STATE FISCAL ACCOUNTABILITY AUTHORITY

Meeting of Tuesday, October 13, 2026 – 2:00 p.m.
Room 252, Edgar A. Brown Building

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Meeting of Tuesday, October 13, 2026 – 2:00 p.m.
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STATE FISCAL ACCOUNTABILITY AUTHORITY REGULAR SESSION

MEETING OF October 13, 2026 ITEM NUMBER 1

AGENCY: State Treasurer's Office

SUBJECT: Bond Counsel Selection

CONDUIT/OTHER ISSUES:

Description of Issue	**Agency/Institution (Borrower)**	**Bond Counsel**	**Issuer's Counsel**	**Date STO Approved**
$165,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; SAHA Upstate Holdings; Series 2026	SAHA Upstate Holdings, LLC Conduit: SCJEDA	Pope Flynn - Gary Pope, Bill Musser	Haynsworth Sinkler Boyd - Kathy McKinney, Ashley Long	8/20/2026

AUTHORITY ACTION REQUESTED:

In accord with Authority policy, receive the State Treasurer's Office report of bond counsel as information.

ATTACHMENTS:

Bond Counsel Selection Approved by the State Treasurer's Office

The State Treasurer advises the State Fiscal Accountability Authority, for informational purposes, of the firms selected and approved for its October 13, 2026 meeting:

CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
$165,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; SAHA Upstate Holdings; Series 2026	SAHA Upstate Holdings, LLC Conduit: SCJEDA	Pope Flynn - Gary Pope, Bill Musser	Haynsworth Sinkler Boyd - Kathy McKinney, Ashley Long	8/20/2026

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

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

(a) Project: JBRC Item 1: Coastal Carolina University
H17.9633: Student Intramural Fields and Track Facility

Request: Revise Scope and Establish Phase II Full Construction Budget to construct new student intramural fields and a track facility on the East Campus.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 9 in FY26 (estimated at $8,000,000)
Phase I Approval: February 2026 (estimated at $12,850,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax	150,000		150,000	12,850,000	13,000,000
All Sources	150,000		150,000	12,850,000	13,000.000

Summary of Work: The project was established to create a comprehensive recreational and athletic complex to include constructing a field house building that would provide restrooms, locker rooms, concessions, and storage for equipment. This scope revision will replace construction of an approximate 10,000 square foot field house to a 1,000 square foot standalone restroom building. The project includes creation of four lighted intramural fields, an eight-lane running track, a synthetic turf competition field for women's lacrosse, and full track and field event facilities. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: Once detailed layouts were developed for the track, intramural fields, lighting, utilities, stormwater systems, and supporting amenities, the cost estimate was updated to reflect current pricing and required scope to ensure the project could meet its functional requirements. In order to complete the project within the available funding, the university transitioned from the 10,000 square foot field house proposed in Phase I to a 1,000 square foot standalone restroom building. The track and field facility is being relocated from its previous location to the East Campus which will allow for the construction of the Health and Human Performance Building and surface parking lot being constructed in project H17-9631. This new complex will complement existing athletic and recreational facilities on the East Campus, including the soccer stadium, tennis complex, and beach volleyball courts. The artificial turf fields will allow year-round use, expand offerings, improve safety, and reduce maintenance costs. The existing intramural

AGENCY: Department of Administration, Facilities Management and Property Services

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fields are heavily overused, resulting in deteriorating field conditions and limited recovery time for natural grass.

Facility Characteristics: The East Campus site encompasses approximately 26 acres. The standalone restroom building will be 1,000 square feet. The complex will include four lighted intramural fields, an eight-lane running track, a synthetic turf competition field for women's lacrosse, and full track and field facilities to include 600-seat bleachers with press-box, parking, lighting, and fencing. The new track facility will be used daily during the season by the university's track teams for practice, conditioning, and technical training. The university anticipates hosting 5–10 meets annually, each drawing hundreds of athletes and spectators. The intramural sports program reaches over 3,500 students annually and continues to grow. Beyond intramurals, the complex will also serve over 1,000 students involved in club sports, such as lacrosse, rugby and soccer. It will be used for warm-ups, fitness testing, and cross-training, maximizing its utility as a multi-purpose recreational and competitive space. Additionally, the public will have access to the track for recreational use and will be able to rent field space to further enhance community engagement and generate revenue opportunities.

