overall Priority**	5/10

Project Type	Percentage
Demolish Existing Facility	5
Replace Existing Facility/System	95
	100%

Facility Type	Percentage
Office/Administration	60
Program/Academic	40
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Roof	20
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$6,792,243
[CP] Capital Reserve Fund	$7,800,000
[CP] State Appropriation	$15,407,757
	$30,000,000

Project Costs	Amount
Construction-Buildings & Additions	$25,000,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$2,000,000
Site Development (Non-Depreciable Land Improv)	$1,500,000
	$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($17,544)
	Net Cost / (Savings): ($17,544)			($17,544)

Summary of Work

New building construction to replace existing Ledbetter building. New building will house academic classes and administrative functions on the Giles Campus. The building will be larger in size to accommodate the enrollment growth. In addition, the existing Ledbetter building would be demolished as part of a separate project after the new building is constructed. Estimated cost is $30MM.

Rationale

The current Ledbetter building was constructed in 1963. The electrical and HVAC equipment operates marginally. Replacing the equipment would be over $5MM.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name
Union Campus Bldg Expansion

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	6/7
Project Number	4600	**Overall Priority**	6/10

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Fire/Security	10
HVAC	20
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] State Appropriation	$4,800,000
[CP] State Appropriation	$2,000,000
	$6,800,000

Project Costs	Amount
Construction-Buildings & Additions	$6,000,000
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$400,000
	$6,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$15,000	
Utilities	General Funds - Existing	Indefinitely	$20,000	
	Net Cost / (Savings): $35,000		$35,000	

Summary of Work

After acquiring the Union County Campus building from Union County, SCC will look to expand the facility (see Union County Building Acquisition-CPIP). This project is to expand the existing Union County Campus Bldg (14,000 SF) by 20,000 SF to include additional academic space. The building expansion would require engineering services to include architectural, civil, structural, mechanical/HVAC, fire protection, plumbing, and electrical. SCC would also like to install a CDL pad to offer CDL training at the location.
Funds Proviso 118.18 FY 21/22

Rationale

The expansion would be accommodated on the existing building site. New programming has been discussed and implemented which may warrant additional academic space.

Alternatives Considered

None.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Spartanburg Powers A-Wing Renovations

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	4605	**Overall Priority**	7/10

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Repair/Renovate Existing Facility/System	100	Program/Academic	100	HVAC	80
				Interior Finishes/Flooring/Fixtures	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$2,982,608	Contingencies-Capital Projects	$126,192
[CP] State Appropriation	$45,420	Fee-Architectural, Engineering & Other	$378,000
		Renovations-Utilities	$2,523,836
	$3,028,028		$3,028,028

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($23,430)
	Net Cost / (Savings): ($23,430)			($23,430)

Summary of Work

(Phase I - #6353) - HVAC system in A-Wing is aged at 52 years, far exceeding equipment life expectancy. The HVAC renovations require removal of mechanical ductwork and piping in the ceilings resulting in considerable impacts to the interior finishes of the renovated wing. Renovations would also include replacing the building primary boiler with condensing boilers, replacing the ceiling grid/tiles, replace VCT flooring, upgrading to energy efficient lighting systems, and the repainting of all finishes. The work also requires the installation of a roof top air handler requiring roof penetration and structural support.

Rationale

Wings B-D were renovated to the VAV system previously. The A-Wing is the last portion of the building that needs to be renovated. The CHEMIS Building Condition Code (BCC) for the Powers Building prior to 2022 was rated 56 of 100, one of the lowest building ratings for the college. The rating is heavily affected by its remaining HVAC system condition.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Tyger River Campus Facade Renovations

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	1/3
Project Number	4604	**Overall Priority**	8/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	75
HVAC	5
Parking/Landscape	10
Roof	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$4,000,000
	$4,000,000

Project Costs	Amount
Renovations-Building Exteriors	$4,000,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Update the facade and entry ways into the existing Tyger River Building. Current facade is over 25 years old, and the facade does not look like an academic building.

Rationale

The previous building was a One Price Clothing office and distribution facility. Updating the facade will enhance the existing building and project a welcoming appearance.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Giles Campus-New Central Academic Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	4602	**Overall Priority**	9/10

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Roof	20
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$65,000,000
	$65,000,000

Project Costs	Amount
Construction-Buildings & Additions	$65,000,000
	$65,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($25,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

This new academic building would help to replace our current Hull building. This building would be adjacent to the existing Hull building as well as the Library. The 2 primary academic buildings on the campus were constructed in the 1960s.

Rationale

The current Hull building was the first building constructed on this campus and was built in 1963. It is 94,431 square feet. Due to the age and cost of upkeep, it would be demolished after the new building is completed. The other primary academic building on this campus was constructed in 1969.

Alternatives Considered

An alternative would be to continue to address the ongoing maintenance needs of this building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Spartanburg Community College

Project Name

Giles Campus -Property Acquisition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	4603	**Overall Priority**	10/10

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Parking/Roads/Site Development	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] State Appropriation	$7,020,000	Building Purchase	$7,000,000
		Fee-Architectural, Engineering & Other	$20,000
	$7,020,000		$7,020,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	Indefinitely	$41,000	
Maintenance and Repairs	General Funds - Existing	Indefinitely	$107,000	
Taxes	General Funds - Existing	Indefinitely	$31,000	
	Net Cost / (Savings): $179,000		$179,000	

Summary of Work

SCC anticipates a future opportunity to acquire approximately 23 acres of an adjoining property to its Giles Campus located on Business 85 and Brisack Road.

Rationale

The adjoining property has a 225,000 SF light manufacturing/warehousing/distribution facility situated on approximately 23 acres. The building is presently leased, through 2024. The property owner has expressed some interest to sell the property, and SCC had some preliminary discussions with the owner's broker during 2019 and more recently in 2022. This project will continue to be discussed with the property owner and is included on the CPIP in anticipation of a future sale. It is believed the property can be purchased at or below $7 Million. The tax value of the property is $4.4MM building and $2.6MM land. The College is interested in the property as an investment for future campus development considering the growth in economic development along the I-85/I-26 corridors in Spartanburg County.

Alternatives Considered

No other adjoining properties are presently on the market suitable for campus development. Note: This project would be funded from College Plant Funds.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

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State Board for Technical & Comprehensive Education

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Board for Technical & Comprehensive Education

Project Name

Land Acquisition for AESC

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/2
Project Number	5010	**Overall Priority**	1/2

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$20,000
	$20,000

Project Costs	Amount
Land	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #6331) This land will be used for the AESC Training Center in Florence, SC.

Rationale

Florence County is donating the land to SCSBTCE for the AESC Training Center.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

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Proposed Permanent Improvement Project Details

State Board for Technical & Comprehensive Education

Project Name

Scout Training Center Land Acquisition

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/2
Project Number	5011	**Overall Priority**	2/2

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$20,000
	$20,000

Project Costs	Amount
Land	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #6357) Richland County is donating land to SCSBTCE to construct the training center for Scout Motors.

Rationale

Richland County is donating land to SCSBTCE to construct the training center for Scout Motors.

Alternatives Considered

N/A



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

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State Law Enforcement Division

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

CJIS HVAC Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/6
Project Number	4583	**Overall Priority**	1/9

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	70
Support Services/Storage/Maintenance	30
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds	$454,678
	$454,678

Project Costs	Amount
Basic Equipment	$411,739
Fee-Architectural, Engineering & Other	$10,000
Fee-Architectural, Engineering & Other	$32,939
	$454,678

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	General Funds - Existing	1 Year/One Time	$1,000	
Maintenance and Repairs	General Funds - Existing	3 Years+		($25,000)
	Net Cost / (Savings): ($24,000)		$1,000	($25,000)

Summary of Work

Replace the HVAC unit at the CJIS location.

Rationale

The HVAC unit is at its end of life and needs to be replaced.

Alternatives Considered

There are no other alternatives available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

Headquarters Cyber Remodel

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/6
Project Number	4584	**Overall Priority**	2/9

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$2,110,585
	$2,110,585

Project Costs	Amount
Basic Equipment	$450,000
Basic Equipment	$100,000
Contingencies-Capital Projects	$180,127
Fee-Architectural, Engineering & Other	$141,663
Other Capital Outlay Costs	$303,203
Other Construction/Renovation/Repair Projects	$68,000
Renovations-Buildings & Additions-Interiors	$110,000
Renovations-Buildings & Additions-Interiors	$757,592
	$2,110,585

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	General Funds - Existing	3 Years+		($46,454)
	Net Cost / (Savings): ($46,454)			($46,454)

Summary of Work

The recent renovation of the former forensics laboratory has relocated the Training, Tech Services & Regulatory units from the SLED Headquarters facility. SLED's Cyber Security unit currently operates from leased office space on Elmwood Avenue in downtown Columbia. Relocation of the Cyber operation to the open space in the Headquarters facility will improve operational efficiency and eliminate the ongoing cost for leased space. With the relocation, we will remodel severely outdated bathroom spaces and update HVAC systems in the remodeled and adjacent spaces. SLED's Cyber Security operation will utilize the renovated space. Bathroom renovations will be used for Cyber Security, Procurement, Finance and Human Resources operations.

Rationale

The Headquarters building is a critical element of SLED's building infrastructure. Command staff and other essential functions are housed in this facility.

Alternatives Considered

There are no other alternatives available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

Aviation Facility - Land Acquisition

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/6
Project Number	4712	**Overall Priority**	3/9

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Office/Administration	30
Support Services/Storage/Maintenance	70
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Other Funds	$20,000
	$20,000

Project Costs	Amount
Land	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+	$26,438	
Rent	Other Funds - Existing	3 Years+		($12,000)
Utilities	General Funds - Existing	Indefinitely	$35,876	
	Net Cost / (Savings): $50,314		$62,314	($12,000)

Summary of Work

SLED proposes to construct a new hangar facility on property acquired from the SC Department of Corrections. This new facility will provide adequate space for the agency's aircraft as provide flight paths avoiding the currently existing hazards.

Rationale

SLED is no longer able to store its aircraft in its current hangar facility. Its latest aircraft acquisition is stored off-site at the Columbia airport. The hazards surrounding the current hanger pose an ongoing risk to arriving and departing aircraft.

Alternatives Considered

Expansion of existing facility was determined to not be a viable option.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

Pee Dee Generator

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/6
Project Number	4711	**Overall Priority**	4/9

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$250,000
	$250,000

Project Costs	Amount
Basic Equipment	$250,000
	$250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

SLED proposes to installing a back-up 225 KVA Generator for our Florence office. Installation will include a Generator with mounting pad, transfer switch, associated wiring to tie the back-up system to the building, and running gas lines to generator. As well as a fence to secure the Generator in the open courtyard.

Rationale

This will allow the SLED Florence office to operate fully during emergency power and inclement weather outages.

Alternatives Considered

There are no viable options available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

Forensics Lab Air Compressor

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/6
Project Number	4727	**Overall Priority**	5/9

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	100
	100%

Fund Sources	Amount
[CP] Other Funds	$125,000
	$125,000

Project Costs	Amount
Renovations-Utilities	$125,000
	$125,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replacement of current compressed air system for the SLED Forensics Laboratory.

Rationale

Present compressor system is unreliable and prone to multiple breakdowns. It is not designed for the loads and continuous operation it is doing.

Alternatives Considered

Air system must be oil free on the air side to prevent contaminates from entering the air.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

Replace Energy Management System

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	6/6
Project Number	4729	**Overall Priority**	6/9

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	70
Support Services/Storage/Maintenance	30
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds	$210,000
	$210,000

Project Costs	Amount
Renovations-Utilities	$210,000
	$210,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

SLED intends to continue revamping its Energy Management System (EMS). Currently, the Forensics Laboratory, 4416 Office Complex, and the Florence Office all have been moved over to a Niagara based HVAC system. We intend to finish by adding Headquarters, CJIS and our Asset Management buildings to this EMS.

Rationale

This project will give SLED a better way to manage an ever-growing system by eliminating sole source contracts and licenses for software and services. The Niagara based system also allows SLED to move to a different service provider without these types of ties.

Alternatives Considered

Staying with CMI which was turned down for the above reasons.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

4416 Cooling Tower

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4733	**Overall Priority**	7/9

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Other Funds	$200,000
	$200,000

Project Costs	Amount
Basic Equipment	$200,000
	$200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace 4416 Office Complex cooling tower for HVAC system.

Rationale

Present Marley Tower is approaching its end of life and is in need of replacement.

Alternatives Considered

A smaller tower due to the reduced load put on the system because of the recent building renovations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

CJIS Roof

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	4736	**Overall Priority**	8/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	70
Support Services/Storage/Maintenance	30
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Other Funds	$390,500
	$390,500

Project Costs	Amount
Roofing-Repairs & Renovations	$390,500
	$390,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($5,000)
	Net Cost / (Savings): ($5,000)			($5,000)

Summary of Work

The CJIS facility houses the agency's IT Data Center, Regulatory and NCIC functions. The current roll roof is at the end-of-life cycle. Newer technology roofing applications will dramatically improve the energy efficiency of the structure and reduce the cost associated with the facility.

Rationale

The facility houses in excess of $8M in IT equipment, paper records and mission critical functions. Scheduled replacement of the roof will provide continuing water-tight protection for the facility.

Alternatives Considered

No other alternatives available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Law Enforcement Division

Project Name

Aviation Facility - Construction

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	4737	**Overall Priority**	9/9

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	20
Support Services/Storage/Maintenance	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	60
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] Other Funds	$3,325,471
[CP] State Appropriation - Capital	$5,000,000
	$8,325,471

Project Costs	Amount
Construction-Buildings & Additions	$5,836,774
Contingencies-Capital Projects	$688,055
Fee-Architectural, Engineering & Other	$1,043,781
Other Capital Outlay Costs	$756,861
	$8,325,471

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$26,438	
Rent	Other Funds - Existing	3 Years+		($12,000)
Utilities	General Funds - Existing	Indefinitely	$35,876	
	Net Cost / (Savings): $50,314		$62,314	($12,000)

Summary of Work

SLED proposes to construct a new hangar facility on property acquired from the SC Department of Corrections. This new facility will provide adequate space for the agency's aircraft as provide flight paths avoiding the currently existing hazards.

Rationale

SLED is no longer able to store its aircraft in its current hangar facility. Its latest aircraft acquisition is stored off-site at the Columbia airport. The hazards surrounding the current hanger pose an ongoing risk to arriving and departing aircraft. The new facility will be larger, and the property acquisition is to provide a hazard-free site for the new facility.

Alternatives Considered

Expansion of existing facility was determined to not be a viable option.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

State Museum

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Museum

Project Name

ReImagine the Experience Gallery Upgrades

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/3
Project Number	4695	**Overall Priority**	1/3

Project Type	Percentage
Architectural and Engineering	15
Repair/Renovate Existing Facility/System	65
Replace Existing Facility/System	20
	100%

Facility Type	Percentage
Program/Academic	60
Support Services/Storage/Maintenance	25
Utilities/Energy Systems	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
Interior Finishes/Flooring/Fixtures	75
Parking/Landscape	5
	100%

Fund Sources	Amount
[CP] Other Funds External	$3,000,000
[CP] State Appropriation - Capital	$12,000,000
	$15,000,000

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$1,000,000
Renovations-Buildings & Additions-Interiors	$14,000,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The Museum's permanent exhibition galleries and related collection storage and educational spaces have not been updated since the museum opened to the public in 1988. This project will upgrade the exhibition galleries to better serve the hundreds of thousands of visitors to the museum annually. The Windows to New Worlds (WTNW) initial renovation in 2014 ($23.5 million) included the addition of a planetarium, 4D theater, observatory, telescope gallery and guest service and rental enhancements. This next project is transforming the existing four floors of original permanent exhibitions (75,000 square feet) and adjacent collections storage and educational spaces (75,000 square feet) to the same standard of quality as the WTNW components. The construction is being phased over multiple years so the museum will not have to close during the renovations. The State Museum has received $30,630,465 from the SC State Legislature in non-recurring appropriations to date (of which $12 million will be used for this upgrade phase) and the SCSM Foundation has raised an initial $3.3 million (of which $3 million will be used for this upgrade phase). Over 2022-23, the Museum conducted research for initial concepts and completed a Visitor Experience Plan and Business Feasibility Study in December 2022 to inform updated project costs and design/build phasing. In 2022 the Museum began necessary upgrades to the Education Hallway, accessible public restrooms. In 2023 and 2024 the Museum completed phase 1 improvements to galleries and workspaces, and installation of a new lighting system for the Lipscomb Fine Art Gallery. The ADA restroom and Education Hallway renovations were also completed, and the Dept. of Administration project replaced the building roof, and all windows. In FY25, phase 2 Gallery renovations were completed as well as completion of the Lipscomb Gallery following installation of a new HVAC system. In FY26, phase 3 gallery and storage renovations will be completed, as well as significant design work on the 4th floor innovation wing, and renovations to the former DHEC spaces on the 1st and 4th floors.

Rationale

As the official museum of the State of South Carolina, the SCSM is the steward of the state's collections and an important educational resource. No other museum or institution in the state is mandated to, or attempts to, tell the complete story of South Carolina's history. Over the past 35 years, the SCSM has welcomed and inspired over 5 million pre-k-12 students. The responsibility we have is an urgent one - as stewards of the state's collections in history, art, natural history, and technology, we are honored to hold the public's trust. We have an important mandate to be an educational resource for all the people of South Carolina. The SCSM has a proven track-record in providing quality educational resources and teacher professional development. To be successful in serving or audiences, the Museum needs to ensure that is facility is fully ADA accessible, and that our exhibitions and educational programs are engaging, informative and are compatible with current technology. We are committed to reinterpreting and redesigning our content to follow current best practices in museum education and informal learning, visitor engagement, exhibition design and technology and principles of diversity, equity, accessibility and inclusion.

Alternatives Considered

The Museum is committed to phasing the construction of this project to ensure that there is not a break in service to our visitors, especially our Pre-K-12 audiences. We are also committed to planning and building exhibitions, educational spaces, collection storage facilities and related technical and electrical systems that can be properly maintained and staffed. In 2022 an important part of our pre-design work was a business plan and feasibility study that is helping ensure that our project is realistic and in scope with our funding. Note that we have been working with The Department of Administration on the first phases of the renovation in FY21/22, FY22/23, and FY23/24. Department of Administration has submitted detailed CPIP and related documents/reviews for these projects which include 1) Education Wing Renovations (flooring, walls, ceiling, and ADA public and staff bathroom upgrades - completed in FY24); 2) Security Camera System Upgrades (underway); 3) Lipscomb Art Gallery Lighting System (completed FY25). Phasing of the project has resulted in improved guest experiences, and annual increases in visitation and revenue.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Museum

Project Name

Security Camera System Replacement

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	2/3
Project Number	4739	**Overall Priority**	2/3

Project Type	Percentage
Architectural and Engineering	25
Replace Existing Facility/System	75
	100%

Facility Type	Percentage
Office/Administration	40
Program/Academic	30
Support Services/Storage/Maintenance	30
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$594,300
[CP] State Appropriation - Capital	$55,700
	$650,000

Project Costs	Amount
Basic Equipment	$450,000
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$150,000
	$650,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase II - #9506) The State Museum has the responsibility of protecting all guests, employees and volunteers that enter the facility or visit the grounds as well as its extensive collection of artifacts. The State Museum was awarded funding to update and expand the key card access control to storage, staff, and public spaces. Currently, only collections storage rooms have key card access, while the rest of the building is controlled with physical keys. As a public facility, we are tasked with the movement of staff and guests throughout a large building, in which it is currently difficult to secure access to certain areas. Thanks to the generosity of the State Legislature, we have expanded our security camera monitoring system this year in collaboration with the SC Division of Facilities Management and Property Services. Implementing a museum-wide key card access system in synergy with the camera system upgrades will allow us to better secure the building exterior, classroom and event spaces, staff offices, galleries, and storage spaces, many of which the camera system upgrades will allow us to better secure the building exterior, classroom and event spaces, staff offices, galleries, and storage spaces, many of which must be currently left physically unlocked during business hours. With the ever increasing need to improve security, especially in public spaces, a key card-controlled access system is an invaluable part of ensuring the State Museum remains a safe space for staff and guests. Additionally, it will provide expanded protection of the museum's collections of artifacts.

Rationale

The Legislature approved non-recurring funds for this project as part of the FY24 Budget. We are currently engaged with the Dept of Administration and expect to submit plans to the JBRC in September 2025, with project work commencing after the December JBRC meeting.

Alternatives Considered

The Museum is currently completing a Security Camera upgrade project, which is phase one of our overall Security Upgrades needs ($520,000). In phase two, with this system in place, areas of the museum can be monitored remotely, especially during nonpublic hours, leading to a reduction in in person security staffing needs. The useful life of the new system is anticipated to be 10-15 years.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Museum

Project Name

West Wing Security Camera Expansion

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	4757	**Overall Priority**	3/3

Project Type	Percentage
Architectural and Engineering	25
Replace Existing Facility/System	75
	100%

Facility Type	Percentage
Office/Administration	35
Program/Academic	50
Support Services/Storage/Maintenance	15
	100%

Building Components Affected	Percentage
Fire/Security	100
	100%

Fund Sources	Amount
[CP] State Appropriation - Capital	$400,000
	$400,000

Project Costs	Amount
Basic Equipment	$270,000
Fee-Architectural, Engineering & Other	$50,000
Other Construction/Renovation/Repair Projects	$80,000
	$400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The State Museum has the responsibility of protecting all guests, employees and volunteers that enter the facility or visit the grounds as well as its extensive collection of artifacts. The State Museum was generously funded to update and expand the security camera systems of storage, staff, and public spaces, which was successfully completed in 2025, and has greatly improved our capacity to observe and investigate safety and security concerns quickly, comprehensively, and with decreased risk to Public Safety personnel. As the Museum has been approved to move into new spaces on the west side of the Columbia Mills building, this expansion will match the new security camera monitoring of the current Museum spaces and is an invaluable part of ensuring the State Museum remains a safe space for staff and guests. Additionally, it will provide expanded protection of the museum's collections of artifacts.

Rationale

The Legislature previously funded the security camera upgrade for the existing Museum, which was completed in 2025. As the Museum has been approved to pay rent and move into the 1st and 4th spaces of the western half of the Columbia Mills Building (previously occupied by the Department of Public Health) in FY26, it will be necessary and prudent to install equivalent security camera coverage for these new museum spaces, and seamlessly integrate them into the new system to provide proper safety and security monitoring throughout the entire Museum.

Alternatives Considered

As the museum currently has no security camera system in the new "west wing" spaces, the alternative would have to be increased expenses in physical patrols, and a less-complete expansion of camera monitoring. The useful life of the new system is anticipated to be 10-15 years.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

State Ports Authority

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

State Ports Authority

Project Name

Navy Base Intermodal Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	5625	**Overall Priority**	1/1

Project Type	Percentage
Construct Additional Facility	65
Purchase Land/Building	10
Site Development	25
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$500,000,000
	$500,000,000

Project Costs	Amount
Construction-Buildings & Additions	$500,000,000
	$500,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

This will be for construction of the Navy Base Intermodal Facility adjacent to the Hugh Leatherman Terminal that will provide on/near dock rail for cargo moving through the facility.

Rationale

Construction of the facility will allow for on/near dock rail for HLT and allow cargo to be diverted to HLT to limit in town drays of container from Wando Welch Terminal to the rail yards.

Alternatives Considered

In town drays are only alternative congesting local roads.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Technical College of the Lowcountry

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Technical College of the Lowcountry

Project Name

Student & Community Center Bldg 12 Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/2
Project Number	5304	**Overall Priority**	1/4

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Interior Finishes/Flooring/Fixtures	90
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$669,878
[CP] State Appropriation	$2,281,769
	$2,951,647

Project Costs	Amount
Bond Issue Costs-Capital Projects	$33,960
Builders Risk Insurance	$33,960
Contingencies-Capital Projects	$106,000
Fee-Architectural, Engineering & Other	$182,000
Labor Cost-Classified	$102,667
Other Capital Outlay Costs	$148,460
Renovations-Buildings & Additions-Interiors	$2,344,600
	$2,951,647

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Uncategorized	Other Funds - Existing	Indefinitely	$2,500	
	Net Cost / (Savings): $2,500		$2,500	

Summary of Work

Renovation of current student/community center to include more flexible event space, renovation of outdated auditorium, upgrades to existing Library Resources Center.
State funding: FY23 and FY24 Proviso 118.19 Maint, Reno, Replacement

Rationale

The Student/Community Center has not been upgraded since 2011 and the auditorium since at least 2001. The auditorium is used for instruction, professional development, general meetings and events. The Library/Learning Center has not been upgraded since 2000.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Technical College of the Lowcountry

Project Name

Academic and Workforce Center at New River Campus

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4677	**Overall Priority**	2/4

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	80
Site Development	10
	100%

Facility Type	Percentage
Office/Administration	15
Program/Academic	85
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	60
Electrical/Mechanical	5
Interior Finishes/Flooring/Fixtures	30
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$8,701,500
[CP] AFS - Other Funds	$5,928,000
[CP] State Appropriation	$13,500,000
	$28,129,500

Project Costs	Amount
Construction-Buildings & Additions	$28,129,500
	$28,129,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$150,000	
Salaries, Benefits & Payroll Taxes	Other Funds - Additional	Indefinitely	$350,000	
Utilities	Other Funds - Existing	Indefinitely	$175,000	
	Net Cost / (Savings): $675,000		$675,000	

Summary of Work

The College seeks to construct an Academic and Workforce Center at its New River Campus in Southern Beaufort County (Bluffton, SC). The Center will feature flexible spaces to be used for workforce development and training and general education classrooms. This project is construction for a 52,125 gross square foot building with classrooms, laboratories, faculty/staff offices, and flexible industrial labs/technology bays to support the demand of an estimated increase of 1000FTE students. The site is centrally located to serve the four-county service area.
State funding: $10,000,000 from FY24 College Initiatives Proviso 118.19, $2,500,000 from FY23 Proviso 118.19, $1,000,000 frp, FY25 Cap. Resv. H5101.
Beaufort County Funding: $7,500,000; Jasper County Funding $1,000,000; Town of Hardeeville $150,000; $5,928,210 pending request for EDA funding. If the EDA is not granted within a reasonable amount of time, the College will have to reduce the square footage of the proposed building.