Financial Impact: The project will be funded from Other, Penny Sales Tax Funds (uncommitted balance $13.98 million at May 31, 2026). The Penny Sales Tax was approved in November 2008 and was effective from March 1, 2009 to 2024 (15 years). The legislation guaranteed that the university will receive 13.3% of the sales tax collections. The Penny Sales Tax was renewed for an additional 15 years from 2024 to 2039. The project is expected to result in an increase of $30,000 (year 1) and $160,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for Renovation Reserve and Debt Service allocations, currently $210 (in-state) per student per semester and $475 (out-of-state) per student per semester. In academic year 2022-2023, the portion of tuition designated for capital improvements was $405 (in-state/out-of-state). In 2024, the tuition structure was revised so that the portion allocated to capital improvements is no longer a flat amount applied equally to all students. Instead, the Renovation Reserve and Debt Service allocations were adjusted. They were reduced for in-state students and increased for out-of-state students so that each group contributes a similar percentage of their total tuition toward capital project improvements. As a result, capital improvement funding is more proportional and equitable relative to overall tuition. Currently, $140 (in-state) and $290 (out-of-state) are pledged for debt service per student per semester. The remainder of the fee, $70 (in-state) and $185 (out-of-state), funds ongoing capital projects and maintenance.

Full Project Estimate: $13,000,000 funded from Penny Sales Tax Funds. Contract execution is expected in November 2026 and completion of construction in December 2027.

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SUBJECT: Permanent Improvement Projects

(b) Project: JBRC Item 2: Francis Marion University
H18.9593: Leatherman Science Facility and McNair Science Building Renovation

Request: Establish Phase II Full Construction Budget to complete interior and exterior renovations to the science buildings.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 4 in FY26 (estimated at $9,000,000)
Phase I Approval: December 2024 (estimated at $7,000,000) (SFAA)
Phase I Increase Approval: December 2025 (estimated at $9,000,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(11), (Leatherman Science Facility/McNair Science Building Renovation)	140,000	130,000	270,000	1,730,000	2,000,000
FY25 Capital Reserve, (1)(8)(a), (Leatherman Science Facility/McNair Science Building Renovation)				5,000,000	5,000,000
FY26 Appropriated State, Proviso 118.22 (B)(14)(a), (Leatherman Science Facility/McNair Science Building Renovation)				2,000,000	2,000,000
All Sources	140,000	130,000	270,000	8,730,000	9,000,000

Summary of Work: This project will provide necessary upgrades including mechanical system replacements, life safety and regulatory compliance improvements, and classroom renovations. Classrooms and laboratories will be refreshed with new furniture and technology. Restrooms will receive new finishes, fixtures and partitions.

Rationale: 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. Classroom renovations will support contemporary teaching strategies.

Facility Characteristics: The McNair Science Building is 75,736 square feet and was constructed in 1972 (54 years old). The Leatherman Science Facility is 83,945 square feet and was constructed in 1994 (32 years old). The building systems impacted by this project are original to construction. Approximately 14,852 square feet in the McNair Science Building and approximately 5,920 square feet in the Leatherman Science Building will be renovated in this project. The McNair Science Facility is utilized

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as classroom, lab, and office space for the Math, Biology, Chemistry, and Physics /Engineering programs. The Leatherman Science Building is utilized as classroom, lab, and office space for Biology, Chemistry, and Physics /Engineering programs. An estimated 1,000 students and 85 faculty and staff utilize each facility per semester.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (nonrecurring) (uncommitted balance $1.76 million at July 2026), FY25 Capital Reserve (uncommitted balance $5 million at July 2026), and FY26 Appropriated State (nonrecurring) (uncommitted balance $2 million at July 2026) Funds. The project is expected to result in a decrease of $200,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $200 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $9,000,000 funded from Appropriated State (nonrecurring) and Capital Reserve Funds. Contract execution is expected in December 2026 and completion of construction in July 2028.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(c) Project: JBRC Item 3: University of South Carolina – Columbia
H27.6169: Civil Rights Center Construction

Request: Establish Phase I Pre-Design Budget to construct a new Civil Rights Center facility.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 7 in FY27 (estimated at $24,000,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project				475,000	475,000
All Sources				475,000	475,000

Summary of Work: The project will construct a new building near the Booker T. Washington Building that will create a campus focal point for civil rights scholarship, course instruction, community history, and public engagement. It will consolidate staff, exhibition, research, classroom, archival processing, storage, and event spaces in one centralized location and feature interactive, immersive exhibits designed to engage visitors of all ages. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: The Civil Rights Center currently operates in limited space across the Hollings Special Collections Library and Thomas Cooper Library with office, exhibition, archival processing, and storage functions dispersed across multiple locations. A dedicated building will assist in fulfilling the Center's research, teaching, exhibition, and public service mission.

Facility Characteristics: The new Civil Rights Center building to be constructed will be approximately 27,000 square feet. It will be utilized by program/academic, office/administration, food service, and support services. An estimated 2,000 students, faculty, staff, and visitors will utilize the new facility.

Financial Impact: This phase of the project will be funded from Other, Institutional Capital Project Funds (uncommitted balance $9 million at June 30, 2026). Revenue to this fund is generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is expected to result in an increase of $233,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

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Full Project Estimate: $24,400,000 (internal). Phase II will be funded from $15,150,000 in Federal, $6,000,000 in Institutional Capital Project, $2,000,000 in Appropriated State, and $1,250,000 in Private Gift Funds. The Phase I amount requested is 1.94% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method.

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SUBJECT: Permanent Improvement Projects

(d) Project: JBRC Item 4: University of South Carolina – Columbia
H27.6170: Russell House Student Union Expansion & Renovation

Request: Establish Phase I Pre-Design Budget to expand and renovate the Russell House Student Union.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 7 in FY27 (estimated at $25,000,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				4,300,000	4,300,000
All Sources				4,300,000	4,300,000

Summary of Work: The project will complete a study to evaluate options to execute a staged expansion and renovation of the building. The Phase I pre-design will define the scope of work and determine the staging, logistics, methods, and cost of the project. The university plans to keep the Russell House at its current location with an expanded footprint. The study will offer a strategic plan that will include the demolition of the Thomson Building and the aged west wing of the Russell House to enable a staged expansion. During and following these expansions, portions of the existing building will be renovated to renew and modernize the building. The expansion will increase the gross area of the Student Union and enable construction of a larger ballroom. The project will be completed in stages and will require several years to implement. The work must occur while much of the existing building remains occupied to serve students. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: Per the university, since the last expansion, the undergraduate student body has grown by 97%, while the total Columbia campus student body has grown by 135%. Recent studies have identified the greatest programmatic student needs are for a much larger ballroom, more space for student organizations, enhanced food service, and additional recreation space among others. Incremental growth of the building has created circulation configurations that impair accessibility and mobility throughout the building. Mechanical and electrical systems in many locations are at the end of their service lives and are difficult to maintain. The fundamental need to feed thousands of students requires that the Russell House remain operational, which has made a complete replacement of the building impractical. The project seeks to improve building circulation, address life safety and accessibility needs, and align space utilization with modern programmatic needs.