Rationale

The project has been in the College's master plan since 2002. A comprehensive assessment commissioned for the college to plan for growth and relevant programming offerings, indicated overwhelming that this section of South Carolina is the fast-growing area in the state. Sitting between 2 major ports and in an area of rapid industrial growth, this a critical need for the College's service area and for South Carolina's economic growth.

Alternatives Considered

n/a

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Technical College of the Lowcountry

Project Name

Renovate Buildings 2 & 6 Exteriors

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5120	**Overall Priority**	3/4

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$1,670,000
[CP] State Appropriation	$2,129,132
	$3,799,132

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$3,799,132
	$3,799,132

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Salaries, Benefits & Payroll Taxes	Other Funds - Additional	Indefinitely	$150,000	
	Net Cost / (Savings): $150,000		$150,000	

Summary of Work

The College seeks to renovate the exteriors of Buildings 2 and 6. The soffit panels are rusted and need replaced. Lighting on the buildings needs significant improvement for campus safety and security. Building 2 is 72 years old (built in 1951). 29,911 sq ft. and building 6 is 50 years old and is 6,602 sq ft
State funding FY 23 Proviso 118.9, Maint, Reno, Replacement;

Rationale

Additional classroom space is needed for the Health Science division due to expanded offerings. Interiors have been completed, and exterior is needed because of rusting soffits.

Alternatives Considered

Other buildings were evaluated; however, these met, with renovation, the immediate needs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Technical College of the Lowcountry

Project Name

Demolition of 22,23,24, and new Health Science Lab

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4718	**Overall Priority**	4/4

Project Type	Percentage
Construct Additional Facility	80
Demolish Existing Facility	20
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	45
Interior Finishes/Flooring/Fixtures	45
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$7,000,000
	$7,000,000

Project Costs	Amount
Construction-Buildings & Additions	$7,000,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$12,500	
	Net Cost / (Savings): $12,500		$12,500	

Summary of Work

In 2001, TCL purchased 3 buildings from a church that was adjacent to the Beaufort-Mather campus. The buildings are used for workforce training related to health science. The buildings are old, 68 years old for one and 38 for the other two. Two of the buildings are modual buildings and do not fit our growing needs. Once the 3 buildings are demolished, an approximately 7,000 sq ft building to house Health Science training labs for Certified Nursing Assistant, Phlebotomy, Emergency Management/First Responder, sonogram technician, and flexible space is requested.

Rationale

There is no other space that would fit our needs on the Beaufort-Mather campus.

Alternatives Considered

n/a



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

The Citadel

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

Engineering Replacement Building

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/1
Project Number	4497	**Overall Priority**	1/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	15
Replace Existing Facility/System	85
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$11,499,994
[CP] AFS - Capital Reserve Fund	$8,584,490
[CP] AFS - Other Funds	$13,365,200
[CP] AFS - State Appropriation	$12,900,000
[CP] AFS - State Appropriation	$4,000,000
[CP] AFS - State Appropriation	$14,615,510
[CP] AFS - State Appropriation	$1,300,000
[CP] AFS - State Appropriation	$17,500,006
	$83,765,200

Project Costs	Amount
Basic Equipment	$5,000,000
Construction-Buildings & Additions	$61,500,000
Contingencies-Capital Projects	$5,265,200
Fee-Architectural, Engineering & Other	$6,000,000
Renovations-Buildings & Additions-Interiors	$4,000,000
Site Development (Non-Depreciable Land Improv)	$2,000,000
	$83,765,200

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely	$100,000	
	Net Cost / (Savings): $100,000		$100,000	

Summary of Work

(Phase I - #9625) The New Engineering Building will be state-of-the-art and will replace aged facilities with modern labs and classrooms to meet current and future needs. The new facility will create a collaborative environment fostering interactions between departments with collaborative spaces for students and faculty and integrate spaces for Electrical and Computer Engineering. In addition to a new building, the third floor of Grimsley will be renovated to accommodate the space requirements.

Rationale

LeTellier Hall, which houses engineering, was constructed in 1936 (over 88 years ago) to support fewer than 60 students. It houses classrooms, labs, and offices. Today there are nearly 800 enrolled in day and evening engineering classes. The School of Engineering includes the departments of Civil and Environmental Engineering, Construction Engineering, Electrical and Computer Engineering, Mechanical Engineering, and Engineering Leadership and Program Management. The departments need more lab and classroom space and need space that meets current engineering education standards.

Alternatives Considered

Renovating the existing building was evaluated, but was considered intrusive and very costly. Even with extensive structural improvements, the building would not meet the current structural standards of the International Building Code, but rather the lessened Existing Building Code.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

McAlister Field House Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/5
Project Number	4704	**Overall Priority**	2/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	80
Office/Administration	20
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Fire/Security	5
Interior Finishes/Flooring/Fixtures	5
Interior Finishes/Flooring/Fixtures	20
Other	55
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,000,000
	$8,000,000

Project Costs	Amount
Basic Equipment	$5,000,000
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$650,000
Renovations-Buildings & Additions-Interiors	$1,750,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($4,000)
Utilities	General Funds - Existing	Indefinitely	$1,000	
	Net Cost / (Savings): ($3,000)		$1,000	($4,000)

Summary of Work

McAlister Field House was constructed in 1939 and serves as the campuses multi-purpose event facility with a seating capacity up to 6,000. A renovation / conversion project was completed in 1987 to modify the entry and add a VIP lounge among other improvements. The main event space is utilized for various activities including commencement, basketball, volleyball and greater issues events and is the only indoor space with the capacity to seat the entire Corp.

Rationale

The building systems and technology that supports the various functions within the main event space have either exceeded their service life, do not provide adequate flexibility in use of the space, and/or are no longer compatible with current technology. In many cases, replacement parts are no longer available. The scope includes new audio-visual technology, new LED lighting, acoustic, mechanical, and electrical upgrades, and architectural modifications to support the new technology.

Alternatives Considered

There are no other alternatives.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

Duckett Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	4707	**Overall Priority**	3/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
Fire/Security	10
HVAC	30
Interior Finishes/Flooring/Fixtures	35
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$25,000,000
	$25,000,000

Project Costs	Amount
Basic Equipment	$3,200,000
Contingencies-Capital Projects	$6,200,000
Fee-Architectural, Engineering & Other	$3,200,000
Renovations-Buildings & Additions-Interiors	$6,650,000
Renovations-Utilities	$5,750,000
	$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	3 Years+		($4,000)
Utilities	General Funds - Existing	3 Years+		($6,000)
	Net Cost / (Savings): ($10,000)			($10,000)

Summary of Work

Duckett Hall was constructed in 1969 (55 years old) and is approximately 23,900 square feet. The building houses the Biology department, classrooms, laboratories, a small auditorium, and faculty & staff offices. This project would encompass an interior renovation and reprogramming/reutilization of the spaces within the building. Scope includes reallocation of spaces for better classroom & office utilization, upgraded laboratory spaces, updated interior finishes and upgraded electrical, lighting & HVAC systems.

Rationale

The majority of this building remains in its original 1969 condition. The original HVAC systems are still in operation and are in poor condition with antiquated controls beyond repair. The deteriorated condition of the existing HVAC system has a negative effect on interior air quality for the students and faculty. System failures of the HVAC would preclude the use of the building. Accordingly, the labs are outdated, and the classrooms are not set up to accommodate modern teaching techniques. The electrical system is at maximum capacity and needs to be expanded while the existing lighting needs to be replaced with LED's.

Alternatives Considered

There are no alternatives. The Citadel does not have funding to tear down the existing building and build new. There are no alternative locations on campus to relocate the academic programs and laboratory spaces that are housed in Duckett Hall.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

New Supplemental Housing

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/5
Project Number	4708	**Overall Priority**	4/8

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	20
Fire/Security	5
HVAC	20
Interior Finishes/Flooring/Fixtures	15
Parking/Landscape	10
Roof	5
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$6,000,000
	$6,000,000

Project Costs	Amount
Construction-Buildings & Additions	$4,700,000
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$700,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

The New Supplemental Housing facility is wood framed modular structure placed on a permanent foundation that provides additional beds on campus for 50 students to meet the campus overflow housing needs.

Rationale

The Citadel has finite number of beds on campus in the 5 barracks facilities. Due to expected freshman attrition within the Corps of Cadets the Citadel needs additional beds to meet the overflow housing needs until the Corps meets normal levels at the beginning of each school year. The facility would also be used for sleeping quarters for visiting athletic teams, camps and summer students. The Citadel already has a similar 52 bed facility on campus that is used to capacity.

Alternatives Considered

There are no other alternatives available to provide additonal housing on campus and meet the Citadel's requirements for cadets.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

Faculty & Staff Housing Renovations-Phase 2

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/5
Project Number	4710	**Overall Priority**	5/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	10
Interior Finishes/Flooring/Fixtures	20
Roof	40
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$4,000,000
[CP] AFS - State Appropriation	$4,000,000
	$8,000,000

Project Costs	Amount
Basic Equipment	$300,000
Fee-Architectural, Engineering & Other	$700,000
Renovations-Buildings & Additions-Interiors	$2,000,000
Renovations-Utilities	$1,000,000
Roofing-Repairs & Renovations	$4,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($2,000)
Utilities	General Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($4,000)			($4,000)

Summary of Work

The Citadel campus has 72 residential units within an age range of 60 – 100 years, that provide faculty and staff affordable housing on the Charleston Peninsula. Given their age, the residential units require roof repairs, window replacements, mechanical system upgrades and asbestos removal to keep them habitable.

Rationale

Recruiting Faculty and Staff to live and work in the Charleston area has become a challenge given the high cost of housing near the Citadel campus. Many positions on campus require employees to be on campus or within quick reach of campus given the 24/7 operations tempo of a 100% residential Military College environment.

Alternatives Considered

Demolition and rebuilding multi family housing has been considered, but the Charleston Board of Architecture Review (BAR) will not approve the demolition required to replace the older units. Purchase of small apartment complexes in nearby neighborhoods has been explored with no affordable solutions to date.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

Deas Hall Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/5
Project Number	5009	**Overall Priority**	6/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	15
Fire/Security	5
HVAC	20
Interior Finishes/Flooring/Fixtures	5
Roof	25
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$7,000,000
[CP] AFS - State Appropriation	$22,000,000
	$29,000,000

Project Costs	Amount
Contingencies-Capital Projects	$2,980,000
Fee-Architectural, Engineering & Other	$5,900,000
Labor Cost-Classified	$420,000
Renovations-Building Exteriors	$4,500,000
Renovations-Buildings & Additions-Interiors	$4,000,000
Renovations-Utilities	$8,500,000
Roofing-Repairs & Renovations	$2,700,000
	$29,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): ($2,000)			($2,000)

Summary of Work

Deas Hall was constructed in 1974 (51 years old), and houses the health and PE academic programs as well as cadet weight rooms, recreational areas and swimming pool. This project will replace the roof and make repair to the building envelope including stucco, glazing and fenestrations. The HVAC and electrical systems will be renovated and an automatic fire sprinkler system will be added to the building. Necessary repairs will be made to the pool area.

Rationale

The roof and building envelope are original to the building and in poor condition. The building HVAC and electrical systems are original and in need of full renovation. The building does not currently have fire sprinkler protection. Some interior areas of the building have been renovated over time to meet developing needs of the academic program, but further renovation is needed to meet the current needs of students.

Alternatives Considered

A full replacement of Deas Hall would cost upward of $100M and is not feasible.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

Thompson Hall Reno/Addition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	4709	**Overall Priority**	7/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	15
Program/Academic	85
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$55,000,000
[CP] AFS - State Appropriation	$40,000,000
	$95,000,000

Project Costs	Amount
Basic Equipment	$11,300,000
Construction-Buildings & Additions	$42,000,000
Contingencies-Capital Projects	$10,000,000
Fee-Architectural, Engineering & Other	$6,300,000
Renovations-Buildings & Additions-Interiors	$16,000,000
Renovations-Utilities	$5,400,000
Roofing-Repairs & Renovations	$2,000,000
Site Development (Non-Depreciable Land Improv)	$2,000,000
	$95,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($3,000)
	Net Cost / (Savings): ($3,000)			($3,000)

Summary of Work

Thompson Hall will be renovated and have an addition constructed for Cyber and Computer Sciences (CCS) and Mathematical Sciences (MS) (given the physical, and disciplinary, proximity to CCS). The renovation is driven by the size, significance (at all levels), and rapid growth of the computer science and cyber operations programs and additional growth of the Mathematics program through the new concentration in Data. The renovation will focus on providing cyber ranges/ labs, a security operations center, and research spaces, all designed to provide the most up-to-date learning and training experiences for the Cyber and Computer Sciences students and areas for outreach and partnership with government agencies, peer colleges and universities, and K-12 groups. A renovation of Daniel Library will also be required to relocate Student Services (tutoring, mentoring, etc.).

Rationale

Thompson Hall, which houses Cyber and Computer Sciences (CCS) and Mathematical Sciences (MS), was constructed in 2001. The existing building will be utilized and renovated, but will require an addition to house the expanded spaces required by the growing needs of the Cyber and Computer Sciences (CCS) department. The CCS program has grown from 16 students in the fall of 2020 to 81 in the fall 2023, and requires up-to-date and expanded labs for research and training to meet the current demands.

Alternatives Considered

To maximize the available space in Thompson Hall, a phase of the project will include relocating Student Services (tutoring, mentoring, etc.) to Daniel Library, so that more space is available for CCS. This expands the potential area for CCS, but does not remove the need for an addition.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

The Citadel

Project Name

Byrd Hall Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4742	**Overall Priority**	8/8

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Fire/Security	10
HVAC	30
Interior Finishes/Flooring/Fixtures	40
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$53,000,000
	$53,000,000

Project Costs	Amount
Basic Equipment	$3,900,000
Contingencies-Capital Projects	$9,300,000
Fee-Architectural, Engineering & Other	$5,000,000
Other Capital Outlay Costs	$3,800,000
Renovations-Buildings & Additions-Interiors	$31,000,000
	$53,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Uncategorized	General Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

Byrd Hall was constructed in 1968 and serves the chemistry and nursing departments. This project will replace the HVAC, electrical and mechanical systems as well as renovating existing lab space and classrooms to better serve modern learning needs. This renovation will also create space for the growing nursing program with additional simulation labs. Common areas and restrooms will be updated as part of the renovation.

Rationale

The building has received minor renovations in the past with the most recent being in 2022. The building HVAC, electrical and mechanical systems are original to the building and in poor condition. The building common areas, lab spaces and classrooms are original to the building and do not fit modern teaching styles. The growth of the nursing program requires additional simulation lab space to meet program needs.

Alternatives Considered

Byrd Hall is the only facility on campus equipped with the proper lab space for these programs. Demolition and reconstruction of the building are cost prohibitive. Renovation of the existing building is the only viable alternative.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Tri-County Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Anderson Campus Transportation, Logistics, and Utility Center

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/2
Project Number	4636	**Overall Priority**	1/10

Project Type	Percentage
Construct Additional Facility	90
Repair/Renovate Existing Facility/System	10
	100%

Facility Type	Percentage
Parking/Roads/Site Development	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$22,500,000
[CP] State Appropriation	$5,535,000
[CP] State Appropriation	$2,500,000
[CP] State Appropriation	$465,000
	$31,000,000

Project Costs	Amount
Builders Risk Insurance	$400,000
Construction-Buildings & Additions	$20,000,000
Contingencies-Capital Projects	$1,350,000
Fee-Architectural, Engineering & Other	$2,250,000
Renovations-Buildings & Additions-Interiors	$3,000,000
Site Development (Non-Depreciable Land Improv)	$4,000,000
	$31,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$91,670	
Utilities	Other Funds - Existing	Indefinitely	$89,445	
	Net Cost / (Savings): $181,115		$181,115	

Summary of Work

(Phase I - #6311) This project consists of 3 new structures and an expansion of another. The Mechatronics building will be approximately 14,000 sf and be located adjacent to the current main campus building. An automotive/diesel program building will be approximately 21,000 sf and be located across the main drive in the south/west corner of campus. Approximately 12,000 sf of equipment and outdoor lab building/structures will be added along with an approximate 5,000 sf expansion and the renovation of 6,000 sf to the existing Academic building to house the CDL/Heavy Equipment & Power lineman programs. The truck driver training pad will also be expanded to accommodate a third section of classes as well as new parking, roads and sidewalks to accommodate the new buildings. All structures will be fully accessible with energy efficient systems. The project is warranted based on third party economic scans whose data supports the need for each of these services and programs in the Anderson area. State Funding source is Proviso 118.19 FY22-23 (W) $6.0 million and Proviso 118.22 $2.5M FY25-26 & College Plant Funds $22.5M.

Rationale

The existing facilities do not accommodate the growth of these programs. Additional and upgraded space will ensure the delivery of educational excellence expected at Tri County.

Alternatives Considered

The alternative would be not to build and expand to accommodate the growth of the Mechatronics and Transportation & Logistics programs to meet the need of these services and programs in the Anderson area.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

HVAC Program Relocation - WTC

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4788	**Overall Priority**	2/10

Project Type	Percentage
Construct Additional Facility	90
Repair/Renovate Existing Facility/System	10
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
Fire/Security	20
Interior Finishes/Flooring/Fixtures	20
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,500,000
	$3,500,000

Project Costs	Amount
Builders Risk Insurance	$125,000
Construction-Buildings & Additions	$2,500,000
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$250,000
Renovations-Buildings & Additions-Interiors	$450,000
Site Development (Non-Depreciable Land Improv)	$75,000
	$3,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$15,840	
Utilities	Other Funds - Existing	Indefinitely	$12,660	
	Net Cost / (Savings): $28,500		$28,500	

Summary of Work

This project consists of a 6,000 square foot addition to the existing Workforce Training Center (WTC) to house the HVAC program. The addition will include classrooms, faculty offices, labs, conference rooms, and student engagement spaces.

Rationale

The HVAC program is currently located on the Pendleton campus. The space no longer accommodates the intended function due to the growth of the program.

Alternatives Considered

The alternative is to not to construct a building for the HVAC program relocation. Due to space needed for the expanding program, this option is not acceptable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Pendleton Campus - Miller Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	1/4
Project Number	4638	**Overall Priority**	3/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	20
Fire/Security	5
HVAC	30
Interior Finishes/Flooring/Fixtures	20
Other	5
Parking/Landscape	5
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$8,000,000
	$8,000,000

Project Costs	Amount
Builders Risk Insurance	$120,000
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$800,000
Renovations-Building Exteriors	$1,000,000
Renovations-Buildings & Additions-Interiors	$5,680,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($41,366)
Utilities	Other Funds - Existing	Indefinitely		($10,616)
	Net Cost / (Savings): ($51,982)			($51,982)

Summary of Work

The current 20,580 sf structure is the 3rd campus building comprising of a single story with CMU construction built in 1968 prior to the State's adoption of building codes. The renovated structure will address accessibility challenges and house instructional, administrative, and student study & engagement spaces while being fully code compliant. It will employ the latest in energy saving technologies. Funding for this project will be provided by college plant funds.

Rationale

Miller Hall was the third building constructed on campus in 1970 and the last capital investment excluding normal building maintenance was completed in 2002. The current space layouts were designed to temporarily host classroom instruction during other academic building renovations and not to meet the current needs or long-term use. Building systems and infrastructure have been extended beyond their anticipated service life.

Alternatives Considered

The only alternatives would be to do nothing or demolish the building and rebuild. Neither of these alternatives is considered acceptable. The consequence of not funding this project is to leave the building in an un-needed, un-utilized configuration and risk running operating systems to failure leaving the building uninhabitable

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Pendleton Campus Central Plaza Phase IV

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/4
Project Number	4640	**Overall Priority**	4/10

Project Type	Percentage
Site Development	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Parking/Landscape	80
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,000,000
	$3,000,000

Project Costs	Amount
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$250,000
Renovations-Utilities	$250,000
Site Development (Non-Depreciable Land Improv)	$2,350,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Central Plaza to be upgraded in the area between and around Ruby Hicks and the SSC to address and remove accessibility barriers, address pedestrian circulation / safety concerns and enhance aesthetics, circulation and functionality of a 50-year-old Plaza creating outdoor student collaboration and learning spaces. It also rebuilds and enhances areas by the central chiller line expansion project. Funding for this project will be college plant funds.

Rationale

This area has grown organically over time offering little cohesive circulation and presently does not meet accessibility standards. It consists primarily of concrete with little engagement amenities that would entice anyone to use the space for anything other than circulation. This is Phase IV of the Central Plaza Renovation master plan and failure to do it would leave half of the Colleges Central Core in an outdated, accessible deficient and unattractive condition.

Alternatives Considered

The only alternative, which is to do nothing and leave as is, is considered to be unacceptable by the College's leadership and community and would hurt recruitment & retention from both a student and employee perspective.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Easley Campus Academic Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	4643	**Overall Priority**	5/10

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Building Envelope/Windows/Walls	20
				Electrical/Mechanical	20
				HVAC	20
				Interior Finishes/Flooring/Fixtures	20
				Roof	20
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$7,500,000	Builders Risk Insurance	$200,000
[CP] State Appropriation	$5,000,000	Construction-Buildings & Additions	$10,000,000
		Contingencies-Capital Projects	$500,000
		Fee-Architectural, Engineering & Other	$1,000,000
		Site Development (Non-Depreciable Land Improv)	$800,000
	$12,500,000		$12,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$66,000	
Utilities	Other Funds - Existing	Indefinitely	$52,750	
	Net Cost / (Savings): $118,750		$118,750	

Summary of Work

This project will consist of a new building, approximately 25,000 sq feet, designed to house healthcare programs which will be relocated from the Pendleton Campus. The current building does not allow for growth. Based on WorkForce needs, the Easley campus has been identified as an optimal hub for additional healthcare programs. The building will be fully accessible while meeting or exceeding the latest energy efficiency standards. Funding for this project will be $7.5M College funds and $5.0M State Appropriations.

Rationale

The project is warranted based on third party economic scans whose data supports the need for these types of services and programs in the Easley area.

Alternatives Considered

The alternative would be not to address the demands of services and programs in the Easley area. This option is not feasible.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Oconee Campus - Forestry

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	4/4
Project Number	4644	**Overall Priority**	6/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$2,000,000
[CP] State Appropriation	$6,000,000
	$8,000,000

Project Costs	Amount
Builders Risk Insurance	$120,000
Construction-Buildings & Additions	$6,000,000
Contingencies-Capital Projects	$280,000
Fee-Architectural, Engineering & Other	$600,000
Site Development (Non-Depreciable Land Improv)	$1,000,000
	$8,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$55,440	
Utilities	Other Funds - Existing	Indefinitely	$44,310	
	Net Cost / (Savings): $99,750		$99,750	

Summary of Work

This building, approximately 21,000 square feet, will house the college's new Forestry Program. It will include classrooms, laboratories, student engagement spaces, faculty offices and other infrastructure necessary to successfully conduct the program. Funding will be $6.0M state Proviso 118.22 FY25-26 and $2.0M College Funds.

Rationale

The project is warranted based on third party economic scans whose date supports the need for this program in the Oconee area.

Alternatives Considered

The college does not have an existing facility to house this new academic program.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Pendleton Campus IBDC Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4713	**Overall Priority**	7/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
HVAC	10
Interior Finishes/Flooring/Fixtures	60
Parking/Landscape	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,000,000
[CP] State Appropriation	$4,000,000
	$7,000,000

Project Costs	Amount
Builders Risk Insurance	$120,000
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$580,000
Renovations-Building Exteriors	$500,000
Renovations-Buildings & Additions-Interiors	$5,500,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($28,140)
Utilities	Other Funds - Existing	Indefinitely		($9,922)
		Net Cost / (Savings): ($38,062)		($38,062)

Summary of Work

This project will consist of renovating the 22,000 sf, 35-year-old, single story, CMU constructed building that hasn't had a major renovation to date. The renovated building will house instructional, administrative, faculty offices and student study & engagement spaces. The renovated space will employ the latest energy saving technology and address all accessibility challenges. We anticipate a funding request of $4 million but not in the upcoming budget year.

Rationale

The IBDC building was constructed in 1989 with no major renovations, aside from normal maintenance and repairs. The existing layout does not align with the current pedagogy or student expectations.

Alternatives Considered

The only alternative would be to do nothing or demolish building and rebuild. Neither of these alternatives is considered acceptable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Advanced Manufacturing & Automation Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	4714	**Overall Priority**	8/10

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	20
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	10
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$25,000,000
[CP] State Appropriation	$25,000,000
	$50,000,000

Project Costs	Amount
Builders Risk Insurance	$800,000
Construction-Buildings & Additions	$40,000,000
Contingencies-Capital Projects	$2,200,000
Fee-Architectural, Engineering & Other	$3,000,000
Site Development (Non-Depreciable Land Improv)	$4,000,000
	$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$69,089	
Utilities	Other Funds - Existing	Indefinitely	$55,219	
	Net Cost / (Savings): $124,308		$124,308	

Summary of Work

A new academic building will be constructed to replace the existing Wilson and Cleveland Halls. Wilson and Cleveland Halls are single story buildings constructed in 1975 with specific purposes in mind, Automotive for Wilson and Industrial programs for Cleveland. Given the age and buildings' design/construction, both have outlived their useful purpose for today's academic program needs. The new building, approximately 50,000 sq feet, will include an 800-seat auditorium, classrooms and instructional spaces, faculty offices and student engagement spaces. The building will also address the long-standing critical need of vertical circulation from the lower parking areas to the college plaza level.