Facility Characteristics: The Russell House is 200,161 square feet and was constructed in 1955 (71 years old). It was last expanded in the mid-1970s (approximately 51 years ago). The Thomson Building to be demolished as part of this project, is 38,310 square feet

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and was constructed in 1973 (53 years old). The Russell House serves as the main dining hall and the hub for student services and resources for the Columbia Campus. An estimated number of students, faculty, staff and clients surpasses 75,000 annually. The Thomson Building houses the Student Health and Well-Being on the ground floor and the remaining floors are utilized by the Student Affairs and Academic Support administration and shared services team, which include finance, information technology, and human resources. An estimated 2,500 students, faculty, staff and clients use the building annually.

Financial Impact: This phase of the project will be funded from Other, Institutional Funds (uncommitted balance $23.43 million at June 30, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. The project is expected to result in an increase of $475,000 (years 1 thru 3) in annual operating expenditures. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027. Additionally, the Board of Trustees has approved a $150 per-student per-semester fee to support the construction of the Russell House and surrounding areas. The fee, endorsed by USC Student Government, took effect beginning in Fall 2026.

Full Project Estimate: $250,000,000 (internal). Phase II will be funded from Higher Education Revenue Bond Funds. The Phase I amount requested is 1.72% of the estimated cost to complete the project and the additional amount will be used to cover the cost of the Construction Manager at Risk procurement method. The estimated cost to complete the project has increased from the 2025 CPIP submission because the scope of the Russell House renovation is now more defined. The new scope is a multi-stage multi-year project that is a comprehensive expansion and renovation.

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SUBJECT: Permanent Improvement Projects

(e) Project: JBRC Item 5: University of South Carolina - Columbia
H27.6171: 2245 Harden Street Land Acquisition

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 9.77 acres in Richland County.

Included in CPIP: No – The property was not available for purchase during the 2025 CPIP submission process.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				20,000	20,000
All Sources				20,000	20,000

Rationale: Acquisition of this property would ensure future development for both the Health Sciences Campus and the Neurological Hospital and Rehabilitation Center.

Characteristics: The property is contiguous to the 20-acres of property owned by the university where the Health Sciences Campus and Neurological Hospital and Rehabilitation Center are being constructed. There are no structures located on the property.

Financial Impact: The property consists of 1 parcel and is offered by USC Development Foundation for not more than appraised value, which is anticipated to be $12,730,000. The due diligence activities will be funded from Other, Institutional Funds (uncommitted balance $23.43 million at June 30, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. If acquired, no construction or renovations will be completed on the property because it is already in suitable shape for use. The acquisition is expected to result in an increase of $25,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $12,750,000 (internal) funded from Institutional Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(f) Project: JBRC Item 6: University of South Carolina - Columbia
H27.6166: 555 Williams Street Land Acquisition

Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 12.61 acres in Richland County.

Included in CPIP: No – The university was not aware that the Williams at Blossom LLC which is wholly owned by the USC Development Foundation wanted to sell the land to the university during the 2025 CPIP submission process.

Phase I Approval: March 2026 (estimated at $7,520,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional	20,000		20,000	7,650,000	7,670,000
All Sources	20,000		20,000	7,650,000	7,670,000

Rationale: Acquisition of this property would ensure adequate parking is maintained to support the Founders Park baseball stadium and commuter parking on non-game days. The project was established to purchase +/- 14.88 acres but +/- 2.27 acres of the parcel will not be purchased since it is in the floodway and cannot support vertical development. The +/- 2.27-acres of land is also planned for incorporation into the Riverfront Park to make it a public green-way trail.

Characteristics: The property is located at the southwest corner of Blossom Street and Williams Street in downtown Columbia. It is contiguous to the baseball stadium and currently used by the university for commuter and game day parking. There are no structures located on the property.