Rationale

The current buildings were constructed for programs that have been relocated to other areas/campuses. The new building will also address the long-standing critical need of vertical circulation from the lower parking areas to the college plaza level

Alternatives Considered

The alternative would be not to address the need for updated instructional spaces and do nothing. This alternative is not acceptable.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Pendleton Campus - Anderson Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	4642	**Overall Priority**	9/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	20
Fire/Security	5
HVAC	30
Interior Finishes/Flooring/Fixtures	20
Parking/Landscape	5
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$13,000,000
[CP] State Appropriation	$7,000,000
	$20,000,000

Project Costs	Amount
Builders Risk Insurance	$300,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$2,000,000
Renovations-Building Exteriors	$1,052,000
Renovations-Buildings & Additions-Interiors	$15,648,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($52,000)
Utilities	Other Funds - Existing	Indefinitely		($17,674)
	Net Cost / (Savings): ($69,674)			($69,674)

Summary of Work

Built in 1968, Anderson Hall is the second oldest building on campus. Its last renovation was in 2001. Renovations to the 40,000 sq foot building include new HVAC, plumbing and electrical distribution systems, roof & building envelope, classrooms and instructional spaces.

Rationale

Anderson Hall was the second building constructed on campus in 1968 and the last capital investment excluding normal building maintenance was completed in 2001. Current lab layouts were not designed to host and deliver 21st century technical skills and the student out-reach offices suites are dis-jointed and poorly laid out reducing service delivery efficiency and lacking a welcoming & inviting presence.

Alternatives Considered

The only alternatives would be to do nothing or demolish the building and rebuild. Neither of these alternatives is considered acceptable. The consequence of not funding this project is to not bring the current classroom, lab and office environments up to the most current, research-based, best practice instructional methodologies or pedagogy and continue to use energy at less-than-optimal efficiency.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Tri-County Technical College

Project Name

Fulp Hall Renovation - Pendleton Campus

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4667	**Overall Priority**	10/10

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	5
HVAC	20
Interior Finishes/Flooring/Fixtures	60
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$10,000,000
[CP] State Appropriation	$10,000,000
	$20,000,000

Project Costs	Amount
Builders Risk Insurance	$340,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$1,500,000
Renovations-Building Exteriors	$500,000
Renovations-Buildings & Additions-Interiors	$15,660,000
Roofing-Repairs & Renovations	$1,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	General Funds - Existing	Indefinitely		($52,000)
		Net Cost / (Savings): ($52,000)		($52,000)

Summary of Work

Fulp Hall was constructed in 1998, and the building is due for a major renovation that includes the overhaul of its HVAC system, science labs, roof, furnishings, finishes and building envelope. Fulp Hall is 82,250 square feet.

Rationale

Due to the age of the existing building, upgrades and renovations are necessary to meet today's academic program and instructional needs.

Alternatives Considered

The alternative would be not to renovate. This alternative is not acceptable.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Trident Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Berkeley Campus Renovation - Transportation & Logistics Center

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/4
Project Number	4846	**Overall Priority**	1/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Electrical/Mechanical	20
Fire/Security	5
HVAC	20
Other	35
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$1,400,000
[CP] Capital Reserve Fund	$1,500,000
[CP] Other Funds	$8,826,629
[CP] State Appropriation	$6,600,000
[CP] State Appropriation	$5,000,000
[CP] State Appropriation	$16,306,515
[CP] State Appropriation	$6,000,000
	$45,633,144

Project Costs	Amount
Basic Equipment	$5,627,972
Contingencies-Capital Projects	$4,553,314
Fee-Architectural, Engineering & Other	$5,171,972
Renovations-Building Exteriors	$6,878,640
Renovations-Buildings & Additions-Interiors	$16,701,246
Site Development (Non-Depreciable Land Improv)	$6,700,000
	$45,633,144

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$307,000	
Other Expenses	Other Funds - Additional	Indefinitely	$127,205	
Utilities	Other Funds - Additional	Indefinitely	$348,655	
	Net Cost / (Savings): $782,860		$782,860	

Summary of Work

(Phase II - #6224) The Berkeley Campus Renovation project is currently under construction. The scope of this project includes the repair, renovation, and improvement of existing building infrastructure to accommodate new and expanding programs. HVAC, electrical, plumbing, lighting, wastewater, stormwater, and fire alarm systems are being replaced or upgraded. High bay shop areas are being renovated to accommodate large vehicles and equipment. Interior spaces are being reconfigured to accommodate new and expanded programs. Interior finishes in classrooms, offices, and hallways are being replaced. Door locks and hardware are being updated. Bathrooms are being renovated with new surfaces and fixtures. Exterior split block is being encapsulated with a new cladding system. High speed broadband access is being provided. A flexible classroom and meeting space is being created with an expansion. A front entrance is being created. Driveways are being repaired and upgraded. Lighting, security cameras, and fencing are being provided for outdoor training areas. The kitchen will be replaced with new, and furniture will be replaced. The project has already been established with a budget of $37,533,144 with fund sources from the FY 21-22 Capital Reserve Fund H.4101 (24), Proviso 118.18 (27)(v) FY 21-22, Proviso 118.18 (27)(u) FY 21-22, Proviso 118-19 (26)(x) FY22-23, and Trident Technical College Funds. The college requests a budget increase of $8,100,000 to cover unsuitable soil conditions, additional unforeseen asbestos abatement, additional land disturbance requirements, cost escalation, tariffs, and a required second truck driving pad.

Rationale

This project increase request is for $8,100,000. During the final design, the Construction Manager At-Risk (CMR) returned with a much higher-than expected construction cost estimate. The increase was a reflection of inflation in the Charleston area, supply chain disruptions, labor shortages, and anticipated tariffs. Additionally, the college added a second CDL pad due to increased student enrollment. During the permitting phase, the local jurisdiction mandated additional storm water requirements that were not included in the original design. As construction commenced, unsuitable soils were discovered, and asbestos water proofing was found to be inside all exterior walls. The asbestos had to be abated wherever the building envelope was penetrated. Lastly, the college has a need to add the furniture and IT/AV equipment to the project to support the workforce training.

BACKGROUND: This economic development project to renovate the Trident Tech campus in Berkeley County addresses the challenge of providing transportation, distribution and logistics (supply chain) services to the region by accommodating the workforce needs of diverse employment sectors. Renovated space will house Commercial Driving License (CDL) training and a new diesel mechanic program to expand the talent pipeline as well as other lab and classroom areas.

The project will repurpose the outdated 40-year-old main building to serve the transportation and supply chain needs of existing and new industries within the logistics sector including transportation and air freight providers as well as warehouse and distribution centers. Additional high-bay training spaces and labs are required to help meet new industry demands and the growing manufacturing plants located nearby such as the Volvo and Mercedes plants and the Walmart Distribution Center.

STEM-related renovations are required to provide high-speed broadband access to support high-demand career options in areas such as information technology, logistics, engineering technology. and advanced manufacturing. For the facility to meet current standards, critical infrastructure upgrades are needed in areas such as electrical power, wastewater, storm water, and roads. Additional work is necessary to correct facilities maintenance issues such as HVAC and other building components.

Flexible classroom and training space will provide economic development opportunities for Manufirst and other industry-specific training and for functions such as supplier and indirect purchasing outreach events, job fairs, community workforce information sessions, and career exploration events.

This facility will serve as a high-tech workforce training facility for Trident Tech students including apprentices and adults seeking new skills and job opportunities currently available. Berkeley is one of the fastest growing counties in both S.C. and the country.

Alternatives Considered

N/A

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name
Thornley Campus Building 920 Roof Replacement Phase 1
(Southeast Side)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/4
Project Number	4744	**Overall Priority**	2/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	10
Office/Administration	20
Program/Academic	70
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$3,300,000
	$3,300,000

Project Costs	Amount
	$305,500
Fee-Architectural, Engineering & Other	$164,500
Roofing-Repairs & Renovations	$2,830,000
	$3,300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($20,000)
	Net Cost / (Savings): ($20,000)			($20,000)

Summary of Work

Replace one half of the existing roof on Building 920 - roughly 110,000 SF as a phase one of two phases on this project. The total roofing size (including both phases) is 220,000 SF. This project was submitted for approval in May 2025 and went before the JBRC and SFAA in August 2025. The 2nd half of the roof will be replaced in FY28.

Rationale

The existing roof system was installed 20 years ago in 2005. The roof has exceeded its 20-year life expectancy and manufacturer's warranty. Over the years, the roof has undergone multiple repairs, but leaks persist. Numerous leaks cause wet ceiling tiles in academic spaces. Deficiencies include but are not limited to unadhered end and head laps, alligatoring, patches, open base flashings, and random punctures. A recent moisture investigation revealed the roof system was wet down to the deck.

Alternatives Considered

The complexity of the original construction and existing HVAC equipment prohibits successful spot repair. Older repairs were unsuccessful. There are no alternatives other than to replace the roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Palmer Campus Roof Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/4
Project Number	4738	**Overall Priority**	3/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Roof	60
	100%

Fund Sources	Amount
[CP] State Appropriation	$4,300,000
	$4,300,000

Project Costs	Amount
Contingencies-Capital Projects	$430,000
Fee-Architectural, Engineering & Other	$64,500
Roofing-Repairs & Renovations	$3,805,500
	$4,300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($20,000)
Utilities	General Funds - Existing	Indefinitely		($5,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

The roof is roughly 70,000 SF. Replace the existing roof with new that will include a 20-year manufacturer's warranty. Some minor abatement will be required.

Rationale

The Palmer Campus roofs consist of one at 54,000 SF over the original classroom building installed in 1985, one at 9,000 SF installed over the kitchen/culinary area in 1995, and one at 7,000 SF installed over the library in 2006. Accordingly, all roofs will be over 20 years old by the time construction begins, and all have exceeded their life expectancy and manufacturers' warranties. Coatings and patches have been installed to extend the life of each roof, but numerous leaks remain permeating the building with each rain.

Alternatives Considered

Continued patching to prevent water intrusion is no longer feasible or effective, and there are no other alternatives available other than to replace the roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Campus Building 630 Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/4
Project Number	4876	**Overall Priority**	4/12

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	70
Replace Existing Facility/System	20
	100%

Facility Type	Percentage
Office/Administration	25
Program/Academic	75
	100%

Building Components Affected	Percentage
HVAC	20
Interior Finishes/Flooring/Fixtures	80
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$5,680,787
[CP] State Appropriation	$519,213
	$6,200,000

Project Costs	Amount
Basic Equipment	$575,000
Contingencies-Capital Projects	$620,000
Fee-Architectural, Engineering & Other	$730,000
Renovations-Buildings & Additions-Interiors	$2,775,000
Renovations-Utilities	$1,500,000
	$6,200,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($15,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

Replace the remaining original water source heat pumps with new throughout the building. Renovate all original areas of the building to include furring out existing bock walls with sheetrock, painting, replacing VCT with LVT, and replacing existing stained/rusted ceiling grid and tile with new. Replace any original incandescent and fluorescent lighting with LED's, and replace all acoustic panels with new.

Rationale

Building 630 was constructed in 1989, and most of the original mechanical equipment remains in operation. The water source heat pumps break down frequently, and parts are difficult or impossible to procure. When these units are down, classes have to be cancelled or relocated - which is problematic in specialty labs where there are no alternative locations to teach class. Most of the original building finishes remain, and they reflect 36 years of use. The building needs a refresh throughout.

Alternatives Considered

For the mechanical replacement, the only alternative is to continue to make costly repairs where possible. There is no alternative to the building refresh other than to allow the building to remain in its current condition.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Campus Buildings 700/800 Defense Sector-Advanced Manufacturing-SCIEAT

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4877	**Overall Priority**	5/12

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	10
Repair/Renovate Existing Facility/System	80
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	20
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	30
Roof	5
Water/Sewer	15
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$9,153,895
[CP] State Appropriation	$5,000,000
[CP] State Appropriation	$31,615,579
	$45,769,474

Project Costs	Amount
Basic Equipment	$2,026,000
Contingencies-Capital Projects	$4,500,000
Fee-Architectural, Engineering & Other	$5,868,191
Renovations-Building Exteriors	$5,000,000
Renovations-Buildings & Additions-Interiors	$24,745,283
Renovations-Utilities	$3,630,000
	$45,769,474

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$420,000	
Other Expenses	Other Funds - Additional	Indefinitely	$172,200	
	Net Cost / (Savings): $592,200		$592,200	

Summary of Work

$5M was awarded to Trident Tech from FY22-23 H.4301 Capital Reserve Fund Line (653) for this project. Additional funding for this project has been requested for inclusion in the FY 2026-2027 State budget.

Building and grounds infrastructure for two interconnected 1970s-era buildings (Buildings 700/800) will be repaired, renovated, and modernized to provide training space to accommodate new and expanding advanced manufacturing and industrial technology, automotive, transportation and logistics, cyber and security systems, and physical science programs to meet the needs of the nation's defense industry sector.

Existing classroom and laboratory space will be upgraded and converted to support multiple physical science, automotive, engineering technology, and other advanced manufacturing and industrial technology programs of study. Classroom and laboratory spaces will be equipped with tooling and instrumentation that have the flexibility for technological advancements and can support instruction to multiple classes simultaneously.

High-voltage and EV charging safety infrastructure will be installed. Air conditioning duct work will be replaced, and shop spaces will be renovated to accommodate large and tall vehicles and equipment. Electric vehicle compliant vehicle lifts will be installed. External roll-up double-doors will be replaced. Fences will be relocated, and exterior training spaces will be paved, resurfaced, covered or enclosed. Lighting, security cameras, fencing, and safety equipment will be provided for outdoor training areas.

HVAC, electrical, plumbing, pneumatic, lighting, IT, safety, fire alarm, wastewater, stormwater, and other facility systems will be replaced, expanded, and upgraded. Hallways and interior space will be reconfigured to accommodate new and expanded programs. Interior finishes in classrooms, offices, and hallways will be replaced. Door frames, locks and hardware will be upgraded. Flexible IT cabling and infrastructure will be installed. Bathrooms will be renovated with new surfaces and fixtures. Exterior walls will be resurfaced. Furniture will be replaced.

Rationale

This economic development project to renovate two aging buildings on the Trident Tech campus in North Charleston addresses the challenge of meeting the growing needs of the nation's defense industrial sector by providing workforce technicians to accommodate new and expanding advanced manufacturing and industrial technology, automotive, transportation and logistics, cyber and security systems, and physical science programs.

The Charleston region is now a strategic center for national defense infrastructure with Joint Base Charleston, a major military base; the State Ports Authority, a key seaport on the East Coast; and soon the U.S. Coast Guard's new "mega base." South Carolina is also home to Mercedes-Benz, BMW, Arrival, Proterra, Volvo, BMW, Scout, Bosch, Redwood Materials, Envision and more. All of these companies seek to grow their market share considerably. The demand for a trained workforce is outpacing the number of qualified applicants.

Trident Tech's student enrollment in advanced manufacturing technologies has increased, but it has become evident that the existing small lab will not meet the growing needs of these industries. Additional lab space and training capacity are required to truly provide a workforce pipeline for the future. To meet the skills gap needs of our region, a significant capital project to renovate two older (1970s era) existing buildings on Thornley Campus is needed.

The renovated labs, designed to provide quality instruction to multiple classes simultaneously, will be equipped with tooling and instrumentation with the flexibility of technological advancements. This project will create hybrid learning environments for upskilling workers and educating two-year college students to support the emerging defense industry sector, existing auto industry, and the multiple innovative companies choosing to locate here.

The project will provide high-tech training space supporting training for up to 700 Trident Tech students annually as advanced manufacturing technicians, engineering technology technicians, cyber and security, transportation and logistics, and electric vehicle technicians. This facility will also support workforce training programs for apprentices and adults seeking new skills and job opportunities to support these manufacturing sectors and associated technologies.

Alternatives Considered

There are no other options other than to leave the building in its existing condition where classrooms and labs do not meet the current needs of the industry nor modern teaching pedagogies.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Campus Building 400 Defense Sector-Welding and Ship Building Renovation Phase 1

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	4851	**Overall Priority**	6/12

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
HVAC	5
Interior Finishes/Flooring/Fixtures	65
Roof	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,886,000
[CP] State Appropriation	$7,544,000
	$9,430,000

Project Costs	Amount
Contingencies-Capital Projects	$820,000
Fee-Architectural, Engineering & Other	$550,000
Renovations-Building Exteriors	$1,000,000
Renovations-Buildings & Additions-Interiors	$6,030,000
Renovations-Utilities	$200,000
Roofing-Repairs & Renovations	$830,000
	$9,430,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($75,000)
	Net Cost / (Savings): ($75,000)			($75,000)

Summary of Work

Building and grounds infrastructure for a 1960s-era building (Building 400) will be repaired, renovated, and modernized to provide training space to accommodate new and expanding welding, ship building, and advanced manufacturing and industrial technology programs to meet the needs of the nation's defense industry sector.

The existing roof will be replaced with new, classrooms will be reconfigured and modernized, and offices spaces will be outfitted for improved functionality, restrooms will be upgraded to meet ADA accessibility, encapsulate wall and ceiling insulation, replace exterior metal siding with new, and add a small outdoor covered space for cutting and grinding. The old 1993 Donaldson welding exhaust system will be replaced with new. With this replacement, volume dampers will be installed, extraction arms and duct fittings will be replaced, and the duct layout will be redistributed to improve airflow. Asbestos abatement will occur throughout the building.

Rationale

This economic development project to renovate Building 400 (Welding) on the Trident Tech campus in North Charleston addresses the challenge of meeting the growing needs of the nation's defense industrial sector by providing workforce technicians to accommodate new and expanding welding, ship building, and other advanced manufacturing and industrial technology programs.

The Charleston region is now a strategic center for national defense infrastructure with Joint Base Charleston, a major military base; the State Ports Authority, a key seaport on the East Coast; and soon the U.S. Coast Guard's new "mega base." South Carolina is also home to Mercedes-Benz, BMW, Arrival, Proterra, Volvo, BMW, Scout, Bosch, Redwood Materials, Envision and more. All of these companies seek to grow their market share considerably. The demand for a trained workforce is outpacing the number of qualified applicants.

The existing metal roof of Building 400 is original to the 1968 building and while it has been repaired multiple times, leaks persist. The flat roof on Building 400 was installed in 2004. It has exceeded its manufacturer's warranty, and while it has been repaired multiple times, leaks continue. The existing fume hood extractor was installed in 1993 and breaks down frequently. It has out served its useful life, and Facilities Maintenance is frequently ordering new parts and motors. Welding cannot occur when the extractor is out of commission. The existing restrooms are in need of a refresh. Fixtures are old and mismatched, and neither restroom meets ADA requirements. Furthermore, the Women's restroom capacity does not match that of the Men's restroom. Classrooms and the lab are in need of a refresh, the A/V needs to be updated, and the classrooms need to be realigned to meet modern teaching pedagogies.

Alternatives Considered

There are no other alternatives to the roof replacement and fume hood extractor replacement other than to continue to make costly repairs. The classroom and lab renovation could be delayed, but their condition will continue to deteriorate.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Campus Buildings 300, 410, & 500 Student Services One Stop Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5254	**Overall Priority**	7/12

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	10
Office/Administration	20
Program/Academic	70
	100%

Building Components Affected	Percentage
Fire/Security	5
HVAC	45
Interior Finishes/Flooring/Fixtures	25
Roof	25
	100%

Fund Sources	Amount
[CP] State Appropriation	$6,000,000
	$6,000,000

Project Costs	Amount
Contingencies-Capital Projects	$400,000
Fee-Architectural, Engineering & Other	$400,000
Renovations-Buildings & Additions-Interiors	$3,200,000
Renovations-Utilities	$1,000,000
Roofing-Repairs & Renovations	$1,000,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($50,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

The college wishes to make building improvements to Buildings 300, 410, and 500 and consolidate operations by establishing a "One-Stop" for Student Services. This scope of work includes replacing existing mechanical systems, updating the fire alarms as required by code, and renovating the public areas of the buildings. The interior renovation includes but is not limited to miscellaneous ceiling grid and tile replacement, painting, replacing fluorescent lighting with LED's, and flooring repair and replacement.

Rationale

Student Services operations currently take place in three buildings - Buildings 300, 410, and 500. The college wishes to consolidate these activities and establish Building 410 as a Student Services "One Stop" and become a focal point for student activity. As operations are relocated from Buildings 300 and 500, repairs and refreshes will be needed to repurpose the use of these spaces.

Currently, the existing roofs are at least 20-years old and leak in multiple areas. Roof repairs are common, and the manufacturers' warranties have expired or will expire soon. Accordingly, many of the buildings' mechanical systems are original to the buildings. These units have exceeded their life expectancy and break down frequently. Parts are difficult to procure, and the controls system is old with outdated software. Reflecting years of use, the public areas of the buildings need a refresh. Walls need to be painted, and the ceiling grid and tile are stained and need to be replaced with new seismically rated systems.

Alternatives Considered

The roof replacement could be delayed, but the repair costs will continue to increase annually. There are no alternatives to replacing the mechanical systems as they have exceeded their life expectancy. The refresh could be delayed, but as these buildings are the center for student activity, the aesthetics need to be improved.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Campus Building 920 Roof Replacement - Phase 2
(Northwest Side)

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4882	**Overall Priority**	8/12

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	20
Office/Administration	20
Program/Academic	60
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$3,300,000
	$3,300,000

Project Costs	Amount
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$200,000
Roofing-Repairs & Renovations	$2,800,000
	$3,300,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($8,000)
	Net Cost / (Savings): ($8,000)			($8,000)

Summary of Work

The summary of work for this CPIP project includes the roof replacement for the remaining half of Building 920 - approximately 110,000 SF of low-slope, smooth surface asphalt built-up roof on the north side of the building.

Rationale

The existing roof system was installed 20 years ago in 2005. It has exceeded its 20-year life expectancy and manufacturer's warranty. Over the years, the roof has undergone multiple repairs, but leaks persist. There are numerous leaks in academic spaces. Deficiencies include but are not limited to unadhered end and head laps, alligatoring, patches, open base flashings, and random punctures. A recent moisture intrusion investigation revealed the roof system was wet down to the deck.

Alternatives Considered

The complexity of the original construction and existing HVAC equipment installed on the roof prohibit successful spot repair. Earlier repairs prove unsuccessful. The only alternative is to replace the roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Bldg 510 HVAC Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	5255	**Overall Priority**	9/12

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
HVAC	95
Interior Finishes/Flooring/Fixtures	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$9,700,000
	$9,700,000

Project Costs	Amount
Contingencies-Capital Projects	$970,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Buildings & Additions-Interiors	$600,000
Renovations-Utilities	$7,130,000
	$9,700,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely		($50,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

Building 510 is a 42,500 SF building that serves as the library for all of Trident Tech's campuses. Accordingly, it continues to be one of the most used buildings on campus by Trident Tech students. Built in the mid 1990's, all mechanical systems and piping are original to the building - 30 years old. This project would replace all chilled water piping, corroded areas of hot water piping, piping insulation, fan coil units (FCUs), air handler units (AHUs), valves, sensors, and VAV boxes with new. Stained ceiling tiles and damaged grid will be replaced as needed.

Rationale

The chilled water piping throughout the building is in terrible condition due to severe corrosion. Specific areas of the hot water piping are corroded as well - especially at valves and fittings. The chilled Water AHUs are in bad condition with corroded coils and pans. The FCUs have corrosion. These systems have exceeded their life expectancy and break down frequently. The chilled water piping is in the worst condition. Leaks occur frequently.

Alternatives Considered

There is no alternative available.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Campus Buildings 100, 200, and 300 Academic Refresh

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5291	**Overall Priority**	10/12

Project Type	Percentage
Architectural and Engineering	10
Repair/Renovate Existing Facility/System	90
	100%

Facility Type	Percentage
Office/Administration	25
Program/Academic	75
	100%

Building Components Affected	Percentage
Fire/Security	10
HVAC	10
Interior Finishes/Flooring/Fixtures	70
Roof	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$6,000,000
	$6,000,000

Project Costs	Amount
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$600,000
Renovations-Buildings & Additions-Interiors	$2,800,000
Renovations-Utilities	$1,000,000
Roofing-Repairs & Renovations	$1,000,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($55,000)
	Net Cost / (Savings): ($55,000)			($55,000)

Summary of Work

On the Thornley Campus, in Buildings 100, 200, and 300, abate flooring, mechanical rooms, and window seals as needed. Replace VCT with LVT, replace existing lighting with LEDs, and replace existing ceiling tiles and grid with new seismic rated systems. Paint as needed. Repair mechanical systems as needed and patch roofing at current leak locations.

Rationale

Buildings 100, 200, and 300 are heavily used by students, faculty, and Staff at TTC. Buildings 100 and 200 were constructed in 1964, and building 300 was constructed in 1967. All 3 buildings reflect years of use and need repair. Flooring needs to be abated throughout, and accordingly, flooring needs to be replaced in many locations. A refresh is needed with new painting and new lights. Repairs need to be made to the mechanical systems and the roofs.

Alternatives Considered

There are no other alternatives other than to keep making costly repairs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Palmer Campus Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5089	**Overall Priority**	11/12

Project Type	Percentage
Architectural and Engineering	10
Environmental	5
Repair/Renovate Existing Facility/System	80
Site Development	5
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Fire/Security	5
HVAC	25
Interior Finishes/Flooring/Fixtures	50
Parking/Landscape	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$25,000,000
	$25,000,000

Project Costs	Amount
Contingencies-Capital Projects	$2,500,000
Fee-Architectural, Engineering & Other	$2,500,000
Renovations-Building Exteriors	$4,000,000
Renovations-Buildings & Additions-Interiors	$9,000,000
Renovations-Utilities	$6,000,000
Site Development (Non-Depreciable Land Improv)	$1,000,000
	$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($150,000)
	Net Cost / (Savings): ($150,000)			($150,000)

Summary of Work

This project will serve as a significant renovation to the Palmer Campus. The scope of work is as follows:
Replace existing mechanical equipment on the Palmer Campus with new. Renovate up to 8 original gang restrooms. This work will include replacing existing fixtures with new, low flow products, replacing toilet partitions, updating finishes, and making the restrooms ADA compatible. The building envelope will be repaired, and the original windows and early 1980's windows will be replaced with new energy-efficient double-paned glass units. The parking lot will be milled, paved, and striped. The drainage issues will be addressed, and a bus loop will be added to serve large groups visiting the campus. Throughout the original building, asbestos and lead paint will be abated. Light fixtures will be replaced with new LEDs, and finishes will be updated. Work will include replacing ceiling tiles and grid with new seismically rated systems, painting, replacing carpet with new, and replacing VCT with LVT flooring.

Rationale

A large portion of the Palmer Campus building is the original C. A. Brown High School that was constructed in 1962. Much of this building remains in its original condition. Many of the windows are from 1962 while others were replaced in the early 1980s. Regardless, most windows leak and are no longer operable. At the same time, they are single paned and are not energy efficient. Building envelope repairs are needed to address wall leaks and cracks. The original gang restrooms have broken or mismatched fixtures, and they are not ADA compliant. The parking lot is cracked, and lines are no longer visible. Storm drains are clogged or collapsed contributing to frequent flooding during large rain events. Paint is peeling throughout the original building, and ceilings are stained and/or sagging. The finishes are in need of a refresh. The original classrooms are heated and cooled by 30+ year-old Scholar units that serve individual rooms only. These units break down frequently, and parts are difficult to procure. When these units break, classes have to be cancelled or rescheduled. The controls system is old with outdated software. Centralized roof-top mounted units that serve large portions of the building are needed for energy efficiency, thermal comfort, and humidity control.

Alternatives Considered

There are no alternatives other than to continue to make costly repairs to the parking lot, mechanical systems, restrooms, building envelope, and interior finishes.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Trident Technical College

Project Name

Thornley Campus HVAC Improvements - Buildings 940 & 950

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5091	**Overall Priority**	12/12

Project Type	Percentage
Architectural and Engineering	10
Replace Existing Facility/System	90
	100%

Facility Type	Percentage
Athletic/Recreational	5
Auxiliary/Housing/Food Service/Laundry	10
Office/Administration	20
Program/Academic	60
Support Services/Storage/Maintenance	5
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] State Appropriation	$6,000,000
	$6,000,000

Project Costs	Amount
Contingencies-Capital Projects	$600,000
Fee-Architectural, Engineering & Other	$600,000
Renovations-Utilities	$4,800,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely		($25,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

Replace existing, aging HVAC systems located in Buildings 940 and 950. Modify the existing systems to bring them up to current code for classroom use. Add HVAC to unconditioned spaces in both buildings.

Perform HVAC component repairs. This work consists of, but is not limited to replacement of pumps, mini-split components, compressors, fan condensers, blower assemblies, coils, and upgrades to chiller assembly system electrical cables. Clean mold from ducts and interior of units identified during a recent clean air study.

Rationale

There are multiple units in Buildings 940 and 950 that are beyond their useful life. Costs to repair these systems continue to increase, and many replacement components are either obsolete or difficult to procure. Frequently, areas within these buildings are without conditioned air for weeks. The combined costs to upgrade controls, perform contracted HVAC repairs and replace units are well-beyond the annual operational budget forecasts.

In Building 940, there is unconditioned warehouse space that needs to be transitioned into conditioned space. There is a need to convert this area into classrooms and offices.

Furthermore, in Building 950, existing mechanical equipment does not meet current code requirements for classroom use. The existing equipment needs to be retrofitted and expanded to accommodate the occupancy change.

Alternatives Considered

The only alternative is to continue making costly repairs to worn-out HVAC equipment. The unconditioned space can remain unconditioned, but this space will remain unusable. For the areas in 950 that do not meet current code requirements due to a change in occupancy, this space will remain unusable for classrooms.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Aiken

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Aiken

Project Name

Science Building Enhancement and Modernization

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/1
Project Number	5221	**Overall Priority**	1/7

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	15
Program/Academic	85
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	20
HVAC	30
Interior Finishes/Flooring/Fixtures	25
Other	5
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,350,000
	$8,350,000

Project Costs	Amount
Basic Equipment	$750,000
Construction-Buildings & Additions	$6,015,000
Contingencies-Capital Projects	$750,000
Fee-Architectural, Engineering & Other	$835,000
	$8,350,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($3,600)
Utilities	Other Funds - Existing	Indefinitely		($9,600)
	Net Cost / (Savings): ($13,200)			($13,200)

Summary of Work

The project will expand the Sciences Building by adding three additional instructional laboratories and renovating the building to modernize the existing lab spaces. The new labs will support environmental work in biology and chemistry and applied research. Renovated labs will receive new hoods, plumbing and mechanical systems, and finishes. The renovations will also provide more efficiently sized offices, allowing faculty to move out of temporary offices. The scope of work also addresses capital renewal concerns such as HVAC and elevators typical among buildings of this age.

Rationale

This funding request will extend the useful life of the current Science Building by many years. The project is a priority for the campus and has received state funding for the design and construction. This renovation will respond to enrollment growth and long-standing maintenance needs. Occupational efficiency, enhanced safety and hygiene, updated lab environments reflecting modern learning pedagogies, improved structural issues, and increased programs allowing external collaborative applied research deliverables are among other benefits.

Alternatives Considered

Constructing a separate facility in lieu of an addition and renovation to the existing science building would be more costly as the building is a good candidate for capital renewal and modernization.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Aiken

Project Name

Nursing/Health Sciences Building Expansion

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/4
Project Number	5171	**Overall Priority**	2/7

Project Type	Percentage
Construct Additional Facility	70
Repair/Renovate Existing Facility/System	30
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	35
Interior Finishes/Flooring/Fixtures	35
Other	5
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$20,000,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$15,000,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$2,000,000
Renovations-Building Exteriors	$2,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$80,000	
Utilities	Other Funds - Existing	Indefinitely	$120,000	
	Net Cost / (Savings): $200,000		$200,000	

Summary of Work

As the School of Nursing continues to grow, more space is needed, particularly for classrooms, labs, and office space. This project will help expand the building to meet the additional demand for space for health science majors.

Rationale

Additional space is needed as the nursing program has expanded to two additional campuses and is tele-streamed to students. There are plans to add Master of Science in Nursing and Doctor of Nursing Practice programs, Exercise & Sports Sciences programs, and other health science majors to the building.

Alternatives Considered

Consideration was given to renovating space within the existing nursing building, but there is no available square footage or space that will meet this need. The vision for this building is for it to be co-located near the existing nursing building so there can be efficient utilization of laboratory and simulation space.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Aiken

Project Name

Penland Renovation/Welcome Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	5173	**Overall Priority**	3/7

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	85
Support Services/Storage/Maintenance	15
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$10,000,000
	$10,000,000

Project Costs	Amount
Contingencies-Capital Projects	$950,000
Fee-Architectural, Engineering & Other	$450,000
Renovations-Buildings & Additions-Interiors	$8,600,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
Utilities	Other Funds - Existing	Indefinitely		($15,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

This project will create both a Welcome/Visitor Center along with a One-Stop Service Center at the existing Penland Building for all those who visit and attend USC Aiken.

Rationale

The Welcome Center will serve as the starting point for recruitment of new students, family, community members, and others who we plan to entice to attend the university. By providing The Pacer Welcome Center, the University's recruitment presence and efforts will be greatly expanded and will allow USC Aiken to compete more effectively for outstanding South Carolina students. This will help the University raise additional revenue, enhance community presence, and provide a much more centralized place for the visitor experience.

Alternatives Considered

Consideration of constructing a new facility was given. However, with available space within the Penland Building, constructing a separate facility in lieu of renovating the existing Penland building would be cost prohibitive.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Aiken

Project Name

Deferred Maintenance, Renovations and Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	5461	**Overall Priority**	4/7

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	40
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$16,000,000
	$16,000,000

Project Costs	Amount
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$720,000
Renovations-Building Exteriors	$5,500,000
Renovations-Buildings & Additions-Interiors	$5,500,000
Roofing-Repairs & Renovations	$2,780,000
	$16,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($55,000)
Utilities	Other Funds - Existing	3 Years+		($25,000)
	Net Cost / (Savings): ($80,000)			($80,000)

Summary of Work

This request will address a broad range of facilities needs across campus, including restroom upgrades, roof and HVAC replacements, flooring, painting, elevator refurbishments, and building envelope and window repairs to prevent water infiltration. Additional projects include electrical panel replacements, emergency lighting, boiler and door replacements, and improvements to sidewalks, landscaping, roads, and parking areas.

Rationale

The funding will allow for the campus to address critical maintenance, repairs, and renovations to keep the current infrastructure optimized and safe for the campus community. Maintenance, repairs, and renovations will reduce future campus maintenance and operational expenditures. The specific work to be chosen is based on criticality of their maintenance needs, impact to the academic mission, and to make the most impact on the deferred maintenance back log.

Alternatives Considered

No alternatives as buildings continue to accumulate maintenance needs each passing year. Proactively addressing these will help eliminate major business interruptions for the campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Aiken

Project Name

Food Service Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	5174	**Overall Priority**	5/7

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	20
Interior Finishes/Flooring/Fixtures	35
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,000,000
	$4,000,000

Project Costs	Amount
Construction-Buildings & Additions	$3,000,000
Contingencies-Capital Projects	$250,000
Fee-Architectural, Engineering & Other	$400,000
Site Development (Non-Depreciable Land Improv)	$350,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$5,000	
Utilities	Other Funds - Existing	Indefinitely	$15,000	
	Net Cost / (Savings): $20,000		$20,000	

Summary of Work

Construct a new 2,000 square foot food service facility near USC Aiken housing complexes.

Rationale

This facility will contain a dining room and kitchen along with a convenience market to mainly serve our student residents.

Alternatives Considered

Consideration was given to renovating a space within an existing residential complex. However, there is not adequate square footage or utilities to meet the needs of a food service facility in the existing complex.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Aiken

Project Name

Engineering & Cyber Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5175	**Overall Priority**	6/7

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	45
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$50,000,000
	$50,000,000

Project Costs	Amount
Basic Equipment	$1,500,000
Construction-Buildings & Additions	$41,500,000
Contingencies-Capital Projects	$3,000,000
Fee-Architectural, Engineering & Other	$4,000,000
	$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$90,000	
Utilities	Other Funds - Existing	Indefinitely	$130,000	
	Net Cost / (Savings): $220,000		$220,000	

Summary of Work

Construct an engineering and cyber facility that can accommodate the rapid growth of the engineering and cyber programs at USCA and be the future home of the University's engineering and cyber sciences.

Rationale

The new building will not only provide ample classrooms, teaching laboratories, and offices, it also will facilitate extensive collaboration and mentoring opportunities for students and faculty with DOE, DOD, and industry stakeholders in applied research and workforce development. It will also help accommodate the need for engineering and cyber professionals who want to live and stay in the region.

Alternatives Considered

No alternatives were considered. USC Aiken does not have enough space to accommodate the rapid growth in the engineering and cyber departments within the existing facilities. Additionally, the existing facilities cannot support the special equipment and infrastructure needed to support these programs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Aiken

Project Name

Student Activities Center Renovation & Expansion

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5176	**Overall Priority**	7/7

Project Type	Percentage
Construct Additional Facility	70
Repair/Renovate Existing Facility/System	30
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
HVAC	20
Interior Finishes/Flooring/Fixtures	40
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$20,000,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$13,000,000
Contingencies-Capital Projects	$1,250,000
Fee-Architectural, Engineering & Other	$2,000,000
Renovations-Buildings & Additions-Interiors	$3,750,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$30,000	
Utilities	Other Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $40,000		$40,000	

Summary of Work

Renovate and expand the Student Activities Center to expand the number of large multipurpose spaces on campus available to students which would allow for more events to be held on campus, more meeting space, and more lounge/study space.

Rationale

One of the most consistent complaints the University receives from students is the lack of gathering spaces on campus for students to relax and interact. This would increase the number of lounge spaces on campus to allow students to have more lounge and study space to occupy between classes, which is important for a campus that is 75% commuter. The project would also allow for the opportunity to relocate the Office of Career Services as well as the Student Media Center into the facility, which would free up existing space in two academic buildings on campus allowing for academic space to be expanded.

Alternatives Considered

Consideration was given to only renovating the existing student activity center. However, there is not enough square footage within this space to meet the program needs and student service needs within the existing facility. A completely new facility is not estimated to be most economical.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Beaufort

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Beaufort

Project Name

Nursing Education and Simulation Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5194	**Overall Priority**	1/2

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Other	10
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$30,000,000
	$30,000,000

Project Costs	Amount
Basic Equipment	$2,500,000
Builders Risk Insurance	$100,000
Construction-Buildings & Additions	$22,400,000
Contingencies-Capital Projects	$2,000,000
Fee-Architectural, Engineering & Other	$2,000,000
Other Capital Outlay Costs	$200,000
Site Development (Non-Depreciable Land Improv)	$800,000
	$30,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$75,000	
Other Expenses	Other Funds - Existing	2 Years	$85,000	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$150,000	
Utilities	Other Funds - Existing	Indefinitely	$120,000	
	Net Cost / (Savings): $430,000		$430,000	

Summary of Work

Construct a new facility, estimated at 35,000-45,000 square feet, to include nursing classrooms, labs, simulation spaces, computer labs, meeting spaces, furniture and equipment, administrative offices and affiliated student study group spaces. This facility will transform healthcare in the lowcountry to produce more nurses, launch a nurse practitioner program.

Rationale

• The USC Beaufort Nursing Education & Simulation Center will transform healthcare education in the Lowcountry producing more nurses, launching an NP program, and creating a healthier, more resilient community through expanded services including an on-campus clinic.
• USCB envisions future collaboration with the University of South Carolina School of Medicine to expand medical education and training opportunities in the Lowcountry. This includes potential joint programs, clinical rotations, and interdisciplinary training initiatives that will enhance healthcare delivery and workforce development in the region.

Alternatives Considered

There are no other practical alternatives as existing campus space is fully utilized.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Beaufort

Project Name

Convocation Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5385	**Overall Priority**	2/2

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Capital Reserve Fund	$21,500,000	Construction-Buildings & Additions	$34,450,000
[CP] AFS - Other Funds	$10,000,000	Contingencies-Capital Projects	$3,950,000
[CP] AFS - Other Funds	$7,250,000	Fee-Architectural, Engineering & Other	$4,800,000
[CP] AFS - State Appropriation	$9,250,000	Site Development (Non-Depreciable Land Improv)	$4,800,000
	$48,000,000		$48,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$90,000	
Uncategorized	Other Funds - Existing	3 Years+	$108,000	
Utilities	Other Funds - Existing	Indefinitely	$120,000	
	Net Cost / (Savings): $318,000		$318,000	

Summary of Work

This project will design and construct an approximately 60,000 sq. ft multi-purpose building containing about 3,500 seats to hold convocation, commencement and other University and community events and activities. The new facility will be located on the Bluffton campus.

Rationale

The University is in need of a space to hold convocations, commencements, and other University and community events.

Alternatives Considered

If local space existed or were to be constructed, USCB could lease the space, but no such space exists in the local community.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Columbia

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Land Acquisition - Neurological & Rehabilitation Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	1/15
Project Number	5605	**Overall Priority**	1/25

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,575,000
	$5,575,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
Land	$5,555,000
	$5,575,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

4.27 acres of land adjacent to the USC Health Sciences Campus will be acquired through the project budget; After acquisition, a Clinical Neurological and Rehabilitation Center will be constructed.

Rationale

The Clinical Neurological and Rehabilitation Center will serve as the state's first and only specialized facility exclusively focused on neurological care and is a natural extension of the new USC Health Sciences Campus, and more specifically, the USC Brain Health Network. The facility will provide critical treatment for South Carolina citizens who currently must travel to other states to receive the neurological treatment that this facility will offer.

Alternatives Considered

No alternatives; The 4.27 acres to be acquired is contiguous with, and immediately south of, the 16 acres owned by the University and currently being developed for the Health Sciences Campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Campus Residential Development - Sumter Street Sites

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/15
Project Number	5134	**Overall Priority**	2/25

Project Type	Percentage
Construct Additional Facility	95
Demolish Existing Facility	5
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	75
Office/Administration	10
Program/Academic	15
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	50
Other	10
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$200,000,000
[CP] AFS - Other Funds	$95,500,000
[CP] AFS - Other Funds	$4,500,000
	$300,000,000

Project Costs	Amount
Construction-Buildings & Additions	$203,000,000
Contingencies-Capital Projects	$18,000,000
Fee-Architectural, Engineering & Other	$12,000,000
Other Construction/Renovation/Repair Projects	$67,000,000
	$300,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$980,000	
Utilities	Other Funds - Existing	Indefinitely	$1,400,000	
	Net Cost / (Savings): $2,380,000		$2,380,000	

Summary of Work

(Phase I - #6158) The scope of work will include demolishing the remaining McBryde Quadrangle buildings (260 existing beds), construct new buildings on the McBryde site that are taller to compliment the Honors College and increase the bed count on the site, and construct the third wing at the Honors College Residence Hall across Sumter Street from the McBryde site. Development will occur at the Byrnes site and include other adjacent parcels. Development at the Byrnes site would be multi-purpose to provide student residences, academic space, administrative office space, and retail space at the street level. The various development components will be phased over many years.

Rationale

The McBryde Quadrangle has exceeded its service life and is the highest Housing priority to replace with new construction. The site is in the core of the campus and will enable more students to live in the core with a replacement facility. The Byrnes Building infrastructure has exceeded its service life and the prominence of the site commands a more engaging structure that can increase density and more fully benefit from being situated across from the Horseshoe.

Alternatives Considered

The University will continue to look for alternatives to help with the demand for housing and further progressing the University's Master Plan.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Thomas Cooper Library Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	3/15
Project Number	5136	**Overall Priority**	3/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	10
Fire/Security	5
HVAC	30
Interior Finishes/Flooring/Fixtures	35
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$49,025,000
[CP] AFS - Other Funds	$975,000
	$50,000,000

Project Costs	Amount
Contingencies-Capital Projects	$3,180,000
Fee-Architectural, Engineering & Other	$4,545,000
Renovations-Buildings & Additions-Interiors	$42,275,000
	$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
Utilities	Other Funds - Existing	Indefinitely		($12,000)
	Net Cost / (Savings): ($22,000)			($22,000)

Summary of Work

(Phase I - #6159) The project will investigate space utilization and renovation for the seven levels within the Thomas Cooper Library. The project will modernize spaces within the library by re-purposing and renovating areas to serve contemporary student needs that prioritize study space. The project will also replace aged mechanical HVAC systems that cannot maintain proper humidity and fresh air ventilation. A sprinkler system and a new fire alarm system will be installed for life safety and code compliance. Asbestos abatement will occur as ceiling and floor finishes are replaced. Lastly, the project will enhance lighting and Wi-Fi connectivity to serve the students.

Rationale

The Thomas Cooper Library is an iconic building in the core of campus and should be renewed to continue serving its vital mission. The replacement and upgrades of mechanical HVAC equipment and ducts is essential to perpetuating the use of the facility as a place for high occupant density and library collections. The high level of occupancy mandates upgrades to life safety systems.

Alternatives Considered

Constructing a new library or not making improvements are not considered prudent alternatives.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Williams-Brice Stadium Renovations

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	4/15
Project Number	5131	**Overall Priority**	4/25

Project Type	Percentage
Construct Additional Facility	40
Repair/Renovate Existing Facility/System	60
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Revenue Bonds	$350,000,000
	$350,000,000

Project Costs	Amount
Construction-Buildings & Additions	$125,902,778
Contingencies-Capital Projects	$20,902,778
Fee-Architectural, Engineering & Other	$14,097,222
Other Construction/Renovation/Repair Projects	$189,097,222
	$350,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$150,000	
	Net Cost / (Savings): $150,000		$150,000	

Summary of Work

(Phase I - #6163) Replace stadium seating and the Floyd Building in the North End Zone with a new structure to provide suites, club space and new stadium seating. Other renovations to create suites in the west side of the stadium are also priorities for construction. The ultimate scope of work will also include renovations at the east side of the stadium. The total scope and budget will be dependent on an increase to the debt limit for Athletic Revenue Bonds. The project budget and scope could increase significantly.

Rationale

This project would address the shortfall of suites, based on patron demand, by adding suites and creating premium game day experiences with clubs and terraces.

Alternatives Considered

Renovations are not made to the stadium and potential revenue from suite leases are not realized.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

McKissick Museum Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	5/15
Project Number	5127	**Overall Priority**	5/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	30
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$47,550,000
	$47,550,000

Project Costs	Amount
Contingencies-Capital Projects	$2,853,000
Fee-Architectural, Engineering & Other	$1,902,000
Renovations-Building Exteriors	$3,566,250
Renovations-Buildings & Additions-Interiors	$39,228,750
	$47,550,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($50,000)
Utilities	Other Funds - Existing	Indefinitely		($35,000)
	Net Cost / (Savings): ($85,000)			($85,000)

Summary of Work

(Phase I - #6162) Renovation of McKissick Museum will be comprehensive to repurpose spaces for academic classroom use and provide upgrades to the visitor center. The project will reconfigure interior walls and provide new M.E.P infrastructure, accessibility upgrades, and light safety improvements. Exterior renovations will repair the limestone facade, restore windows, and create patios on the east side of the building.

Rationale

Upgrades M.E.P systems near the end of their useful life as well as adds academic classroom space

Alternatives Considered

No alternatives were considered as campus facilities age each passing year. Addressing maintenance needs proactively will help eliminate major campus interruptions.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Barnwell College Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	6/15
Project Number	5124	**Overall Priority**	6/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	30
Fire/Security	5
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$43,630,000
	$43,630,000

Project Costs	Amount
Basic Equipment	$1,556,137
Contingencies-Capital Projects	$3,737,637
Fee-Architectural, Engineering & Other	$2,494,182
Renovations-Building Exteriors	$1,243,454
Renovations-Buildings & Additions-Interiors	$34,598,590
	$43,630,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($80,000)
Utilities	Other Funds - Existing	Indefinitely		($30,150)
	Net Cost / (Savings): ($110,150)			($110,150)

Summary of Work

(Phase I - #6161) The project would comprehensively renovate the historic Barnwell College to modernize the academic space and replace aged mechanical and electrical systems. The building would be reconfigured internally to add classrooms and academic support spaces. The restrooms will be replaced with facilities that comply with ADA standards. There will be new finishes throughout. The renovation will also add a fire sprinkler system and new fire alarm equipment. The exterior envelope, including the roof, of the building was recently restored so there is only minimal work needed at the exterior.

Rationale

The MEP systems are at the end of their useful life and the configuration of interior spaces does not support modern teaching, research, or student study.

Alternatives Considered

The alternative would be to allow Barnwell to continue to be an under-utilized building due the inefficient interior spatial configuration.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

River District Development Project

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	7/15
Project Number	5129	**Overall Priority**	7/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	35
Site Development	65
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Athletic Funds	$1,000,000
	$1,000,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$1,000,000
	$1,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will explore public-private partnership opportunities to improve university-owned land around Williams-Brice Stadium with hospitality, residential, and retail development to optimize the experience around the stadium and generate revenue for the university that will fund other future permanent improvement projects at the stadium. The project will also explore opportunities to create resort hospitality, residential, and athletic/recreational improvements on several large tracts of university-owned property near the Congaree River at the end of National Guard Road. Phase I approval will authorize the issuance of a Request For Proposals (RFP) and fund diligence efforts for professional engineering services to provide information needed for the RFP. The ultimate scope of the project will be defined through the RFP process; however, development is anticipated to be facilitated through staggered long-term land leases on the various sites. Improvements are intended to be designed, constructed, funded, operated, maintained, and owned by private entities with no university capital expenditure.

Rationale

The university owns under-developed land near Williams-Brice Stadium and near the river that is not yielding optimal revenue. Development will maximize potential new revenue, fund future projects at the stadium, and expand the local tax base.

Alternatives Considered

The University will perform extensive market research so the development would have no burden to the taxpayers and students. The alternative would be not performing the enhancements to the land.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

S.T.E.M Building

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	8/15
Project Number	5097	**Overall Priority**	8/25

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	20
HVAC	25
Interior Finishes/Flooring/Fixtures	25
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$1,500,000
[CP] AFS - State Appropriation	$98,500,000
	$100,000,000

Project Costs	Amount
Basic Equipment	$9,730,000
Builders Risk Insurance	$100,000
Construction-Buildings & Additions	$72,300,000
Contingencies-Capital Projects	$8,200,000
Fee-Architectural, Engineering & Other	$8,430,000
Site Development (Non-Depreciable Land Improv)	$1,240,000
	$100,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$93,500	
Maintenance and Repairs	Other Funds - Existing	3 Years+	$475,000	
Utilities	Other Funds - Existing	Indefinitely	$500,000	
	Net Cost / (Savings): $1,068,500		$1,068,500	

Summary of Work

(Phase I - #6165) The project will construct a new 100,000 gross square foot academic facility for innovation and research labs in the fields of science, technology, engineering, and mathematics (STEM). The building will prioritize new labs and innovation spaces that are well-equipped with the most modern audio/visual and information technology infrastructure. The proposed site for the building is an existing parking lot adjacent to the recently renovated Science and Technology Building and across from other academic science-focused buildings such as Jones Physical Science Center, Earth and Water Sciences Building, Coker Life Sciences, and Sumwalt Engineering Building.

Rationale

Based on defined enrollment growth projections, the 2018 University Master Plan proposes the renovation and optimization of existing facilities to provide needed academic space until 2025. Beyond 2025, new academic space will be needed to accommodate the trajectory of enrollment growth and to provide updated learning and research environments with modern technology infrastructure. The proposed location is specifically identified as an optimal site in the Master Plan and will address the need for more classrooms at the western district of campus where the campus can accommodate growth.

Alternatives Considered

Once the existing shell spaces in the adjacent Science and Technology Building and Jones PSC are renovated, (as part of separate projects), there will be no more shell space on the campus in which to construct more research lab space. Therefore, the strategy of a new building as anticipated in the Master Plan becomes the only alternative.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Coker College Maintenance Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	9/15
Project Number	5142	**Overall Priority**	9/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	35
HVAC	40
Interior Finishes/Flooring/Fixtures	25
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$2,000,000
[CP] AFS - State Appropriation	$33,000,000
	$35,000,000

Project Costs	Amount
Contingencies-Capital Projects	$3,500,000
Fee-Architectural, Engineering & Other	$2,500,000
Renovations-Buildings & Additions-Interiors	$9,000,000
Renovations-Utilities	$20,000,000
	$35,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($75,000)
Utilities	Other Funds - Existing	Indefinitely		($150,000)
	Net Cost / (Savings): ($225,000)			($225,000)

Summary of Work

The project will provide a comprehensive renovation of the 186,000 gross square foot structure that was constructed in 1975. The building houses academic and research programs within the College of Pharmacy and departments within the College of Arts and Sciences. The renovation will replace aged mechanical and electrical infrastructure that is original to the 46-year-old building. Worn interior finishes will also be replaced, and certain life safety and accessibility upgrades will be implemented.