Financial Impact: The property consists of 1 parcel and is offered by Williams at Blossom LLC, which is wholly owned by the USC Development Foundation for $7,650,000. The acquisition will be funded from Other, Institutional Funds (uncommitted balance $23.43 million at June 30, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. An appraisal completed in May 2026 valued the property at $7,650,000. A Phase I Environmental Site Assessment completed in June 2026 found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a nonprofit organization. No construction or renovations will be completed on the property because it is already in suitable shape for use. The acquisition is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being

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utilized to fund this project, a portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $7,670,000 funded from Institutional Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(g) Project: JBRC Item 7: University of South Carolina - Aiken
H29.9564: Sciences Building Renovation and Expansion

Request: Establish Phase II Full Construction Budget to renovate and expand the Sciences Building.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 1 of FY26 (estimated at $8,350,000)
Phase I Approval: December 2025 (estimated at $8,350,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(18), (Science Building Enhancement and Modernization)	125,250		125,250	8,224,750	8,350,000
All Sources	125,250		125,250	8,224,750	8,350,000

Summary of Work: The project will expand the building by adding three instructional laboratories and modernizing the existing lab spaces. The work includes new hoods, plumbing, mechanical systems, and finishes. The renovations will also provide more efficiently sized offices, allowing faculty to move out of temporary offices. The project will also address deferred maintenance concerns such as HVAC and elevators. The roof systems have been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: The project 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. The new labs will support environmental work in biology and chemistry and applied research.

Facility Characteristics: The Sciences Building is 36,100 square feet and was constructed in 1989 (37 years old). Approximately 12,540 square feet of space will be renovated, and an approximately 7,000 square feet expansion will be added to the building. The building systems and interior design are original to construction. The building is utilized by biology, chemistry, and applied science programs. Approximately 350 students, faculty, staff and clients within the programs will utilize the space.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance $8.22 million at July 20, 2026). The project is expected to result in a decrease of $13,200 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital

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improvements, currently $181 (in-state/out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $8,350,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2027 and completion of construction in December 2030.

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SUBJECT: Permanent Improvement Projects

(h) Project: JBRC Item 8: University of South Carolina - Upstate
H34.9562: Track and Field Construction

Request: Establish Phase II Full Construction Budget to make track and field improvements.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 5 in FY26 (estimated at $6,250,000)
Phase I Approval: March 2026 (estimated at $6,250,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional	90,000		90,000	6,160,000	6,250,000
All Sources	90,000		90,000	6,160,000	6,250,000

Summary of Work: The project will provide site improvements to include grading and storm-water management to create a competition 9-lane dedicated track facility with an oval-shaped synthetic surface at the northwest quadrant of the campus. Other field improvements will support Olympic sports including various throwing events, jumping events, and pole vaulting. A timing system, fencing, and minor adjustments to sidewalks and paving will be provided.

Rationale: The project is in accordance with the USC Upstate Master Plan and is a priority for the campus to improve their facilities to support track and field events by maximizing underutilized recreation space. The university is currently utilizing two local high school facilities in the Spartanburg area. The new facility would allow for sports teams to meet on campus and offer collegiate level competition and training facilities for the student athletes.

Facility Characteristics: USC Upstate has varsity men's and women's track and field teams. There are nearly 100 student athletes combined between these two teams. Approximately 250 students, faculty, and staff along with numerous visitors will utilize the space annually.

Financial Impact: The project will be funded from Institutional Funds (uncommitted balance $23.43 million at June 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. The project is expected to result in an increase of $24,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $295.00 (in-state/out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

Full Project Estimate: $6,250,000 funded from Institutional Funds. Contract execution is expected in March 2027 and completion of construction in March 2028.

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SUBJECT: Permanent Improvement Projects

(i) Project: JBRC Item 9: University of South Carolina – Sumter
H39.9534: Facilities Management Building

Request: Establish Phase II Full Construction Budget to construct a new facilities management building.