Rationale

Coker College has only had localized maintenance over the past few decades that included a recent roof replacement, envelope repairs, and mechanical and electrical upgrades. A more comprehensive renovation is needed to elevate the condition of the building to be more consistent with other academic and research facilities on the campus.

Alternatives Considered

Maintenance has been deferred on the building for some time and the alternative of deferring it indefinitely is not considered prudent.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Rutledge Building Development Lease-Out

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	10/15
Project Number	5145	**Overall Priority**	10/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1
	$1

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$1
	$1

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The university intends to issue an RFP to solicit private developers who would renovate the building for market rate housing. The university would offer a long-term lease-out to enable developers to access the site and conduct renovations. The project would be designed, built, financed, operated and maintained by the developer. Private development of Rutledge building will come at no cost to the University. The university will receive revenue from the land-lease-out.

Rationale

The building is in need of comprehensive renovation. Allowing a private development to make the renovations not burden the university with the cost and will provide revenue to the university through a lease.

Alternatives Considered

The University commits the money and resources to renovating the building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Carolina Gardens Development Lease-Out

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	11/15
Project Number	5143	**Overall Priority**	11/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1
	$1

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$1
	$1

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project would authorize the issuance of an RFP to solicit private developers to lease the Carolina Gardens site from the University. The developers would either renovate or replace the buildings and create senior living retirement housing. The university would receive revenue in the form of rent from the long-term lease-out.

Rationale

The building is currently unoccupied, and its condition is such that they cannot be inhabited without a significant renovation. Private developers can possibly take advantage of tax credits to defray the cost of construction. The university would receive revenue instead of having to invest millions of university funds.

Alternatives Considered

The University commits the money and resources to renovating the building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

College & Henderson Street Homes Development Lease-Out

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	12/15
Project Number	5144	**Overall Priority**	12/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1
	$1

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$1
	$1

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will authorize the university to issue an RFP to solicit private developers to renovate seven historic residential structures on College and Henderson Streets. Access to the properties will be through a long-term lease-out. Developers will fully renovate the homes and then rent them for short term hospitality uses. The university will receive revenue through the lease-out.

Rationale

The homes are in serious need of renovation and several of them are currently unoccupied. Visitors to the university will be able to stay on campus in these homes which is beneficial to USC. Private developers can take advantage of tax credits to defray much of the renovation costs. USC will receive revenue from the developers rather than constantly struggling to maintain the structures.

Alternatives Considered

The University commits the money and resources to renovating the building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Norfolk Southern Railway Parcels Land Acquisition

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	13/15
Project Number	5138	**Overall Priority**	13/25

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Athletic/Recreational	80
Auxiliary/Housing/Food Service/Laundry	20
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$20,000
[CP] AFS - Other Funds	$2,980,000
	$3,000,000

Project Costs	Amount
Land	$3,000,000
	$3,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - #6148) Project established to fund the acquisition of four small parcels located adjacent to the Strom Thurmond Wellness Center and the Greek Village. The current property owner is the Norfolk Southern Railway. The subject parcels are: A .25-acre parcel R08914-06-04, A 1.59-acre parcel R08914-07-13, A .32-acre parcel R08914-07-12, and A .99-acre parcel R11302-13-02. The property is currently leased by the University and user for recreation fields.

Rationale

The parcels will enable consolidation of university property near the Strom Thurmond Wellness Center and the Greek Village enabling university ownership and future vertical development or continued use for much-needed recreation fields. The University will have a permanent need for this property.

Alternatives Considered

Subject to the railroad's reference, the land could continue to be leased.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

College Street / Sumter Street Land Acquisition

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	14/15
Project Number	5280	**Overall Priority**	14/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$5,000,000
	$5,000,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$5,000,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The University seeks approval to acquire contiguous parcels from the State of South Carolina along the 1200 block of College Street in downtown Columbia. Parcels: R11304-01-10 (1217 College Street) R11304-08-11 (1211 College Street) R11304-08-13 (900 Main Street), and R11304-08-07 (911 Sumter Street).

Rationale

The building is in need of comprehensive renovation. Allowing a private development to make the renovations not burden the university with the cost and will provide revenue to the university through a lease.

Alternatives Considered

The University commits the money and resources to renovating the building.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Clinical Neurological and Rehabilitation Center Construction

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	15/15
Project Number	5270	**Overall Priority**	15/25

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	95	Health Care/Medical	100	Other	100
Purchase Land/Building	5				
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$344,425,000	Basic Equipment	$50,000,000
		Construction-Buildings & Additions	$273,425,000
		Fee-Architectural, Engineering & Other	$21,000,000
	$344,425,000		$344,425,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$10,000	
	Net Cost / (Savings): $10,000		$10,000	

Summary of Work

The Clinical Neurological and Rehabilitation Center will provide technologically advanced acute treatment and care for Stroke, Cancer, Head Trauma, Spinal Cord Injuries, and potentially other conditions including Dementia, Alzheimer's Disease, Epilepsy, Autism, and Parkinson's Disease. Rehabilitation settings will provide advanced accommodations and equipment for post-acute care and out-patient services. Acute treatment and rehabilitation areas will include in-patient bedrooms and out-patient care areas. Surgical suites, imaging suites, and a broad program of other clinical support spaces will be required. The facility may also include computational and wet-lab research space and clinical space for the disciplines of medicine, public health, and engineering. Initial estimates anticipate a facility of 260,000-275,000 gross square feet to be confirmed during a rigorous programming process. An associated parking structure and all necessary site work and energy/utility infrastructure is included in the scope of the project. 4.27 acres of land adjacent to the USC Health Sciences Campus will be acquired through a land acquisition project for construction of this facility.

Rationale

The Clinical Neurological and Rehabilitation Center will serve as the state's first and only specialized facility exclusively focused on neurological care and is a natural extension of the new USC Health Sciences Campus, and more specifically, the USC Brain Health Network. The facility will provide critical treatment for South Carolina citizens who currently must travel to other states to receive the neurological treatment that this facility will offer.

Alternatives Considered

No alternatives.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Pharmacy Center on Health Sciences Campus

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	5277	**Overall Priority**	16/25

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	15
Program/Academic	85
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	25
Electrical/Mechanical	20
HVAC	25
Interior Finishes/Flooring/Fixtures	25
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$90,000,000
	$90,000,000

Project Costs	Amount
Basic Equipment	$8,757,000
Builders Risk Insurance	$90,000
Contingencies-Capital Projects	$7,380,000
Fee-Architectural, Engineering & Other	$7,587,000
Other Construction/Renovation/Repair Projects	$66,186,000
	$90,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$93,500	
Maintenance and Repairs	Other Funds - Existing	3 Years+	$475,000	
Utilities	Other Funds - Existing	Indefinitely	$500,000	
	Net Cost / (Savings): $1,068,500		$1,068,500	

Summary of Work

The University now proposes the development of a dedicated facility for the College of Pharmacy within this growing campus. This project is not a relocation but a strategic co-location that integrates pharmacy education with adjacent medical, surgical, and rehabilitative assets—maximizing the State's prior investments and strengthening South Carolina's healthcare workforce pipeline.

Rationale

Co-locating Pharmacy in the Bull Street District will: (1) Support interdisciplinary training, enabling future pharmacists to learn alongside medical and rehabilitation students in a shared clinical environment; (2) Advance research and education through proximity to specialized care and modern medical facilities; (3) Replace aging infrastructure on main campus with purpose-built labs, classrooms, and simulation space designed for 21st-century pharmacy education; (4) Include supporting infrastructure—such as parking—to ensure accessibility and operational efficiency across the Health Sciences Campus.

Alternatives Considered

College of Pharmacy will not integrate pharmacy education with Health Science Campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

College Street / Sumter Street Land Acquisition

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Establish Project	**Plan Year Priority**	2/7
Project Number	5391	**Overall Priority**	17/25

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Parking/Roads/Site Development	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$5,000,000
	$5,000,000

Project Costs	Amount
Land	$5,000,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Existing	Indefinitely	$5,000	
	Net Cost / (Savings): $5,000		$5,000	

Summary of Work

The University seeks approval to acquire contiguous parcels from the State of South Carolina along the 1200 block of College Street in downtown Columbia. Parcels: R11304-01-10 (1217 College Street) R11304-08-11 (1211 College Street) R11304-08-13 (900 Main Street), and R11304-08-07 (911 Sumter Street) and other Main Street parcels to be determined.

Rationale

These parcels are in close proximity to the campus core and would allow for future development to meet the mission of the University.

Alternatives Considered

No alternatives; the University seeks land in close proximity to the campus core to allow achievement of the University's mission to expand upon student housing, student union, and other student programs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Campus Utility Capital Renewal & Maintenance Reno

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	5157	**Overall Priority**	18/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$104,900,000
	$104,900,000

Project Costs	Amount
Contingencies-Capital Projects	$5,000,000
Fee-Architectural, Engineering & Other	$5,000,000
Renovations-Utilities	$94,900,000
	$104,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($225,000)
Utilities	Other Funds - Existing	Indefinitely		($150,000)
	Net Cost / (Savings): ($375,000)			($375,000)

Summary of Work

The project will replace components of the energy/utility infrastructure throughout the campus. Components will include boilers, chillers, cooling towers, chilled water supply and return piping, condensate piping, steam piping, valves, and pumps as required for a comprehensive program of utility capital renewal. The project will be phased.

Rationale

In 2020 and 2021, the campus commissioned an engineering firm to identify, master plan, and prioritize utility priorities. There is a list of over 100 priorities totaling over $151 million. This project would renew the highest priorities.

Alternatives Considered

Replacements of underground utility infrastructure do not really have practical alternatives when so much of the campus relies on the four central energy plants. Existing building energy infrastructure could be redesigned and renovated to be stand-alone and not connected to the campus network; however, this would be more costly, more disruptive and would not take advantage of the campus infrastructure that exists.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Civil Rights History and Research Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	5156	**Overall Priority**	19/25

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	10
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] AFS - Federal Funds	$1,500,000
[CP] AFS - Other Funds	$500,000
[CP] AFS - Other Funds	$18,000,000
[CP] AFS - State Appropriation	$4,000,000
	$24,000,000

Project Costs	Amount
Basic Equipment	$982,000
Construction-Buildings & Additions	$17,200,000
Contingencies-Capital Projects	$1,418,000
Fee-Architectural, Engineering & Other	$2,000,000
Site Development (Non-Depreciable Land Improv)	$2,400,000
	$24,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$84,000	
Utilities	Other Funds - Existing	Indefinitely	$112,000	
	Net Cost / (Savings): $196,000		$196,000	

Summary of Work

Construct a new Civil Rights Center, estimated at 27,000 gross square feet. The building program would include exhibition space, student study space, classrooms, event space, and administration space.

Rationale

A new center will allow portions of Booker T Washington to be repurposed for centers and programs that are synergistic with the Civil Rights Center. The new building will also create new classrooms on campus.

Alternatives Considered

Constrain the Civil Rights Center in Booker T Washington and Thomas Cooper Library buildings.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

ROTC Building for Veterans and Military Center of Excellence

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	5478	**Overall Priority**	20/25

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Program/Academic	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Federal Funds	$20,000,000	Construction-Buildings & Additions	$26,900,000
[CP] AFS - Other Funds	$2,500,000	Contingencies-Capital Projects	$3,000,000
[CP] AFS - State Appropriation	$10,000,000	Fee-Architectural, Engineering & Other	$2,600,000
	$32,500,000		$32,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($15,000)
Utilities	Other Funds - Existing	Indefinitely	$15,000	
	Net Cost / (Savings):		$15,000	($15,000)

Summary of Work

Funding for this request would support the construction of a new 60,000 square foot ROTC Building to accommodate the Veterans and Military Center of Excellence. This facility will serve as teh central hub for USC's nationally recognized ROTC programs and veteran services, helping to meet the growing needs of over 2,000 military-affiliated students. The new excellence will host dedicated office space for the Department of Veteran and Military Affairs and ROTC staff, multipurpose drill hall, large meeting space for student and community programming, academic classrooms and computer labs for military science courses, library and study space for all military-affiliated students, storage for equipment and uniforms and locked armory storage for drill equipment Incorporation of a shared multi-use gymnasium would allow the ROTC programs space to perform drills and host large meetings and presentations. The gymnasium would be complete with an indoor workout facility to provide space for physical training, separate men's and women's locker room facilities, and a laundry room. Additionally, including a separate dining facility for campus use to serve all military-affiliated students would promote camaraderie and a sense of community within the population.

Rationale

Having a designated center was a leading factor in the university's recent No. 1 Best for Vets ranking by Military Times and 2022 SVA Chapter of the Year award by Student Veterans of America. When all forces are combined, the center is at full capacity and the department is unable to grow the addition of staff and space for the military-affiliated population. As this population continues to grow, the university will not be able to provide the necessary resources to better support the student's needs. Per the Veterans Administration, it is encouraged that institutions have 1 full-time certifying official for every 200 benefit users. The university is currently operating on a 1 to 433 ratio. The current ROTC facility, constructed in 1946, spent much of its lifetime as a Naval Reserve Center. Prior to 2006, all three ROTC programs were housed in different buildings across campus before consolidating into one central location. By having all three programs located in a centralized location, the programs can offer 90% of ROTC classes within the current facility, with all classrooms at full capacity. The programs, which have all seen significant growth over the last 15 years, have reached a plateau in which the only possible solution for growth would be to offer more class sections, which could lead to scheduling conflicts. The university is one of the few schools in the country to boast two flight simulators, a necessity to prepare Navy and Air Force Cadets and Midshipmen for flight school.

Alternatives Considered

Continue utilizing the current ROTC facility and other locations throughout campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Deferred Maintenance, Renovations and Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	5486	**Overall Priority**	21/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	40
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$50,000,000
	$50,000,000

Project Costs	Amount
Contingencies-Capital Projects	$4,750,000
Fee-Architectural, Engineering & Other	$2,500,000
Renovations-Building Exteriors	$17,100,000
Renovations-Buildings & Additions-Interiors	$17,100,000
Roofing-Repairs & Renovations	$8,550,000
	$50,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($55,000)
Utilities	Other Funds - Existing	3 Years+		($45,000)
	Net Cost / (Savings): ($100,000)			($100,000)

Summary of Work

The funding will allow for the campus to address critical maintenance, repairs, and renovations to keep the current infrastructure optimized and safe for the campus community. Maintenance, repairs, and renovations will reduce future campuses maintenance and operational expenditures.

Rationale

The specific work to be chosen is based on the criticality of their maintenance needs, impact to the academic mission, and to make the most impact on the deferred maintenance back log.

Alternatives Considered

No alternatives as buildings continue to accumulate maintenance needs each passing year. Proactively addressing these will help eliminate major business interruptions for the campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Student Union Renovation/Expansion

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	5161	**Overall Priority**	22/25

Project Type	Percentage
Construct Additional Facility	25
Repair/Renovate Existing Facility/System	75
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	75
Other	25
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$25,000,000
	$25,000,000

Project Costs	Amount
Construction-Buildings & Additions	$5,625,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Buildings & Additions-Interiors	$16,875,000
	$25,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($50,000)
Utilities	Other Funds - Existing	Indefinitely		($22,000)
	Net Cost / (Savings): ($72,000)			($72,000)

Summary of Work

Renovate Russell House to help meet the increasing demand from the current student body. This will see Russell House modernize and the dining services expanded.

Rationale

The last expansion to the Russell House was in the 1970s. The Russell House is too small and inefficient to continue struggling to meet the needs of the student body.

Alternatives Considered

Demolish Russell House and build an entire new student union.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Capstone Residence Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5162	**Overall Priority**	23/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	25
Fire/Security	15
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - Revenue Bonds	$70,000,000
	$70,000,000

Project Costs	Amount
Basic Equipment	$2,500,000
Contingencies-Capital Projects	$6,000,000
Fee-Architectural, Engineering & Other	$4,000,000
Renovations-Building Exteriors	$2,000,000
Renovations-Buildings & Additions-Interiors	$55,500,000
	$70,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($185,000)
Utilities	Other Funds - Existing	Indefinitely		($72,000)
	Net Cost / (Savings): ($257,000)			($257,000)

Summary of Work

The project would comprehensively renovate the 50+ year old residential building which has 184,541 gross square feet. The scope of work will include the replacement of windows and exterior caulking for returning water-tight integrity and enhancing energy efficiency. Interior work will include the abatement of asbestos and lead paint. New finishes, mechanical, plumbing, electrical and life safety systems will be replaced throughout.

Rationale

Most building systems are at the end of their serviceable life and require replacement and maintenance.

Alternatives Considered

The building is an iconic tower at the east end of the campus and renovation is considered to be the most economical option at this time.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

South Tower Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5163	**Overall Priority**	24/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	25
Fire/Security	15
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - Revenue Bonds	$46,500,000
	$46,500,000

Project Costs	Amount
Basic Equipment	$1,660,000
Contingencies-Capital Projects	$3,985,000
Fee-Architectural, Engineering & Other	$2,655,200
Renovations-Building Exteriors	$1,329,900
Renovations-Buildings & Additions-Interiors	$36,869,900
	$46,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($122,890)
Utilities	Other Funds - Existing	Indefinitely		($47,835)
	Net Cost / (Savings): ($170,725)			($170,725)

Summary of Work

The project would comprehensively renovate the 50+ year old residential building which has 92,000 gross square feet. The scope of work will include the replacement of windows and exterior caulking for returning water-tight integrity and enhancing energy efficiency. Interior work will include the abatement of asbestos and lead paint. New finishes, mechanical, plumbing, electrical and life safety systems will be replaced throughout.

Rationale

Most building systems are at the end of their serviceable life and require replacement and maintenance.

Alternatives Considered

No alternatives were considered.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Columbia

Project Name

Columbia Hall Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5165	**Overall Priority**	25/25

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	25
Fire/Security	5
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - Revenue Bonds	$53,000,000
	$53,000,000

Project Costs	Amount
Basic Equipment	$2,000,000
Contingencies-Capital Projects	$5,000,000
Fee-Architectural, Engineering & Other	$3,000,000
Renovations-Building Exteriors	$5,000,000
Renovations-Buildings & Additions-Interiors	$38,000,000
	$53,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($60,000)
Utilities	Other Funds - Existing	Indefinitely		($48,000)
	Net Cost / (Savings): ($108,000)			($108,000)

Summary of Work

The project would comprehensively renovate the 50+ year old residential building which has 121,742 gross square feet. The scope of work will include the replacement of windows and exterior caulking for returning water-tight integrity and enhancing energy efficiency. Interior work will include the abatement of asbestos and lead paint. New finishes, mechanical, plumbing, electrical and life safety systems will be replaced throughout.

Rationale

Most building systems are at the end of their serviceable life and require replacement and maintenance.

Alternatives Considered

The building is at the east end of the campus and renovation is considered to be the most economical option at this time.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Lancaster

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Lancaster

Project Name

Softball and Baseball Complex

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5273	**Overall Priority**	1/2

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$10,000,000
	$10,000,000

Project Costs	Amount
Contingencies-Capital Projects	$630,000
Fee-Architectural, Engineering & Other	$420,000
Renovations-Buildings & Additions-Interiors	$8,950,000
	$10,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$12,000	
Utilities	Other Funds - Existing	Indefinitely		($2,000)
	Net Cost / (Savings): $10,000		$12,000	($2,000)

Summary of Work

Update existing baseball and softball facilities to current college athletic standards and specifications. The project will also renovate a building to accommodate functional work space for athletic support staff.

Rationale

The facilities currently do not meet collegiate standards.

Alternatives Considered

No alternatives to consider for the current scenario.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Lancaster

Project Name

Indoor Athletic Training Facility/Offices

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5210	**Overall Priority**	2/2

Project Type	Percentage
Construct Additional Facility	75
Site Development	25
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	10
HVAC	15
Interior Finishes/Flooring/Fixtures	55
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Basic Equipment	$200,000
Construction-Buildings & Additions	$3,500,000
Contingencies-Capital Projects	$450,000
Fee-Architectural, Engineering & Other	$350,000
Site Development (Non-Depreciable Land Improv)	$500,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$35,000	
Utilities	Other Funds - Existing	Indefinitely	$25,000	
	Net Cost / (Savings): $60,000		$60,000	

Summary of Work

Construct Indoor Athletic Training Facility/Offices.

Rationale

The existing athletic facilities are older and remote from campus.

Alternatives Considered

Current facilities will continue to be used.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Salkehatchie

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Salkehatchie

Project Name

Student Commons and Conference Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5267	**Overall Priority**	1/4

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
HVAC	20
Interior Finishes/Flooring/Fixtures	55
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$4,000,000
	$4,000,000

Project Costs	Amount
Contingencies-Capital Projects	$230,000
Fee-Architectural, Engineering & Other	$300,000
Renovations-Buildings & Additions-Interiors	$3,470,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
Utilities	Other Funds - Existing	Indefinitely		($15,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

The project will accommodate the campus growth by renovating approximately 5300 square feet and upfitting 7300 square feet within the warm lit shell space of the Student Commons & Conference Center. The upfit will be designed and constructed to host a variety of student focused needs and provide community support. This will include a new entry feature to assist with ingress and egress, restrooms, catering kitchen, food pantry, and storage. A new fitness center and a flexible health and wellness area for students, faculty and staff. A renovation will coincide with the upfit to provide a new classroom, additional office and conference spaces, and updating restrooms to be ADA accessible. The building's mechanical, electrical, and plumbing will be updated during this project.

Rationale

Much of the space in the building cannot be occupied to serve student needs. The project will complete a multi-phase project to renovate the exterior and the interior of the building.

Alternatives Considered

The university will continue to use space as is but the building will not be used optimally.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Salkehatchie

Project Name

Deferred Maintenance, Renovations, and Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5451	**Overall Priority**	2/4

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	40
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,550,000
	$5,550,000

Project Costs	Amount
Contingencies-Capital Projects	$530,000
Fee-Architectural, Engineering & Other	$250,000
Renovations-Building Exteriors	$1,900,000
Renovations-Buildings & Additions-Interiors	$1,900,000
Roofing-Repairs & Renovations	$970,000
	$5,550,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($35,000)
	Net Cost / (Savings): ($35,000)			($35,000)

Summary of Work

The funding will allow for the campus to address critical maintenance, repairs, and renovations to keep the current infrastructure operational and safe for the campus community. Maintenance, repairs, and renovations will reduce future campus maintenance and operational expenditures.

Rationale

The specific work will be chosen based on the criticality of their maintenance needs, impact to the academic mission, and to make the most impact on deferred maintenance back log.

Alternatives Considered

No alternatives as buildings continue to accumulate maintenance needs each passing year. Proactively addressing these will help eliminate major business interruptions for the campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Salkehatchie

Project Name

Athletic Complex and Community Pavilion

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5459	**Overall Priority**	3/4

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
Interior Finishes/Flooring/Fixtures	25
Other	10
Parking/Landscape	15
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$4,250,000
	$4,250,000

Project Costs	Amount
Construction-Buildings & Additions	$3,655,000
Contingencies-Capital Projects	$405,000
Fee-Architectural, Engineering & Other	$190,000
	$4,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$10,000	
Utilities	Other Funds - Existing	Indefinitely	$15,000	
	Net Cost / (Savings): $25,000		$25,000	

Summary of Work

This project will construct a dedicated sports complex on campus that would be used by the collegiate teams and support staff. The building would allow for student athletes to have locker rooms and strength and conditioning space. Coaches and support staff would be housed within the new facility to free up occupied space within other buildings on campus. Lastly, the new complex would also provide support to visiting teams, officiating staff, spectators, local community members and stakeholders.

Rationale

Currently the men's and women's sports are spread throughout campus without a designated athletic space. This will create a sports district on campus to have more competitive facilities compared to other NJCAA schools. The currently repurposed buildings are not adequate for student athletes, spectators, and visiting teams. Salkehatchie's baseball, softball, and men's and women's soccer teams and their coaches are currently without a designated space. The coaches' offices are in the Athletic Center, and the campus has made a makeshift weight/strengthening space in the back part of that building. The soccer teams are using the old locker rooms in the Conference Center for their teams and visiting teams. The softball team has an older building that is being used for changing and visiting teams; however, the space does not have working bathrooms. The baseball team has an old building space that is being used as a fieldhouse, but the bathrooms are having to be used by the spectators and the visiting teams as well as Salkehatchie's team. The plan for this new complex would be spaces that could be used by Salkehatchie's teams, visiting teams, spectators, local community members and stakeholders in our campus. The new space would also be used as a recruiting center for athletics and will be an effort to retain students.

Alternatives Considered

The teams must continue using the existing space in lieu of a new complex; however, this is not considered to be a sustainable option.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Salkehatchie

Project Name

New Arena Gymnasium Replacement

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5212	**Overall Priority**	4/4

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	50
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$15,000,000
	$15,000,000

Project Costs	Amount
Construction-Buildings & Additions	$12,800,000
Contingencies-Capital Projects	$900,000
Fee-Architectural, Engineering & Other	$800,000
Site Development (Non-Depreciable Land Improv)	$500,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$90,000	
Utilities	Other Funds - Existing	Indefinitely	$110,000	
	Net Cost / (Savings): $200,000		$200,000	

Summary of Work

The project will construct a new gymnasium and convocation building of approximately 23,000 gross square feet to support athletics and large gatherings on the Walterboro campus. The gym would provide a collegiate regulation-sized basketball court with supporting spaces such as grandstand seating, locker rooms, public restrooms, coaches offices, and equipment storage.

Rationale

The existing gymnasium is too small to provide a regulation-sized basketball court, and the support spaces are inadequate.

Alternatives Considered

The alternative of trying to expand the existing gym, which has been explored, but the column spacing is not conducive to expansion.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Sumter

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Sumter

Project Name
FY25 Campus Roof Renovations

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/2
Project Number	5268	**Overall Priority**	1/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$52,500
[CP] AFS - Capital Reserve Fund	$2,047,500
[CP] AFS - State Appropriation	$1,400,000
	$3,500,000

Project Costs	Amount
Contingencies-Capital Projects	$280,000
Fee-Architectural, Engineering & Other	$227,500
Roofing-Repairs & Renovations	$2,992,500
	$3,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($40,000)
	Net Cost / (Savings): ($40,000)			($40,000)

Summary of Work

(Phase I - #9533) This funding will allow for roof repairs and/or replacements for several building on campus with emphasis on the Arts and Letters Building, the Anderson Library, the Business Administration Building and the Schwartz/Nettles Complex.

Rationale

The repairs and renovations in this project will address prioritized maintenance needs on campus.

Alternatives Considered

No alternatives exist for needed renovations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Sumter

Project Name

Collaboration Lab

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	5274	**Overall Priority**	2/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	70
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,506,900
	$5,506,900

Project Costs	Amount
Contingencies-Capital Projects	$440,550
Fee-Architectural, Engineering & Other	$357,950
Renovations-Buildings & Additions-Interiors	$4,708,400
	$5,506,900

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($25,000)
Utilities	Other Funds - Existing	Indefinitely		($20,000)
	Net Cost / (Savings): ($45,000)			($45,000)

Summary of Work

Project will work with SC ETV to construct an approximately 50,000 facility that will collaborate with media and educational programs on USC - Sumter campus.

Rationale

SC ETV has received $22.5 million in state appropriations for the construction of a new facility in the Sumter region. This space will make approximately 19,350 square feet of space for USC - Sumter to utilize for academic pedagogy.

Alternatives Considered

To continue using current space on campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Sumter

Project Name

Business Administration Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5205	**Overall Priority**	3/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	35
Program/Academic	65
	100%

Building Components Affected	Percentage
HVAC	40
Interior Finishes/Flooring/Fixtures	60
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$2,500,001
	$2,500,001

Project Costs	Amount
Contingencies-Capital Projects	$150,000
Fee-Architectural, Engineering & Other	$150,000
Renovations-Buildings & Additions-Interiors	$1,300,001
Renovations-Utilities	$900,000
	$2,500,001

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($25,000)
Utilities	Other Funds - Existing	Indefinitely		($15,000)
	Net Cost / (Savings): ($40,000)			($40,000)

Summary of Work

This project will replace the HVAC system in the building. Interior work to classrooms and offices will also be done including carpet replacement, lighting fixtures, furnishings.

Rationale

The HVAC system is aged, and the building requires modernization of the interior.

Alternatives Considered

Allow the building to continue to deteriorate.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Sumter

Project Name

Anderson Library Renovation for Student Success Center

Submission Type	Existing Project	**Plan Year**	2029
Request Type	Budget Change	**Plan Year Priority**	1/1
Project Number	5208	**Overall Priority**	4/5

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$4,000,000
[CP] AFS - State Appropriation	$2,400,000
	$6,400,000

Project Costs	Amount
Contingencies-Capital Projects	$500,000
Fee-Architectural, Engineering & Other	$500,000
Renovations-Buildings & Additions-Interiors	$5,400,000
	$6,400,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
Utilities	Other Funds - Existing	Indefinitely		($15,000)
	Net Cost / (Savings): ($25,000)			($25,000)

Summary of Work

(Phase II - 9529) Renovate current 29,493 square foot building to modernize the facility for USC Sumter students and for other members of the greater Sumter Area community. Renovate finishes and adapt spaces to the needs of a modern library.

Rationale

Libraries are transforming in the digital age by reducing media collections and embracing technology and new student study and learning paradigms. This project would provide social spaces for interaction and knowledge exchange, provide upgraded study rooms, and learning spaces conducive for developing new skills and learning new technologies. The facility would also house a student success center.

Alternatives Considered

Constructing a new library or not making improvements are not considered prudent economical alternatives.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Sumter

Project Name

Soccer and Cross Country Complex

Submission Type	CPIP Submission - Initial	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5275	**Overall Priority**	5/5

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	20
HVAC	10
Interior Finishes/Flooring/Fixtures	15
Parking/Landscape	35
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,800,000
	$3,800,000

Project Costs	Amount
Basic Equipment	$152,000
Construction-Buildings & Additions	$2,014,000
Contingencies-Capital Projects	$380,000
Fee-Architectural, Engineering & Other	$329,330
Site Development (Non-Depreciable Land Improv)	$924,670
	$3,800,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$30,000	
Utilities	Other Funds - Existing	Indefinitely	$20,000	
	Net Cost / (Savings): $50,000		$50,000	

Summary of Work

The project will construct a new complex to provide a regulation soccer field, restrooms and concessions, locker rooms, bleachers, and a press box.

Rationale

There is currently a need to update the current soccer complex.

Alternatives Considered

Maintain the current soccer complex that is being used.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Union

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Union

Project Name

Facilities Management Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5261	**Overall Priority**	1/3

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Construct Additional Facility	100	Support Services/Storage/Maintenance	100	Other	100
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$2,500,001	Construction-Buildings & Additions	$2,120,001
		Contingencies-Capital Projects	$220,000
		Fee-Architectural, Engineering & Other	$160,000
	$2,500,001		$2,500,001

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$25,000	
Utilities	Other Funds - Existing	Indefinitely	$45,000	
	Net Cost / (Savings): $70,000		$70,000	

Summary of Work

Construct a new Facilities Maintenance Building to accommodate a small staff and store tools and equipment necessary to maintain the buildings and grounds of the Union campus.

Rationale

The campus now must maintain several more buildings than just a few years ago and the current Facilities shops are inadequate to provide proper maintenance to the campus' buildings and grounds.

Alternatives Considered

Continue using existing facilities to the best of the staff's abilities.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Union

Project Name

Deferred Maintenance, Renovations and Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5468	**Overall Priority**	2/3

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	40
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$6,980,000
	$6,980,000

Project Costs	Amount
Contingencies-Capital Projects	$650,000
Fee-Architectural, Engineering & Other	$315,000
Renovations-Building Exteriors	$2,400,000
Renovations-Buildings & Additions-Interiors	$2,400,000
Roofing-Repairs & Renovations	$1,215,000
	$6,980,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($12,500)
Utilities	Other Funds - Existing	Indefinitely		($5,500)
	Net Cost / (Savings): ($18,000)			($18,000)

Summary of Work

The funding will allow for the campus to address critical maintenance, repairs, and renovations to keep the current infrastructure optimized and safe for the campus community. Maintenance, repairs, and renovations will reduce future campus maintenance and operational expenditures.

Rationale

The specific work to be chosen is based on the criticality of their maintenance needs, impact to the academic mission, and to make the most impact on deferred maintenance back log.

Alternatives Considered

No alternatives as buildings continue to accumulate maintenance needs each passing year. Proactively addressing these will help eliminate major business interruptions for the campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Union

Project Name

Gymnasium/ Convocation/ Civic Center

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5263	**Overall Priority**	3/3

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
HVAC	15
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	10
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$19,000,000
	$19,000,000

Project Costs	Amount
Construction-Buildings & Additions	$14,000,000
Contingencies-Capital Projects	$2,000,000
Fee-Architectural, Engineering & Other	$1,500,000
Site Development (Non-Depreciable Land Improv)	$1,500,000
	$19,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$50,000	
Utilities	Other Funds - Existing	Indefinitely	$25,000	
	Net Cost / (Savings): $75,000		$75,000	

Summary of Work

This project will design and construct a multi-purpose building to hold convocation, commencement and other University and Community events and activities. The new facility will be located on the USC Union campus and be the front door and Welcome Center for the campus to engage prospective new students, student athletes, and their families. This facility will serve as a central location for the athletic program housing coaches offices, a wellness center and locker rooms. This will be a two or three-phase project with the gym building as a start with subsequent phases for locker rooms and offices.

Rationale

A gymnasium / convocation, civic building, compliant with athletic standards, will support the campus in bringing back men's and women's basketball and provide a proper seating capacity for our current volleyball team and student activities. At present, Union County has no civic center to support events like graduations, sporting events or concerts and musical performances. This event space can also be offered to the community for large gatherings with seating up to 1,500 people. Youth programs could also use this space for camps and activities, which would aid in future recruiting efforts.

Alternatives Considered

No other alternatives exist and there are no facilities in the community to be used for such programming.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

University of South Carolina - Upstate

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

John M. Rampey Jr. Center Acquisition

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/5
Project Number	5243	**Overall Priority**	1/11

Project Type	Percentage
Purchase Land/Building	100
	100%

Facility Type	Percentage
Health Care/Medical	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$20,000
	$20,000

Project Costs	Amount
Fee-Architectural, Engineering & Other	$20,000
	$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Rent	Other Funds - Existing	3 Years+		($68,398)
	Net Cost / (Savings): ($68,398)			($68,398)

Summary of Work

(Preliminary Land Acquisition - #9561) USC Upstate seeks approval to commence a survey(s) that will inform the acquisition of an approximately 7,172 gross square foot building at 490 Hodge Drive, Spartanburg, SC 29303, known as the John M Rampey Jr. Center. The building is currently being leased by the University and serves as the campus' health services facility. The land upon which the building is sited is owned by the County and is not included with the acquisition. There will be no acquisition cost for the building. Diligence surveys will provide a Building Condition Assessment and an Environmental Assessment (if required) following Phase I approval.

Rationale

This building is located on the northeast portion of campus and contiguous to university-owned land. The University will continue to provide health services including counseling, disability support, health education, and health services from this facility for the foreseeable future. The building is being renovated and expanded by USC Upstate increasing its value to the campus. The building is currently owned by the University Foundation and would be transferred to USC Upstate at no cost.

Alternatives Considered

No other sites were evaluated as this building acquisition will allow
a currently leased building to be owned by the University.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

College of Nursing Center Construction

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/5
Project Number	5178	**Overall Priority**	2/11

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
HVAC	15
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	5
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$675,000
[CP] AFS - State Appropriation	$44,325,000
	$45,000,000

Project Costs	Amount
Construction-Buildings & Additions	$31,000,000
Contingencies-Capital Projects	$6,283,000
Fee-Architectural, Engineering & Other	$4,817,000
Site Development (Non-Depreciable Land Improv)	$2,900,000
	$45,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$152,000	
Utilities	Other Funds - Existing	Indefinitely	$175,000	
	Net Cost / (Savings): $327,000		$327,000	

Summary of Work

(Phase I - #9560) Construct a new 76,000 GSF facility to include nursing classrooms, labs, computer labs, meeting spaces, furniture and equipment, administrative offices and affiliated student study group spaces. The project will construct a dedicated facility for the College of Nursing which offers undergraduate and graduate courses adjacent to the Health Education Complex. The ultimate gross square footage of the project will depend on the budget as supported by appropriated state funding. The construction may take the form of an expansion to the Health Education Center in lieu of a new freestanding building as an option based on funding availability.

Rationale

Providing a dedicated location for the nursing program will allow for expansion to train and prepare students for the healthcare workforce. The University strongly supports expanding its ability to more effectively serve the local, state, and regional shortage of nurses in the healthcare industry.

Alternatives Considered

Continue using current space but the nursing program will be limited and unable to grow and modernize.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Track & Field Infrastructure

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/5
Project Number	5430	**Overall Priority**	3/11

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Athletic/Recreational	100	Electrical/Mechanical	5
				Parking/Landscape	95
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Other Funds	$6,250,000	Contingencies-Capital Projects	$560,000
		Depreciable Land Improvements	$5,408,750
		Fee-Architectural, Engineering & Other	$281,250
	$6,250,000		$6,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$35,000	
Utilities	Other Funds - Existing	Indefinitely	$15,000	
	Net Cost / (Savings): $50,000		$50,000	

Summary of Work

Construct a track and field facility with all oval synthetic surface and a grass infield to host of Olympic sport events. The facility will feature spaces for long/triple jump, pole vault, steeplechase, shot put, hammer/discus, a timing system, storm drainage, lighting and fencing.

Rationale

The University is currently utilizing two local high school facilities in the Spartanburg area. This new facility would allow for sports teams to meet on campus and offer collegiate level competition and training facilities for the student athletes.

Alternatives Considered

The University can continue utilizing the local high school facilities.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Recreation and Tourism Management Center- Stage 1

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/5
Project Number	5253	**Overall Priority**	4/11

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$6,000,000
	$6,000,000

Project Costs	Amount
Basic Equipment	$500,000
Construction-Buildings & Additions	$3,760,000
Contingencies-Capital Projects	$440,000
Fee-Architectural, Engineering & Other	$300,000
Non-Budgeted Activities-Capital Projects	$1,000,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$150,000	
	Net Cost / (Savings): $150,000		$150,000	

Summary of Work

The project will construct a new Recreation and Tourism Management Center working with a local hotel site. The Recreation and Tourism Management Center will include classrooms and lab spaces with associated mechanical system upgrades. The renovation project is envisioned to occur in three stages as funding becomes available over three fiscal years. Similar requests will be made in the 2026 CPIP for $6,000,000 of annually Appropriated State funds for second and third stages of this project.

Rationale

To further the mission of USC Upstate and the state of South Carolina in the Recreation and Tourism industry.

Alternatives Considered

No alternatives exist for the intended newly constructed spaces.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

George Dean Johnson Jr 3rd Floor Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/5
Project Number	5179	**Overall Priority**	5/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$2,900,000
	$2,900,000

Project Costs	Amount
Basic Equipment	$145,000
Contingencies-Capital Projects	$253,750
Fee-Architectural, Engineering & Other	$253,750
Renovations-Buildings & Additions-Interiors	$2,247,500
	$2,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$15,000	
Utilities	Other Funds - Existing	Indefinitely	$15,000	
	Net Cost / (Savings): $30,000		$30,000	

Summary of Work

This project will upfit interior shell space on the third floor to create additional classrooms, offices, and associated support spaces.

Rationale

Additional classrooms and offices are needed to meet student demands and provide swing space for classrooms impacted by renovations on the main campus.

Alternatives Considered

Upfitting existing shell space is a more economical approach as compared to constructing new space.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Deferred Maintenance, Renovations and Upgrades

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5465	**Overall Priority**	6/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Interior Finishes/Flooring/Fixtures	40
Roof	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,000,000
	$5,000,000

Project Costs	Amount
Contingencies-Capital Projects	$475,000
Fee-Architectural, Engineering & Other	$225,000
Renovations-Building Exteriors	$1,720,000
Renovations-Buildings & Additions-Interiors	$1,720,000
Roofing-Repairs & Renovations	$860,000
	$5,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($10,000)
Utilities	Other Funds - Existing	Indefinitely		($5,000)
	Net Cost / (Savings): ($15,000)			($15,000)

Summary of Work

USC Upstate would use funds to address a variety of deferred or appropriate critical repair and related maintenance, and address any other critical equipment, and systems repair. Funds would be targeted for critical life and safety maintenance issues and those that ensure the educational mission. Maintenance, repairs, and renovations will reduce future campus maintenance and operational expenditures.

Rationale

Maintenance is a required cost for ensuring appropriate learning environments and maintaining state assets. The specific work to be chosen is based on criticality of their maintenance needs, impact to the academic mission, and to make impact on deferred maintenance back log.

Alternatives Considered

No alternatives as buildings continue to accumulate maintenance needs each passing year. Proactively addressing these will help eliminate major business interruptions for the campus.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Media Building Renovation and Addition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	5193	**Overall Priority**	7/11

Project Type	Percentage
Construct Additional Facility	75
Repair/Renovate Existing Facility/System	25
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
HVAC	20
Interior Finishes/Flooring/Fixtures	40
Other	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$20,000,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$6,700,000
Contingencies-Capital Projects	$1,500,000
Fee-Architectural, Engineering & Other	$1,800,000
Renovations-Buildings & Additions-Interiors	$10,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$25,000	
Utilities	Other Funds - Existing	Indefinitely	$42,000	
	Net Cost / (Savings): $67,000		$67,000	

Summary of Work

• Renovation of 30,000 SF Interior: Modernizing an existing classroom building with outdated mechanical and electrical systems beyond their useful life. The renovation will include updated classrooms, laboratories, faculty and staff offices, restrooms, and storage spaces, as well as a complete replacement of the building's HVAC system to ensure a comfortable, safe, and efficient learning environment.
• Construction of a 3-Story, 14,000 GSF Addition: Creating new academic space tailored to the College of Engineering's needs, including state-of-the-art classrooms, advanced laboratories, faculty and staff offices, restrooms, and storage spaces.

Rationale

Opened in 1984, the existing building has numerous capital renewal needs to modernize office, classroom, and laboratory space.

Alternatives Considered

No alternatives as capital renewal is needed for an aged building and expansion is needed for academic program capacity.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Horace C Smith Building Interior Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	5189	**Overall Priority**	8/11

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Interior Finishes/Flooring/Fixtures	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$7,000,000
	$7,000,000

Project Costs	Amount
Contingencies-Capital Projects	$420,000
Fee-Architectural, Engineering & Other	$580,000
Renovations-Buildings & Additions-Interiors	$6,000,000
	$7,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+		($20,000)
Utilities	Other Funds - Existing	Indefinitely		($30,000)
	Net Cost / (Savings): ($50,000)			($50,000)

Summary of Work

Interior upgrades to select lab and support spaces, replace select lab benches, equipment, fume hoods and interior finishes.

Rationale

Many of the class-labs are dated and are need of upgrades to improve function and appearance.

Alternatives Considered

No alternatives as the class-labs continue to deteriorate with each passing year.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Soccer Facility

Submission Type	CPIP Submission - Initial	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5258	**Overall Priority**	9/11

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,500,000
	$3,500,000

Project Costs	Amount
Basic Equipment	$525,000
Contingencies-Capital Projects	$300,000
Fee-Architectural, Engineering & Other	$300,000
Other Construction/Renovation/Repair Projects	$2,375,000
	$3,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$75,000	
Utilities	Other Funds - Existing	Indefinitely	$45,000	
	Net Cost / (Savings): $120,000		$120,000	

Summary of Work

Construct a new competition Soccer facility

Rationale

Continue to upgrade athletic training and competition facilities in accordance with the master plan.

Alternatives Considered

Continue using inadequate athletic facilities.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Horace C Smith Building Addition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/2
Project Number	5256	**Overall Priority**	10/11

Project Type	Percentage
Construct Additional Facility	40
Repair/Renovate Existing Facility/System	60
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	5
HVAC	10
Interior Finishes/Flooring/Fixtures	70
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$18,000,000
	$18,000,000

Project Costs	Amount
Basic Equipment	$1,000,000
Construction-Buildings & Additions	$7,000,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$1,000,000
Renovations-Buildings & Additions-Interiors	$8,000,000
	$18,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$80,000	
Utilities	Other Funds - Existing	Indefinitely	$125,000	
	Net Cost / (Savings): $205,000		$205,000	

Summary of Work

Complete the construction of a new addition adjacent to the existing science building and renovate select existing spaces to increase research/teaching lab space and add class-labs.

Rationale

The expansion of the Smith Science building will help better serve the students as well as modernize the lab space and class labs.

Alternatives Considered

No feasible alternatives as the infrastructure is aged and needs replacing.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

University of South Carolina - Upstate

Project Name

Arena & Convocation Center Construction

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/2
Project Number	5187	**Overall Priority**	11/11

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Athletic/Recreational	90
Program/Academic	10
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	5
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Institution Bonds	$20,000,000
[CP] AFS - Other Funds	$25,000,000
[CP] AFS - State Appropriation	$15,000,000
	$60,000,000

Project Costs	Amount
Construction-Buildings & Additions	$48,000,000
Contingencies-Capital Projects	$5,000,000
Fee-Architectural, Engineering & Other	$3,000,000
Site Development (Non-Depreciable Land Improv)	$4,000,000
	$60,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	3 Years+	$135,000	
Other Expenses	Other Funds - Existing	3 Years+	$150,000	
Utilities	Other Funds - Existing	Indefinitely	$270,000	
	Net Cost / (Savings): $555,000		$555,000	

Summary of Work

• Provide a new 135,000 GSF Convocation Center to support the academic function for larger assembly spaces to house convocations and other meeting venues affiliated with the University.
• Provide an athletic facility for major NCAA Division 1 athletics with an approximate seating capacity of 6,000-7,000 fixed seats with ability for additional floor seating areas.
• Provide a large facility for large venues in the Upstate region for use by community functions affiliated with entertainment, local business, Spartanburg Regional Heath System, and other regional meeting space functions.

Rationale

The University needs a space of this magnitude to hold events. The facility is being dual purposed as an arena that will allow varsity teams (men's and women's) new space to comparable peers and serve the community and the university for other public events.

Alternatives Considered

Continue using the smaller Hodge Center that limits university and community events.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Vocational Rehabilitation Department

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Berkeley-Dorchester VR Center Re-roofing

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/7
Project Number	4437	**Overall Priority**	1/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Federal Funds - Internal Fund	$194,600
[CP] State Appropriation - Capital	$15,000
[CP] State Appropriation - Capital	$479,000
	$688,600

Project Costs	Amount
Contingencies-Capital Projects	$60,000
Fee-Architectural, Engineering & Other	$25,000
Roofing-Repairs & Renovations	$603,600
	$688,600

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9629) Phase II on August agenda) Re-roof Berkeley-Dorchester VR Center building consisting of approximately 21,450 square feet of roof deck with new roofing system. Remove existing built-up roof then apply a new roofing system. The project may require removal and disposal of asbestos containing roofing and flashing materials.

Rationale

The roof is approximately 30 years old and has exceeded its life expectancy.

Alternatives Considered

Do not replace the roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Conway VR Center Repaving

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/7
Project Number	4690	**Overall Priority**	2/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Federal Funds - Internal Fund	$425,250
[CP] State Appropriation - Capital	$141,750
	$567,000

Project Costs	Amount
Contingencies-Capital Projects	$40,000
Fee-Architectural, Engineering & Other	$45,000
Site Development (Non-Depreciable Land Improv)	$482,000
	$567,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repair and resurface the existing parking lot and loading area. Subsurface investigations will be required to determine the level of deterioration of the existing paved areas. Exterior lighting will also be added to the parking areas for increased safety and security.

Rationale

The facility is over 43 years old and the parking lot and loading areas need repair and resurfacing.

Alternatives Considered

Continue to patch deteriorated pavement and base.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Lexington VR Center Repaving

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/7
Project Number	4529	**Overall Priority**	3/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Federal Funds - Internal Fund	$530,550
[CP] State Appropriation - Capital	$176,850
	$707,400

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$45,000
Site Development (Non-Depreciable Land Improv)	$612,400
	$707,400

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repair and resurface the existing parking lot and loading area. Subsurface investigations will be required to determine the level of deterioration of the existing paved areas. Exterior lighting will also be added to the parking areas for increased safety and security.

Rationale

The facility is over 41 years old and the parking lot and loading areas need repair and resurfacing.

Alternatives Considered

Continue to patch deteriorated pavement and base.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

ITTC/Rehabilitation Engineering Building Repaving

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	4/7
Project Number	4531	**Overall Priority**	4/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Federal Funds - Internal Fund	$450,000
[CP] State Appropriation - Capital	$150,000
	$600,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Site Development (Non-Depreciable Land Improv)	$500,000
	$600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repair and resurface the existing parking lot and loading area. Subsurface investigations will be required to determine the level of deterioration of the existing paved areas. Exterior lighting will also be added to the parking areas for increased safety and security.

Rationale

The facility is over 34 years old, and the parking lot and driveways need repair and resurfacing.

Alternatives Considered

Continue to patch deteriorated pavement and base.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Evaluation Center/State Office Repaving

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	5/7
Project Number	4530	**Overall Priority**	5/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Federal Funds - Internal Fund	$450,000
[CP] State Appropriation - Capital	$150,000
	$600,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$50,000
Site Development (Non-Depreciable Land Improv)	$500,000
	$600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repair and resurface the existing parking lot and loading area. Subsurface investigations will be required to determine the level of deterioration of the existing paved areas. Exterior lighting will also be added to the parking areas for increased safety and security.

Rationale

The facility is over 46 years old, and the parking lot and driveways need repair and resurfacing.

Alternatives Considered

Continue to patch deteriorated pavement and base.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Dorm Building VR Ctr Replacement - Heat Pump Units

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	6/7
Project Number	4532	**Overall Priority**	6/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Federal Funds - Internal Fund	$221,250
[CP] State Appropriation - Capital	$73,750
	$295,000

Project Costs	Amount
Basic Equipment	$250,000
Contingencies-Capital Projects	$25,000
Fee-Architectural, Engineering & Other	$20,000
	$295,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace all water source heat pump units with new energy-efficient units - Total of 23 units.

Rationale

System is out of date and costly to repair.

Alternatives Considered

Try to repair outdated units and parts are difficult to find.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Holmesview Center Rebuilding

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	4984	**Overall Priority**	7/15

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] Federal Funds - Internal Fund	$12,000,000
[CP] Other Funds	$5,386,445
[CP] State Appropriation - Capital	$9,613,555
	$27,000,000

Project Costs	Amount
Basic Equipment	$1,000,000
Construction-Buildings & Additions	$20,400,000
Contingencies-Capital Projects	$2,000,000
Fee-Architectural, Engineering & Other	$1,500,000
Site Development (Non-Depreciable Land Improv)	$2,100,000
	$27,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Construct a new drug and alcohol treatment center to replace the structure that was destroyed by fire in November 2016. The new building will be a site adaptation from the facility recently built in Florence (Palmetto Center). The facility will include men's and women's dorm rooms, community room, day room, group therapy rooms, exercise area, computer classroom, offices, kitchen, dining and support areas.

Rationale

Previous building was destroyed by fire in November 2016.

Alternatives Considered

Do not replace the facility.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Muscular Development Center Reroofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	4588	**Overall Priority**	8/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$112,500
[CP] Federal Funds - Internal Fund	$337,500
	$450,000

Project Costs	Amount
Contingencies-Capital Projects	$35,000
Fee-Architectural, Engineering & Other	$40,000
Roofing-Repairs & Renovations	$375,000
	$450,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Reroof Muscular Development Center (MDC) building consisting of approximately 22,800 square feet of roof with new roofing system. Remove existing shingle roof then apply a new shingle roofing system.