Included in CPIP: No – The estimated cost of the project was not anticipated to rise to the level to qualify as a PIP and therefore it was not included in the 2025 CPIP submission.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve, (17)(b), (Facilities Management Center)				2,850,000	2,850,000
FY24 Appropriated State, Proviso 118.19 (B)(16)(a), (Facilities Upgrades)				1,350,000	1,350,000
FY26 Appropriated State, Proviso 118.22 (B)(23)(b), (Facilities Management Center)				1,650,000	1,650,000
All Sources				5,850,000	5,850,000

Summary of Work: The project will construct a new building that will serve as the centralized location for facilities management and receiving on the northeast side of campus. The roof systems have been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: Currently, the facilities department is operating out of the rear of the Student Union building, which is currently being renovated to maximize the usage of this campus space for students. The new facility will also improve the walking path from the east parking lot for students to the campus core. The campus has experienced growth since the Student Union was constructed in 1975. Relocating maintenance and receiving out of the Student Union will allow for the existing space to be re-purposed to meet the needed additional student activity space. Replacing the maintenance building has been a campus priority for more than a decade.

Facility Characteristics: The new facilities management building to be constructed will be approximately 8,627 square feet. It will be utilized for support services, storage, and maintenance, and it will serve as the central location for facilities management and receiving. Approximately 250 students, faculty, and staff will utilize the facility annually.

Financial Impact: The project will be funded from FY25 Capital Reserve (uncommitted balance $2.85 million at July 20, 2026), FY24 Appropriated State (uncommitted balance $1.35 million at July 20, 2026), and FY26 Appropriated State Fund (uncommitted balance $3 million at July 20, 2026). The project is expected to result in an increase

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of $42,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $40 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $5,850,000 funded from Capital Reserve and Appropriated State Funds. The project is being requested for establishment at Phase II because the project was originally anticipated to be less than $2,500,000 and the Phase I pre-design has been completed. The university is now working with the Office of State Engineer since the project will be over their certification amount. Contract execution is expected in October 2027 and completion of construction in December 2028.

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SUBJECT: Permanent Improvement Projects

(j) Project: JBRC Item 10: Winthrop University
H47.9632: Crawford Renovation

Request: Establish Phase I Pre-Design Budget to renovate Crawford Hall.

Included in CPIP: No – During the 2025 CPIP submission process the intent was to demolish the building. Since updating the campus master plan university leadership decided to keep the building and renovate it.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(25)(a), (Maintenance, Renovation, and Replacement)				150,000	150,000
All Sources				150,000	150,000

Summary of Work: The project will complete interior and exterior renovations to the building. The building envelope will be repaired to include sealing the brick and repairing the fascia soffit. The mechanical, electrical, and plumbing systems will be fully renovated, to include fan coils, piping, valves, controls, pumps, motors, fresh air units, exhaust and ventilation, and insulation in the interior. The work will also include elevator replacement, bathroom renovations for ADA accessibility, and fire and sprinkler system updates. Lastly, wall modifications will be made, and interior finishes will be replaced including flooring, ceiling systems, and wall patching and painting.

Rationale: Crawford Hall is currently empty and formerly housed student career services and student health services. Renovating the facility will allow the academic support functions to be relocated from Dinkins into the campus core by Scholars Walk, making them more accessible for students.

Facility Characteristics: Crawford Hall is 16,038 square feet and was constructed in 1896 (130 years old). The building is the original campus infirmary and is on the National Historic Registry as part of the Winthrop Historic District. The renovated facility will provide the space needed to support student academic functions such as tutoring, honors programs, etc. The project will benefit all students, faculty and staff. Total undergraduate and graduate student enrollment was 5,287 in Fall 2025, with approximately 1,200 faculty and staff.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance $614k at July 13, 2026). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital

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improvements. For academic year 2026-2027, the allocation is $200.88 per student per semester, an increase from $150.66 in 2025-2026 but a decrease from the $543 allocation in academic years 2022-2023 and 2024-2025.

Full Project Estimate: $10,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring) Funds being requested in the FY27-28 budget request process. If funding is not received the university will review other potential fund sources such as unspent state appropriations, institutional funds, and/or gifts.

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SUBJECT: Permanent Improvement Projects

(k) Project: JBRC Item 13: Central Carolina Technical College
H59.6390: Early College (Technical High School)

Request: Establish Phase I Pre-Design Budget to construct an early college facility.