Rationale

The roof is approximately 23 years old and has exceeded its life expectancy.

Alternatives Considered

Do not replace the roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

State Office Building Replacement of VAV Boxes

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	4587	**Overall Priority**	9/15

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
HVAC	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$147,500
[CP] Federal Funds - Internal Fund	$442,500
	$590,000

Project Costs	Amount
Contingencies-Capital Projects	$50,000
Fee-Architectural, Engineering & Other	$40,000
Other Construction/Renovation/Repair Projects	$500,000
	$590,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Replace all existing VAV (Variable Air Volume) boxes and pnenmatic controls with new VAV boxes with digital controls and a building Energy Management System.

Rationale

The original equipment was installed 1983. The VAV system is not supported and outdated.

Alternatives Considered

Not to replace and repairs are difficult because of outdated parts.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Beaufort VR Center Repaving

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	4589	**Overall Priority**	10/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Parking/Landscape	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$168,750
[CP] Federal Funds - Internal Fund	$506,250
	$675,000

Project Costs	Amount
Contingencies-Capital Projects	$55,000
Fee-Architectural, Engineering & Other	$45,000
Site Development (Non-Depreciable Land Improv)	$575,000
	$675,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Repair and resurface the existing parking lot and loading area. Subsurface investigations will be required to determine the level of deterioration of the existing paved areas. Exterior lighting will also be added to the parking areas for increased safety and security.

Rationale

The existing paved areas have deteriorated and need repair and resurfacing, since the facility is over 36 years old.

Alternatives Considered

Do not repair or resurface the parking lot.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

State Office Building Reroofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/4
Project Number	4590	**Overall Priority**	11/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$195,000
[CP] Federal Funds - Internal Fund	$585,000
	$780,000

Project Costs	Amount
Contingencies-Capital Projects	$65,000
Fee-Architectural, Engineering & Other	$39,000
Roofing-Repairs & Renovations	$676,000
	$780,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Reroof SCVRD State Office building consisting of approximately 17,750 square feet of roof deck with new roofing system. Remove existing built-up roof then apply a new roofing system. The project may require removal and disposal of asbestos containing roofing and flashing materials.

Rationale

The roof is approximately 34 years old and has exceeded its life expectancy.

Alternatives Considered

Do not replace the roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Spartanburg VR Center Reroofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/4
Project Number	4591	**Overall Priority**	12/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$330,850
[CP] Federal Funds - Internal Fund	$992,550
	$1,323,400

Project Costs	Amount
Contingencies-Capital Projects	$95,000
Fee-Architectural, Engineering & Other	$39,000
Roofing-Repairs & Renovations	$1,189,400
	$1,323,400

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Reroof Spartanburg VR Center building consisting of approximately 31,300 square feet of roof deck with new roofing system. Remove existing built-up roof then apply a new roofing system. The project may require removal and disposal of asbestos containing roofing and flashing materials.

Rationale

The roof is approximately 29 years old and has exceeded its life expectancy.

Alternatives Considered

Do not replace the roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Greenville VR Center Reroofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/4
Project Number	4593	**Overall Priority**	13/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$365,825
[CP] Federal Funds - Internal Fund	$1,097,475
	$1,463,300

Project Costs	Amount
Contingencies-Capital Projects	$100,000
Fee-Architectural, Engineering & Other	$39,000
Roofing-Repairs & Renovations	$1,324,300
	$1,463,300

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Reroof Greenville VR Center building consisting of approximately 34,850 square feet of roof deck with new roofing system. Remove existing built-up roof then apply a new roofing system. The project may require removal and disposal of asbestos containing roofing and flashing materials.

Rationale

The roof is approximately 26 years old, and it has exceeded its life expectancy.

Alternatives Considered

Do not replace roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Florence VR Reroofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/4
Project Number	4592	**Overall Priority**	14/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$285,900
[CP] Federal Funds - Internal Fund	$857,700
	$1,143,600

Project Costs	Amount
Contingencies-Capital Projects	$90,000
Fee-Architectural, Engineering & Other	$39,000
Roofing-Repairs & Renovations	$1,014,600
	$1,143,600

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Reroof Florence VR Center building consisting of approximately 26,700 square feet of roof deck with new roofing system. Remove existing built-up roof then apply a new roofing system. The project may require removal and disposal of asbestos containing roofing and flashing materials.

Rationale

The roof is approximately 24 years old and has exceeded its life expectancy.

Alternatives Considered

Do not replace roof.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Vocational Rehabilitation Department

Project Name

Lancaster VR Center Reroofing

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4594	**Overall Priority**	15/15

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Roof	100
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund - Capital	$202,250
[CP] Federal Funds - Internal Fund	$606,750
	$809,000

Project Costs	Amount
Contingencies-Capital Projects	$70,000
Fee-Architectural, Engineering & Other	$39,000
Roofing-Repairs & Renovations	$700,000
	$809,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Reroof Lancaster VR Center building consisting of approximately 17,500 square feet of roof deck with new roofing system. Remove existing built-up roof then apply a new roofing system. The project may require removal and disposal of asbestos containing roofing and flashing materials.

Rationale

The roof is approximately 23 years old and has exceeded its life expectancy.

Alternatives Considered

Do not replace the roof.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Williamsburg Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Williamsburg Technical College

Project Name

Land and Building Acquisition

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/2
Project Number	4879	**Overall Priority**	1/3

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Purchase Land/Building	100	Office/Administration	20	Other	100
		Program/Academic	80		
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] Capital Reserve Fund	$20,000	Fee-Architectural, Engineering & Other	$20,000
	$20,000		$20,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Preliminary Land Acquisition - # 6335) The college has an opportunity to acquire the old hospital building which is adjacent to our property for a minimal cost. We will be completing our due diligence required to officially receive the building.

Rationale

The old hospital is adjacent to our campus and the building is structural sound, this renovation will be more economical than new construction for the same size.

Alternatives Considered

New construction, however this building will be a more economical for the college as well as repurposing an abanding building in the area.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Williamsburg Technical College

Project Name

Health Science Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/2
Project Number	4880	**Overall Priority**	2/3

Project Type	Percentage
Architectural and Engineering	10
Construct Additional Facility	20
Environmental	5
Repair/Renovate Existing Facility/System	60
Site Development	5
	100%

Facility Type	Percentage
Office/Administration	20
Program/Academic	80
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
Fire/Security	5
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Parking/Landscape	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$1,500,000
[CP] Capital Reserve Fund	$3,500,000
[CP] State Appropriation	$11,000,000
	$16,000,000

Project Costs	Amount
Basic Equipment	$3,500,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$2,000,000
Renovations-Building Exteriors	$3,500,000
Renovations-Buildings & Additions-Interiors	$6,000,000
	$16,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely	$40,000	
	Net Cost / (Savings): $40,000		$40,000	

Summary of Work

WTC has established a need for a Science and Technology building to meet the needs of the college. The preliminary plans include classrooms and labs to support Science, Allied Health, and nursing. The building will also house student center /study areas and office space.
WTC has the opportunity to renovate the old hospital building instead of a completely new construction that will help both the college and the county by not having another abandon building. WTC will" gut" the building where necessary, including removal of old HVAC, electrical and water. The college will keep in place any specialty areas that can be utilized for instruction such as the lead lined walls for radiology and the tracks for the equipment. WTC will remove soft surfaces and most non-load bearing walls in order to reconfigure for our needs. WTC will attempt to maintain the historic look of the building.
Capital Reserve Funds FY 16-17 H,5002 Line 36 $3,500,000
Proviso 118.19 FY 23-24 $11,000,000
Local college capital account /private support $1,500,005
Total square footage of building is approx. 75,000 we are planning on renovation of approx. 60,000 sq ft

Rationale

The Science and Technology Building will provide the space for expanding programs, enrollment growth and updated labs and educational space. The Last building was completed in 1985 when our enrollment was 421 and that has nearly doubled

Alternatives Considered

WTC has looked into acquiring and renovating existing buildings in our area. Williamsburg Regional Hospital site is now available. This site is adjacent to our current campus. The Williamsburg Technical College Area Commission and the Williamsburg Regional Hospital Board of Directors agreed for the college to conduct a feasibility study for this site, which has been completed.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Williamsburg Technical College

Project Name

Auditorium/ Community Center

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	4990	**Overall Priority**	3/3

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	10
Fire/Security	5
HVAC	5
Interior Finishes/Flooring/Fixtures	35
Parking/Landscape	5
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$500,000
[CP] State Appropriation	$10,650,000
	$11,150,000

Project Costs	Amount
Basic Equipment	$735,000
Construction-Buildings & Additions	$8,515,000
Contingencies-Capital Projects	$1,000,000
Fee-Architectural, Engineering & Other	$700,000
Site Development (Non-Depreciable Land Improv)	$200,000
	$11,150,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$10,000	
Utilities	Other Funds - Additional	Indefinitely	$35,000	
	Net Cost / (Savings): $45,000		$45,000	

Summary of Work

New construction located beside the renovated allied health building (old hospital) to provide a 30,000+/- sf multi-use flex space to be used for large gathering such as graduation, campus wide meeting, and community events. The space will be designed to allow for one large area or several smaller areas for various meeting, classrooms or events as needed.

Rationale

WTC currently has one auditorium that has a fixed seating capacity of 174, this is not large enough to hold even our Nursing Pinning ceremony without limiting the number of guests for our students to about 4 each. Our graduation is held outside since we have no other location we are always concerned about the weather for the event.

Alternatives Considered

There is not a large auditorium in our area for either the college or the community to use.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

Winthrop University

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Dacus Library Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/6
Project Number	4537	**Overall Priority**	1/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	20
Fire/Security	5
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$5,000,000
[CP] AFS - State Appropriation	$1,000,000
	$6,000,000

Project Costs	Amount
Contingencies-Capital Projects	$592,000
Fee-Architectural, Engineering & Other	$500,000
Other Capital Outlay Costs	$225,000
Renovations-Buildings & Additions-Interiors	$4,683,000
	$6,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9599) Dacus Library ph1 programming complete, submitting ph2 a1 July for Oct 2025 approval, this will be just for Dacus renovation. Will submit separate ph1 a1 for Dinkins renovation portion using this year state appropriation funds. Dacus ph2 $6mil, Dinkins total project cost $4mil Recent projects Dacus roof replacement

Rationale

Dacus built 1969, marginal interior renovations since then. Dacus ph2 scope hvac repairs, lighting repairs, elevatro upgrades, new boiler system, wifi upgrade, new fire alarm, select abatement, limited purging books, relocating stacks & new furniture,

Alternatives Considered

Do in phases as funds allow or not do.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Tillman Hall building Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	4538	**Overall Priority**	2/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	20
Office/Administration	50
Program/Academic	30
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	15
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	30
Other	10
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$315,000
[CP] AFS - State Appropriation	$685,000
[CP] AFS - State Appropriation	$14,750,000
	$15,750,000

Project Costs	Amount
Construction-Buildings & Additions	$15,750,000
	$15,750,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9620) Tillman Hall built in 1894 national historic registered building. Phase 1 programming approved at $315k for programming for full renovation to start Aug 2025. $4.62mil approved by legislator June 2025 H.4025 capital reserve. Additional funds will be sought in future years.

Rationale

Last major renovation in the 1980's. Proposed scpoe to renovate buidling to shift purpose from administrative centric to student services centric. Scope includes renovation of interior spaces - shifting walls, reconfiguring spaces, finishes, Plus hvac, mechanical, electrical plumbing. Bathroom renovations for ada & capacity, elevator replacement, ada access to building, fire sprinkler & fire alamr as needed

Alternatives Considered

Do in phases as funds allow, seek other funds.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Thomson Cafeteria Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	4540	**Overall Priority**	3/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	25
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	25
Other	10
Roof	5
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$2,342,500
[CP] AFS - Capital Reserve Fund	$157,500
[CP] AFS - Institution Bonds	$17,500,000
	$20,000,000

Project Costs	Amount
Construction-Buildings & Additions	$20,000,000
	$20,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9606) Thomson Cafeteria built in 1964 the campuses main all you can eat food service cafeteria. Phase 1 approved for programming of a new cafeteria. Completed the programming and campus leadership decide that renovating Thomson is a better solution. Funding $2.5mil from H4101. Partial interior finishes and furnishing renovation in early 2020's

Rationale

Scope renovate kitchen & dining spaces - interior space & finishes, building envelope & windows, roof repairs mechanical, hvac, electrical, & plumbing. Bathrooms, ada access, kitchen equipment hook ups, kitchen equipment

Alternatives Considered

Not do or work in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Winthrop Lake Dam Renovation

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	4541	**Overall Priority**	4/33

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Site Development	100	Agency/Institution/Campus Wide	100	Other	90
				Parking/Landscape	10
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$1,000,000	Site Development (Non-Depreciable Land Improv)	$2,500,000
[CP] AFS - State Appropriation	$1,500,000		
	$2,500,000		$2,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Partial Phase II - #9612) Winthrop lake dam renovation $1mil approved. Project schematic design is working through DES-DHEC safe dam approval. Project scope could increase to more than the 2.5mil cpip project requirement.

Rationale

The existing 1950's corrugated steel pipe drain outfall through the dam has collapsed and needs to be replaced as we cannot control water level without using a large trailer mounted pump. DES-DHEC also requires all the trees-vegetation removed from the face of the dam

Alternatives Considered

Work in phases as funds allow. Work needs to be done as it can cause a critical failure of the dam impacting those downstream from the dam.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Courtyard Renovation Part 2

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	4542	**Overall Priority**	5/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
HVAC	70
Other	5
Roof	25
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,600,000
	$3,600,000

Project Costs	Amount
Construction-Buildings & Additions	$3,600,000
	$3,600,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Courtyard apartments built in 2002, apartment style hvac units have majority failed due to their age. Project to replace the roof top hvac units the roofing material under the hvac units needs to be replaced as well. The Winthrop board has approved funding over 2 summers totaling 3.6mil to do the balance of the hvac units

Rationale

Replace apartment style hvac units & water heaters, plus the roofing material under the roof top units

Alternatives Considered

Temporary ac units are already in place.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Dinkins Hall Renovation

Submission Type	CPIP Submission - Initial	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	6/6
Project Number	4870	**Overall Priority**	6/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Other	100
	100%

Fund Sources	Amount
[CP] AFS - Capital Reserve Fund	$2,309,996
[CP] AFS - State Appropriation	$1,700,000
	$4,009,996

Project Costs	Amount
Contingencies-Capital Projects	$159,996
Fee-Architectural, Engineering & Other	$450,000
Renovations-Building Exteriors	$200,000
Renovations-Buildings & Additions-Interiors	$3,200,000
	$4,009,996

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

The project will renovate the ground level of the building for Archives, renovate the bathroom for accessibility, replace the elevator controller, install new hot water boilers to separate the building from campus steam and misc. building repairs, and waterproof the windows and the porch.

Rationale

Dinkins built 1967 proposed ph1 scope total project $4mil - elevator replacement, renovate basement for archives, bathroom renovation, new boiler system, select waterproofing.

Alternatives Considered

Do in phases as funds allow or not do.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Boiler Plant Renovation & Steam System Repairs Phase 2

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	4543	**Overall Priority**	7/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	80
Other	15
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$6,615,000
	$6,615,000

Project Costs	Amount
Renovations-Utilities	$6,615,000
	$6,615,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Winthrop's central energy /- boiler plant originally built in 1964 heats the campus through steam and provides steam for heating domestic water, cooking and pool heat. There are 5 boilers the 2 large date to the building of the building.

Rationale

All the boilers are at or past life expectancy, plus the existing underground steam system is on poor condition due to age. This project is to replace aging steam piping, create district heating plants to reduce the need for some underground piping. replace boilers with newer energy efficient models that are staged and sized for the reduce steam footprint

Alternatives Considered

No do the work or do the work in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Culp Chiller Plant Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	4544	**Overall Priority**	8/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Utilities/Energy Systems	95
Utilities/Energy Systems	5
	100%

Building Components Affected	Percentage
Electrical/Mechanical	85
Other	10
Roof	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,512,500
	$5,512,500

Project Costs	Amount
Renovations-Utilities	$5,512,500
	$5,512,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Culp chiller plant provides the majority of the cooling for the main Winthrop campus, total capacity 3600T. 2 of the 4 chillers are past life expectancy, the other 2 are close to it.

Rationale

Project is to replace aging chillers and associated valves and controls. Replace pumps and motors as needed

Alternatives Considered

Not do the work or do it in phases.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

New Fine Art Shops

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	4545	**Overall Priority**	9/33

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	30
Electrical/Mechanical	5
Fire/Security	5
HVAC	5
Interior Finishes/Flooring/Fixtures	30
Other	10
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$9,250,000
	$9,250,000

Project Costs	Amount
Construction-Buildings & Additions	$9,250,000
	$9,250,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	General Funds - Additional	Indefinitely	$10,000	
Utilities	General Funds - Additional	Indefinitely	$10,000	
	Net Cost / (Savings): $20,000		$20,000	

Summary of Work

The existing Fine Arts shops (wood working, ceramics, welding, jewelry etc are in the lowest level of Rutledge Hall (built 1906, renovated 1986). Aim is to build the new shop facility near the boiler plant to move the shops out of Rutledge to allow that space to be repurposed for other activities. Plan to submit ph1 a1 summer 2025 and to start programming if approved late 2025, using legislative funds approved June 2025

Rationale

Build new metal shed (butler building style) shop facilities near the boiler plant for the fine arts shops plus extra space for future academic programs - manufacturing engineering etc. Some spaces conditioned some open sheds.

Alternatives Considered

Not do, work in phases

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name
Building Envelope Repairs - Misc. Buildings

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	4546	**Overall Priority**	10/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	50
Program/Academic	50
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	40
Other	10
Roof	50
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,307,500
	$3,307,500

Project Costs	Amount
Roofing-Repairs & Renovations	$3,307,500
	$3,307,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Building envelope repairs of misc campus buildings - facilities management, operations-warehouse, shop spaces, yellow storage building and other minor campus buildings

Rationale

Roof repairs-replacement and other building envelope repairs.

Alternatives Considered

not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Coliseum Mechanical System Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	4547	**Overall Priority**	11/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	80
Office/Administration	10
Program/Academic	10
	100%

Building Components Affected	Percentage
Electrical/Mechanical	60
HVAC	30
Other	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$3,307,500
	$3,307,500

Project Costs	Amount
Other Construction/Renovation/Repair Projects	$3,307,500
	$3,307,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Winthrop Coliseum built 1982, most of the mechanical systems are original to the building and past life expectancy. Roof replaced 2022, arena lighting updated to LED 2023

Rationale

Renovate existing air handlers (replacing motors, fan assemblies & controls plus misc repairs). Replace aging chillers, renovate cooling tower, upgrade pumps, valves, control valves & motors controls. Retrocommission facility to add updated controls to manage to relative humidity-co2 etc to improve energy efficiency.

Alternatives Considered

Not do or do in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Margaret Nance Residence Hall Bathroom Renovations

Submission Type	Existing Project	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	4548	**Overall Priority**	12/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
HVAC	10
Interior Finishes/Flooring/Fixtures	40
Other	10
Water/Sewer	30
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$3,846,000
[CP] AFS - Other Funds	$54,000
	$3,900,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$3,900,000
	$3,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

(Phase I - #9608) Margaret Nance was built in 1895, bathrooms were renovated in the mid 1980's and are dated. Renovating the bathrooms will improve ADA accessibility.

Rationale

Renovate & reconfigure bathrooms to add stalls-space for code and ada accessibility.

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Thurmond Hall Mechanical Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/8
Project Number	4549	**Overall Priority**	13/33

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	5
Program/Academic	95
	100%

Building Components Affected	Percentage
Electrical/Mechanical	40
HVAC	40
Interior Finishes/Flooring/Fixtures	5
Other	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,268,750
	$8,268,750

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$8,268,750
	$8,268,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Thurmond Hall built in 1939 and the mechanical system added in the 1970's and is past life expectancy. The building houses the College of Business plus the SBDC.

Rationale

Project scope remove and replace the fan coil units, add new make up air units, new pumps, motors, and control valves and upgrade the control system. Update electrical panels, convert to led lighting

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

McLaurin Hall Mechanical Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	2/8
Project Number	4550	**Overall Priority**	14/33

Project Type	Percentage
Replace Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Electrical/Mechanical	40
HVAC	40
Interior Finishes/Flooring/Fixtures	5
Other	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,268,750
	$8,268,750

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$8,268,750
	$8,268,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

McLaurin Hall built in 1901 and the mechanical system added in the 1970's and is past life expectancy. The building houses the College of Visual and Performing Arts. Roof and windows replaced in 2021, partial interior renovations completed in 2024

Rationale

Project scope remove and replace the fan coil units, add new make up air units, new pumps, motors, and control valves and upgrade the control system

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Campus Electrical System Renovation Part 2

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	3/8
Project Number	4551	**Overall Priority**	15/33

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Utilities/Energy Systems	100	Electrical/Mechanical	95
				Other	5
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - State Appropriation	$3,307,500	Renovations-Utilities	$3,307,500
	$3,307,500		$3,307,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovation of the campus medium voltage (4160v) electrical system. Project needed to improve campus resiliency

Rationale

Remove and replace aging medium voltage underground cabling, transformers, switches and other support equipment

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Amphitheater Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	4/8
Project Number	4552	**Overall Priority**	16/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	70
Program/Academic	30
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Other	10
Parking/Landscape	70
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$4,410,000
	$4,410,000

Project Costs	Amount
Construction-Buildings & Additions	$4,410,000
	$4,410,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovation of the existing campus amphitheatre the seating has fallen into disrepair, and last renovation in the 2012 - electrical, stage refresh. This renovation could be a donor - gift funded project

Rationale

Initial scope rebuilt stage and add a canopy over the stage. replace the seating area. add landscaping, lighting. Make the space a mix use space - outdoor classroom, hang out spot, & event space.

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Courtyard Apartment Renovation - Part 3

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	5/8
Project Number	4553	**Overall Priority**	17/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	95
Program/Academic	5
	100%

Building Components Affected	Percentage
Electrical/Mechanical	10
Fire/Security	5
Interior Finishes/Flooring/Fixtures	60
Other	5
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] AFS - Revenue Bonds	$5,512,500
	$5,512,500

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$5,512,500
	$5,512,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Coutryard apartments built in 2002, 401 bed student housing. This project renovation part 3, part 2 in year 1 for hvac replacement 3.6mil

Rationale

Renovate student suites and common area interior finishes (paint, flooring), lighting, bathroom & kitchen renovations, plus furnishings.

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Margaret Nance Residence Hall Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	6/8
Project Number	4554	**Overall Priority**	18/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	20
HVAC	15
Interior Finishes/Flooring/Fixtures	40
Other	10
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] AFS - Revenue Bonds	$11,025,000
	$11,025,000

Project Costs	Amount
Renovations-Buildings & Additions-Interiors	$11,025,000
	$11,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Margaret Nance built in 1895, 224 bed traditional style residence hall. Year 2-bathroom renovation project 3.9mil

Rationale

Renovate common area and student rooms - interior finishes (paint carpet), hvac units (fan coils), new make up air units, new pumps/motor, building controls, lighting, electrical, wifi

Alternatives Considered

not do it or do it in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

New Residence Hall

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	7/8
Project Number	4555	**Overall Priority**	19/33

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	20
Other	10
Parking/Landscape	5
Roof	5
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Revenue Bonds	$38,000,000
	$38,000,000

Project Costs	Amount
Construction-Buildings & Additions	$38,000,000
	$38,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Maintenance and Repairs	Other Funds - Additional	Indefinitely	$100,000	
Utilities	Other Funds - Additional	Indefinitely	$100,000	
	Net Cost / (Savings): $200,000		$200,000	

Summary of Work

New residence hall about 400 beds. Wofford & Richardson total 800 bed, demolished 2024. Leasing 526 beds from a local apartment complex. Need from growth in students applying to Winthrop

Rationale

Growth in number of incoming students

Alternatives Considered

Not do, look for other alternatives

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Lee Wicker Residence Hall Mechanical Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	8/8
Project Number	4556	**Overall Priority**	20/33

Project Type	Percentage	Facility Type	Percentage	Building Components Affected	Percentage
Replace Existing Facility/System	100	Auxiliary/Housing/Food Service/Laundry	100	Building Envelope/Windows/Walls	10
				Electrical/Mechanical	30
				HVAC	40
				Other	10
				Water/Sewer	10
	100%		100%		100%

Fund Sources	Amount	Project Costs	Amount
[CP] AFS - Revenue Bonds	$8,268,750	Construction-Buildings & Additions	$8,268,750
	$8,268,750		$8,268,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Lee Wicker residence hall built in 1962, 282 bed semi-suite style, roof replaced 2024. Mechanical system dates to the original building and is past life expectancy.

Rationale

Renovation of mechanical systems - remove & replace fan coils, new fresh air make up units, piping, valves, pumps-motors, control valves, ductwork, bathroom exhaust system, misc interior finishes to run ductwork. Lighting

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Rutledge Hall Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/6
Project Number	4564	**Overall Priority**	21/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	25
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	30
Other	5
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$15,000,000
	$15,000,000

Project Costs	Amount
Construction-Buildings & Additions	$15,000,000
	$15,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Rutledge Hall built in 1906 the original campus library, renovated in the 1980's in a fine arts building. hvac repairs in 2025-2026. Fine Arts shops moved to new space see year 2 submittal

Rationale

Building renovation - repurposing space. reconfiguring spaces, new finishes (flooring, paint). HVAC renovation - ahu renovation, pumps motors, vavs, ductwork, controls. control valves, exhaust system. electrical lighting, plumbing bathroom renovation for ada.

Alternatives Considered

Not do or do in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Bancroft Hall Mechanical & Electrical Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	2/6
Project Number	4565	**Overall Priority**	22/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	30
Program/Academic	70
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	40
Fire/Security	5
HVAC	30
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$8,268,750
	$8,268,750

Project Costs	Amount
Construction-Buildings & Additions	$8,268,750
	$8,268,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Bancroft Hall built in 1909. College of Arts & Science faculty office, select classrooms, admin staff offices. Fire alarm replaced in 2024

Rationale

Project scope remove and replace the fan coil units, add new make up air units, new pumps, motors, and control valves and upgrade the control system. Update electrical panels, convert to led lighting

Alternatives Considered

Not do or do in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

McBryde Hall Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	3/6
Project Number	4566	**Overall Priority**	23/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	70
Program/Academic	30
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	20
Fire/Security	5
HVAC	20
Interior Finishes/Flooring/Fixtures	25
Other	10
Water/Sewer	15
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$11,025,000
	$11,025,000

Project Costs	Amount
Construction-Buildings & Additions	$11,025,000
	$11,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

McBryde Hall built in 1894, original dining facility for the campus, used now for on and off campus events & activities. Fire alarm replaced 2024, and roof replaced 2025

Rationale

Building renovation - repurposing space. reconfiguring spaces, new finishes (flooring, paint). HVAC renovation - ahu renovation/replacement, pumps motors, ductwork, controls. control valves, exhaust system. electrical lighting, plumbing, bathroom renovation for ada.

Alternatives Considered

Not do or do in phases as funds allow.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Campus-wide Energy Efficiency Improvements

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	4/6
Project Number	4567	**Overall Priority**	24/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	40
HVAC	40
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$11,025,000
	$11,025,000

Project Costs	Amount
Renovations-Utilities	$11,025,000
	$11,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Campuswide energy efficiency improvements. To replace-renovate aging campus systems - hvac / mechanical (steam chilled water, hot water), electrical, plumbing plus controls systems. Possibly address with an Energy Performance Project

Rationale

Chillers, cooling towers, steam boilers, convert steam systems to hydronic boilers, pumps motors, vfd, building controls, lighting, lighting controls

Alternatives Considered

Not do or do in phases.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Coliseum Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	5/6
Project Number	4568	**Overall Priority**	25/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	80
Program/Academic	20
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	15
HVAC	5
Interior Finishes/Flooring/Fixtures	50
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$16,537,500
	$16,537,500

Project Costs	Amount
Construction-Buildings & Additions	$16,537,500
	$16,537,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Winthrop coliseum built in 1982 the home for Winthrop athletics and hosts graduations and community events. roof replaced 2022. hvac renovation see year 2 submittal

Rationale

Building renovation - reconfigurings paces,m replacement of interior finishes (flooring, paint, ceiling). misc hvac renovation not covered in year 2 project. Electrical panel upgrade, convert remaining lighting to led. Renovate for ada access (arena seating, bathrooms). Replace elevator.

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Thomson Residence Hall Mechanical & Electrical Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	6/6
Project Number	4570	**Overall Priority**	26/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	30
Fire/Security	5
HVAC	40
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$11,025,000
	$11,025,000

Project Costs	Amount
Construction-Buildings & Additions	$11,025,000
	$11,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Thomson residence hall built in 1964, student residence hall semi-suite style 320 bed. Room flooring abated & replaced 2021 & 2022

Rationale

Renovation of mechanical systems - remove & replace fan coils, new fresh air make up units, piping, valves, pumps-motors, control valves, ductwork, bathroom exhaust system, misc interior finishes to run ductwork. Lighting. replace building transformers and switches & main panels. Replace freight elevators with ada accessible passenger elevators

Alternatives Considered

Not do or do in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Kinard Hall Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/7
Project Number	4557	**Overall Priority**	27/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	25
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$16,537,500
	$16,537,500

Project Costs	Amount
Construction-Buildings & Additions	$16,537,500
	$16,537,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Kinard Hall built in 1929, houses the college of art & sciences. Building has classroom and offices. Partial refresh of classrooms done 2022-2025, elevator controller replaced 2025 & building envelope renovated 2024

Rationale

Building renovation scope includes renovation of interior spaces - shifting walls, reconfiguring spaces, updating finishes (paint, flooring), Plus hvac, mechanical (fan coils, ahu renovation, pumps & motors, controls, control valves), electrical & plumbing. Bathroom renovations for ada & capacity, elevator upgrades, ada access to building, fire sprinkler & fire alarm as needed

Alternatives Considered

Not do or do in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Withers Hall Mechanical & Electrical Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	2/7
Project Number	4558	**Overall Priority**	28/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	15
Program/Academic	85
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	40
Fire/Security	5
HVAC	30
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$11,025,000
	$11,025,000

Project Costs	Amount
Construction-Buildings & Additions	$11,025,000
	$11,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Withers Hall built in 1892, National Historic Registry. Home of college of education and the macfeat nursery. Partial space refreshes 2022-2025.

Rationale

Project scope remove and replace the fan coil units, add new make up air units, new pumps, motors, and control valves and upgrade the control system. Upgrade electrical panels, lighting

Alternatives Considered

Not do or do in phases as funds allow.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Renovation of General Athletic Facilities

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	3/7
Project Number	4559	**Overall Priority**	29/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Athletic/Recreational	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	10
HVAC	10
Interior Finishes/Flooring/Fixtures	30
Other	10
Parking/Landscape	15
Roof	5
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$5,512,500
	$5,512,500

Project Costs	Amount
Construction-Buildings & Additions	$5,512,500
	$5,512,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Renovation of General Athletic Facilities. various facilities built between 2000 and 2007 - baseball, softball track / soccer, intramural & tennis

Rationale

Renovation of various facilities - roof repair, building envelope renovation. Interior finishes (paint, flooring), reconfiguring spaces. HVAC, plumbing, electrical & athletic fields

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

McLaurin Hall Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	4/7
Project Number	4560	**Overall Priority**	30/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	5
Office/Administration	5
Program/Academic	90
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	20
Fire/Security	5
HVAC	5
Interior Finishes/Flooring/Fixtures	40
Other	10
Water/Sewer	15
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$11,025,000
	$11,025,000

Project Costs	Amount
Construction-Buildings & Additions	$11,025,000
	$11,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

McLaurin Hall built in 1901 and the mechanical system added in the 1970's and is past life expectancy. The building houses the College of Visual and Performing Arts. Roof and windows replaced in 2021, partial interior renovations completed in 2024. Year 3 submitted for HVAC renovation

Rationale

Building renovation scope includes renovation of interior spaces - shifting walls, reconfiguring spaces, updating finishes (paint, flooring). Bathroom renovations for ada & capacity, elevator upgrades, ada access to building, fire sprinkler & fire alarm as needed

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Thurmond Hall Building Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	5/7
Project Number	4561	**Overall Priority**	31/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Agency/Institution/Campus Wide	5
Program/Academic	95
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	5
Fire/Security	5
HVAC	5
Interior Finishes/Flooring/Fixtures	45
Other	10
Roof	5
Water/Sewer	20
	100%

Fund Sources	Amount
[CP] AFS - State Appropriation	$11,025,000
	$11,025,000

Project Costs	Amount
Construction-Buildings & Additions	$11,025,000
	$11,025,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Thurmond Hall built in 1939 and the mechanical system added in the 1970's and is past life expectancy. The building houses the College of Business plus the SBDC. Year 3 submittal for mechanical renovation

Rationale

Building renovation scope includes renovation of interior spaces - shifting walls, reconfiguring spaces, updating finishes (paint, flooring), Plus hvac, mechanical (fan coils, ahu renovation, pumps & motors, controls, control valves), electrical & plumbing. Bathroom renovations for ada & capacity, elevator upgrades, ada access to building, fire sprinkler & fire alarm as needed

Alternatives Considered

Not do or do in phases

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Phelps Residence Hall Mechanical Renovation

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	6/7
Project Number	4562	**Overall Priority**	32/33

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	5
Electrical/Mechanical	30
Fire/Security	5
HVAC	40
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$8,268,750
	$8,268,750

Project Costs	Amount
Construction-Buildings & Additions	$8,268,750
	$8,268,750

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Phelps residence hall original building built in 1943, addition in the 1960's. Student residence hall about 398 beds, semi-suite style. Roof replaced in 2025.

Rationale

Renovation of mechanical systems - remove & replace fan coils, new fresh air make up units, piping, valves, pumps-motors, control valves, ductwork, bathroom exhaust system, misc interior finishes to run ductwork. Lighting

Alternatives Considered

Not do or do in phases as funds allow

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

Winthrop University

Project Name

Roddey Residence Hall Demolition

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	7/7
Project Number	4563	**Overall Priority**	33/33

Project Type	Percentage
Demolish Existing Facility	95
Site Development	5
	100%

Facility Type	Percentage
Auxiliary/Housing/Food Service/Laundry	100
	100%

Building Components Affected	Percentage
Electrical/Mechanical	5
Other	90
Parking/Landscape	5
	100%

Fund Sources	Amount
[CP] AFS - Other Funds	$5,512,500
	$5,512,500

Project Costs	Amount
Construction-Buildings & Additions	$5,512,500
	$5,512,500

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)

Net Cost / (Savings):

Summary of Work

Roddey residence hall built in 1920 about 160 bed apartment style

Rationale

Abate and demolish the building. Relocate utilities and develop the site temporarily for future use per the campus master plan.

Alternatives Considered

Not do.



STATE OF SOUTH CAROLINA

2025 COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

For the Plan Years 2026 - 2030

York Technical College

Proposed Permanent Improvement Project Details

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

New Health Science Building

Submission Type	Existing Project	**Plan Year**	2026
Request Type	Budget Change	**Plan Year Priority**	1/3
Project Number	5114	**Overall Priority**	1/9

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Office/Administration	10
Program/Academic	90
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	20
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	20
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$700,000
[CP] State Appropriation	$27,300,000
	$28,000,000

Project Costs	Amount
Basic Equipment	$2,520,000
Construction-Buildings & Additions	$11,200,000
Contingencies-Capital Projects	$2,800,000
Depreciable Land Improvements	$560,000
Fee-Architectural, Engineering & Other	$3,080,000
Renovations-Buildings & Additions-Interiors	$7,840,000
	$28,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Additional	Indefinitely	$4,552	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$58,050	
Salaries, Benefits & Payroll Taxes	Other Funds - Additional	Indefinitely	$49,920	
Utilities	Other Funds - Existing	Indefinitely	$93,750	
	Net Cost / (Savings): $206,272		$206,272	

Summary of Work

(Phase I - #6356) This project is to build a new health science building on the main campus in Rock Hill to meet the critical healthcare workforce needs in our communities.*****The college received $28,000,000 in state funds through Proviso 125.8 FY24-25 to renovate the building.

Rationale

The new building will allow us to expand the capacities of our healthcare programs for Nursing (RN & LPN), Surgical & Radiologic Technology, Medical Assisting, Patient Care, exercise science and to add new healthcare programs. These program expansions would double the student capacities over 5 years. Current wait lists are 1-5 years long indicating we have qualified students that could start quickly. The new health science building is included in our current Master Plan update.

Alternatives Considered

Renovating Building N (Baxter Hood Center) was considered; however, it would add additional challenges to the renovation for the existing space and for the location of the health sciences program in physical relation to other support programs on campus. Renovating our existing health building (Bldg. A) would require closing our programs for several years. The College would prefer to build a new building to prevent any disruption to the current programs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

EV & Auto Body Training Renovation-Building G

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	2/3
Project Number	5115	**Overall Priority**	2/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	20
Fire/Security	10
HVAC	20
Interior Finishes/Flooring/Fixtures	25
Parking/Landscape	5
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] Capital Reserve Fund	$2,419,376
[CP] State Appropriation	$2,080,624
	$4,500,000

Project Costs	Amount
Basic Equipment	$315,000
Contingencies-Capital Projects	$475,000
Fee-Architectural, Engineering & Other	$545,000
Renovations-Building Exteriors	$490,000
Renovations-Buildings & Additions-Interiors	$2,225,000
Site Development (Non-Depreciable Land Improv)	$450,000
	$4,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$103	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$1,316	
Utilities	Other Funds - Existing	Indefinitely	$2,125	
	Net Cost / (Savings): $3,544		$3,544	

Summary of Work

This project focuses on renovating Building G to create a state-of-the-art facility for the Electric Vehicle (EV) and Auto Body Repair programs, supporting both current needs and future growth. Built in 1983, Building G encompasses 11,565 SF and is outdated, lacking modern infrastructure and flexibility for expansion. To keep pace with evolving automotive technology and industry trends, the renovation will modernize the building, enhancing functionality, safety, and program capacity while positioning the facility to accommodate future growth and advancements in automotive education. Source of funds: $2,419,376 FY23-24 Capital Reserve H4301 MRR and $2,080,624 FY24-25 Proviso 118(21)(o)(ii) State Appropriated MRR Funds.

Rationale

Renovating the existing building G is the most advantageous alternative due to the simplicity of the existing building's size and design.

Alternatives Considered

The alternatives considered are to expand the program in other buildings which would be difficult due to building limitations elsewhere. This would also fragment the program. Another alternative would be to build off-campus or lease which would not benefit the college long term and would further segment the program from the main campus and the other amenities that students need between classes.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

New Building Construction Trades Facility

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2026
Request Type	Establish Project	**Plan Year Priority**	3/3
Project Number	5297	**Overall Priority**	3/9

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	25
Parking/Landscape	10
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$12,000,000
	$12,000,000

Project Costs	Amount
Basic Equipment	$1,440,000
Contingencies-Capital Projects	$1,680,000
Fee-Architectural, Engineering & Other	$1,680,000
Renovations-Building Exteriors	$2,400,000
Renovations-Buildings & Additions-Interiors	$3,840,000
Site Development (Non-Depreciable Land Improv)	$960,000
	$12,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$2,916	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$37,188	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$49,920	
Utilities	Other Funds - Existing	Indefinitely	$60,058	
	Net Cost / (Savings): $150,082		$150,082	

Summary of Work

This project proposes the construction of a new 25,000 SF facility to house classroom and laboratory space for the Building Construction Trades (BCT) program. Currently, the College leases the existing BCT facility in Rock Hill, approximately five miles from the main campus, which limits program growth and integration with other technical programs. The new facility will provide the space and infrastructure needed to support the expanding BCT program, accommodate future growth, and combine the HVAC program with construction trades, creating a more efficient and modern learning environment for students preparing to enter high-demand skilled trades. This project has been included in the College's 2024 Master Plan update. Project funds source is $12,000,000 in state appropriated funds from FY 25-26 Proviso.

Rationale

The existing BCT site is inadequate and does not meet the current expansion needs of the program. The existing BCT site restricts the exterior area needed to construct homes and limit access to move the homes.

Alternatives Considered

The alternatives considered are to lease new space in the area or build a new facility. Leasing new space would be difficult and would probably require leasehold improvements with no guarantee of lease renewals.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

Welding Renovations Building D- Phase II

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	1/3
Project Number	5298	**Overall Priority**	4/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	5
Program/Academic	95
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	25
Fire/Security	5
HVAC	20
Interior Finishes/Flooring/Fixtures	25
Roof	5
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$4,500,000
	$4,500,000

Project Costs	Amount
Basic Equipment	$495,000
Contingencies-Capital Projects	$450,000
Fee-Architectural, Engineering & Other	$450,000
Renovations-Building Exteriors	$405,000
Renovations-Buildings & Additions-Interiors	$2,475,000
Site Development (Non-Depreciable Land Improv)	$225,000
	$4,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$227	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$2,898	
Utilities	Other Funds - Existing	Indefinitely	$4,680	
	Net Cost / (Savings): $7,805		$7,805	

Summary of Work

This project proposes the second phase of renovations to Building D to expand and modernize the Welding Program, addressing the growing workforce demand for skilled welders. The renovation will update 7,140 SF of interior classroom, laboratory, and office space, and add approximately 1,872 SF of covered exterior space to support hands-on training. By modernizing the facility, the College will enhance program capacity, improve the learning environment, and ensure students are equipped with the skills needed to meet the evolving needs of the local and regional workforce. This project has been included in the College's 2024 Master Plan update. The previous year's CPIP requested $6,885,000 and we received approved to begin the first phase of this renovation utilizing a non-PIP project with $2,495,000 in MRR state appropriations so this year's request is for the remaining funds needed to complete the entire renovation project.

Rationale

The current program space is too small, and areas are not arranged well to support the program and equipment upgrades needed. The renovation will support an improved layout to maximize faculty teaching and monitoring students in the program. The renovations would not require us to relocate the program to another building which would minimize disruptions to the current welding labs and classes.

Alternatives Considered

The alternatives considered are to build a new welding building or to relocate the program to another building on campus. Building a new building would not be cost effective and completely relocating the program would require other program relocations.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

New Truck Driver & Utility Line Worker Training Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	2/3
Project Number	5299	**Overall Priority**	5/9

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	20
Electrical/Mechanical	15
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	25
Parking/Landscape	5
Roof	10
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$7,300,000
[CP] State Appropriation	$4,200,000
	$11,500,000

Project Costs	Amount
Basic Equipment	$1,373,255
Contingencies-Capital Projects	$1,200,585
Fee-Architectural, Engineering & Other	$1,144,380
Renovations-Building Exteriors	$2,288,759
Renovations-Buildings & Additions-Interiors	$3,890,890
Site Development (Non-Depreciable Land Improv)	$1,602,131
	$11,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$2,043	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$26,048	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$49,920	
Utilities	Other Funds - Existing	Indefinitely	$42,068	
	Net Cost / (Savings): $120,079		$120,079	

Summary of Work

This project proposes the construction of a new 17,000 SF facility to support the expanding Truck Driver Training Program and the Utility Lineworker Program in Chester. The current facility, located offsite in Rock Hill on leased property, is inadequate, with limited classroom and training space, insufficient paved vehicle training areas, and no capacity for expansion. The new facility will provide modern classroom and laboratory space, shared common areas such as restrooms and break areas, and a training environment to better prepare students for high-demand careers in transportation and utility industries. This project has been included in the College's 2024 Master Plan update. This year's request includes an additional $4,200,000 for adjusted square footage needs and escalated costs associated with building a new facility.

Rationale

The existing facility does not meet the needs of the current program and there is not an option for expansion. The existing building would require extensive renovation to comply with ADA and current building codes. The paved area for the training course is too small for 18-wheel trucks to adequately maneuver the training course.

Alternatives Considered

The alternatives considered are to lease new space in the local area. Currently, there are no sites in Rock Hill available for lease that fits the program's needs. The College has looked for available space for 3 years with no success.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

Health Care Facility Renovation - Lancaster County

Submission Type	CPIP Submission - Initial	**Plan Year**	2027
Request Type	Funding Request	**Plan Year Priority**	3/3
Project Number	5300	**Overall Priority**	6/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	30
Fire/Security	5
Interior Finishes/Flooring/Fixtures	35
Other	10
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$4,000,000
	$4,000,000

Project Costs	Amount
Basic Equipment	$577,500
Contingencies-Capital Projects	$535,000
Fee-Architectural, Engineering & Other	$577,500
Renovations-Building Exteriors	$770,000
Renovations-Buildings & Additions-Interiors	$1,155,000
Site Development (Non-Depreciable Land Improv)	$385,000
	$4,000,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$850	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$10,836	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$49,920	
Utilities	Other Funds - Existing	Indefinitely	$17,500	
	Net Cost / (Savings): $79,106		$79,106	

Summary of Work

This project proposes the lease and renovate an existing building in Lancaster County to establish a new classroom/ and lab facility dedicated to healthcare education. The renovated is estimated to be 7,000 SF and will provide programs leading to 2-year associate degrees in high-demand healthcare fields such as respiratory therapy and stenography. By creating a modern, accessible educational facility, the College will equip local students with the skills needed to enter healthcare careers, support the growing healthcare needs of Lancaster County, and strengthen the regional economy.

Rationale

The Lancaster County area is a significant travel distance (greater than 30 minutes) for citizens to travel to York Tech's main campus in Rock Hill. Providing a presence in Lancaster County would create an opportunity for citizens in the area to receive an affordable education and further support the health care workforce needs.

Alternatives Considered

The alternatives are to build a new facility which would require land acquisition and site development which would take years to complete delaying our ability to provide programs immediately.

STATE OF SOUTH CAROLINA
COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name
Automotive Renovation - Building F

Submission Type	CPIP Submission - Initial	**Plan Year**	2028
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5301	**Overall Priority**	7/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Program/Academic	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	25
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	25
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$9,900,000
	$9,900,000

Project Costs	Amount
Basic Equipment	$800,000
Contingencies-Capital Projects	$748,861
Fee-Architectural, Engineering & Other	$827,237
Renovations-Building Exteriors	$2,236,097
Renovations-Buildings & Additions-Interiors	$5,037,805
Site Development (Non-Depreciable Land Improv)	$250,000
	$9,900,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$1,617	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$20,619	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$49,920	
Utilities	Other Funds - Existing	Indefinitely	$33,300	
	Net Cost / (Savings): $105,456		$105,456	

Summary of Work

This project is to renovate and expand Building F for the automobile repair facility to better support the needs of the expanding program and growth. The automotive program currently uses program space across campus in three buildings. Bldg G which is 11,565 SF and was built in 1983. The program also uses 7,664 SF of space in Bldg D which was built in 1974 and 1,852 SF of space in Bldg F built in 1981. These buildings are outdated and in need of modernization with no room for expansion. In order to be prepared for future technology and trends we will need to renovate Building F to provide a more modern facility that can support the growth and infrastructure needs. This project has been included in the College's 2024 Master Plan Update. This project is expected to begin in FY27-28, so funding is not being requested this year.

Rationale

Renovating the existing building F is the most advantageous alternative due to the simplicity of the existing building's size and design.

Alternatives Considered

The alternatives considered are to expand the program in other buildings which would be difficult due to building limitations elsewhere. This would also fragment the program. Another alternative would be to build off-campus or lease which would not benefit the college long term and would further segment the program from the main campus and the other amenities that students need between classes.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

Renovate A Building

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2029
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5302	**Overall Priority**	8/9

Project Type	Percentage
Repair/Renovate Existing Facility/System	100
	100%

Facility Type	Percentage
Office/Administration	15
Program/Academic	85
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	10
Electrical/Mechanical	30
Fire/Security	5
HVAC	15
Interior Finishes/Flooring/Fixtures	20
Roof	15
Water/Sewer	5
	100%

Fund Sources	Amount
[CP] State Appropriation	$17,721,665
[CP] State Appropriation	$2,924,935
	$20,646,600

Project Costs	Amount
Basic Equipment	$3,096,990
Contingencies-Capital Projects	$2,064,660
Depreciable Land Improvements	$1,032,330
Fee-Architectural, Engineering & Other	$2,064,660
Renovations-Building Exteriors	$2,064,660
Renovations-Buildings & Additions-Interiors	$10,323,300
	$20,646,600

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Utilities	Other Funds - Existing	Indefinitely		($17,206)
	Net Cost / (Savings): ($17,206)			($17,206)

Summary of Work

This project is to renovate a major portion of building A. Building A is a two-story building that was built in 1984 with 75,822 square feet. The existing building is primarily used for Health & Human Services (HHS) programs and Business, Computer, Arts, and Sciences (BCAS). The majority of the HHS programs will be relocated to a newly constructed building leaving the existing space to be repurposed. The building has only had one major renovation in 2023 to expand and modernize the 7,000 SF dental clinic which will remain in building A. This year's request has been adjusted for escalated construction cost estimated through FY28-29.

Rationale

Any time the College vacates space in a building we want to plan and repurpose the space to meet the needs of other growing programs. The vacated space can be renovated to accommodate the additional needs of the BCAS division.

Alternatives Considered

No other alternatives for the space are being considered since we have so many program expansion needs.

STATE OF SOUTH CAROLINA

COMPREHENSIVE PERMANENT IMPROVEMENT PLAN

Proposed Permanent Improvement Project Details

York Technical College

Project Name

Building Construction Trades Facilities Management Addition - Phase II

Submission Type	CPIP Submission - Resubmission	**Plan Year**	2030
Request Type	Funding Request	**Plan Year Priority**	1/1
Project Number	5303	**Overall Priority**	9/9

Project Type	Percentage
Construct Additional Facility	100
	100%

Facility Type	Percentage
Support Services/Storage/Maintenance	100
	100%

Building Components Affected	Percentage
Building Envelope/Windows/Walls	15
Electrical/Mechanical	15
Fire/Security	10
HVAC	20
Interior Finishes/Flooring/Fixtures	30
Water/Sewer	10
	100%

Fund Sources	Amount
[CP] State Appropriation	$16,500,000
	$16,500,000

Project Costs	Amount
Basic Equipment	$2,310,000
Contingencies-Capital Projects	$2,310,000
Fee-Architectural, Engineering & Other	$1,980,000
Renovations-Building Exteriors	$3,300,000
Renovations-Buildings & Additions-Interiors	$5,280,000
Site Development (Non-Depreciable Land Improv)	$1,320,000
	$16,500,000

Annualized Operating Budget Impact

Expenditure Category	Fund Group	Recurs	Costs	(Savings)
Insurance and Warranties	Other Funds - Existing	Indefinitely	$3,399	
Maintenance and Repairs	Other Funds - Existing	Indefinitely	$43,344	
Salaries, Benefits & Payroll Taxes	Other Funds - Existing	Indefinitely	$49,920	
Utilities	Other Funds - Existing	Indefinitely	$70,000	
	Net Cost / (Savings): $166,663		$166,663	

Summary of Work

This project proposes a 28,000 SF addition to the Building Construction Trades (BCT) facility to provide a dedicated home for the College's Facilities Management department. The expansion will address current space limitations, including insufficient warehouse and employee work areas, while creating a modern, functional environment for staff. In addition, co-locating Facilities Management with the BCT program will create valuable opportunities for students, including internships, apprenticeships, and mentoring, strengthening workforce development and hands-on learning experiences.

Rationale

The current Facilities building is inadequate to support the current needs. The current facility lacks sufficient warehouse, office, and support areas. The new addition will improve operational efficiency for facilities management and enhance student learning opportunities.

Alternatives Considered

The alternatives considered included leasing an offsite facility. Leasing locally would be challenging, likely require costly leasehold improvements, and force Facilities Management staff to travel to the main campus to address maintenance needs, reducing overall efficiency.