Included in CPIP: Yes – 2025 CPIP Priority 8 of 8 in FY27 (estimated at $30,020,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(27)(f)(ii), (Technical High School Workforce Center)				300,000	300,000
All Sources				300,000	300,000

Summary of Work: The project will demolish two of the three buildings located on the property. The 3rd building will be demolished as part of project H59-6377. After the demolition of the two buildings, an early college facility will be constructed on the site. The facility will include offices and academic and instructional classrooms. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new facility will be designed to meet Two Green Globes certification standards.

Rationale: The property was acquired on Broad Street from Sumter School District in February 2026 through a reverter clause in their promissory note with no cost to the college. The new early college facility being constructed in partnership with Liberty Steam Charter School in Sumter will provide students with technical programs and pathways to transfer. It will utilize the nearby offerings in the Industrial Department in the Advanced Manufacturing Technology and Training (AMTTC) building.

Facility Characteristics: The Early College facility to be constructed will be approximately 30,000 square feet. The facility will be constructed at the Broad Street location. Approximately 200 students, faculty and staff will utilize the new facility annually.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance $15 million at July 22, 2026). The project is expected to result in an increase of $45,000 (year 1), $244,000 (year 2), and $533,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $9.70 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027.

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Full Project Estimate: $23,000,000 (internal). Phase II will be funded from $15,000,000 in FY26 Appropriated State (nonrecurring) and $8,000,000 in FY27 Appropriated State (nonrecurring) Funds.

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(l) Project: JBRC Item 14: Horry Georgetown Technical College
H59.6393: Acquisition of Real Property - 2487 US 501 Conway

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-1.36 acres and a building situated on +/- 7.40 acres in Horry County.

Included in CPIP: No – The original plan was to construct a new facility (2025 CPIP Priority 1 of 3 in FY27), but this property was identified as a more cost-effective opportunity.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				20,000	20,000
All Sources				20,000	20,000

Rationale: Acquisition of this property would enable the college to address existing space constraints while supporting continued enrollment growth and the increasing demand for academic programs, workforce development, and training initiatives. The facility would provide the additional capacity needed to expand instructional offerings, enhance student support services, and meet evolving educational needs.

Characteristics: The commercial building is 45,115 square feet and was constructed in 2006 (20 years old). It's situated on +/- 7.40 acres. The two-story building offers versatile space well suited for higher education use, featuring flexible areas that can accommodate classrooms, laboratories, offices, conference rooms, and storage. The acquisition also includes a +/- 1.36-acre undeveloped parcel located within two miles of the main campus. This parcel will be used for academic purposes, possibly additional parking for future growth.

Financial Impact: The property consists of 2 parcels and is offered by Second Quarter Properties, LLC for not more than appraised value, which is anticipated to be $7,220,000. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance $47.94 million at July 16, 2026). College Plant Funds are an excess of revenues over expenses, accumulated over time for the purpose of funding building and infrastructure improvements. If acquired, the building will be renovated and upfitted as part of a separate project for an estimated cost of $15,000,000. The acquisition is expected to result in an increase of $7,000 (year 1), and $28,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $7,240,000 (internal). Phase II will be funded from Appropriated State (nonrecurring) funds requested in the FY27-28 budget request process. If state funds are not received the acquisition will be funded from College Plant Funds.

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SUBJECT: Permanent Improvement Projects

(m) Project: JBRC 15: Midlands Technical College
H59.6345: CDL Facility – Airport Campus

Request: Establish Phase II Full Construction Budget to construct a building and driving pads for the commercial driver's license program.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 3 in FY26 (estimated at $3,147,145)
Phase I Approval: April 2025 (estimated at $3,265,163) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, County	48,977		48,977	7,151,023	7,200,000
All Sources	48,977		48,977	7,151,023	7,200,000

Summary of Work: The project will construct a building that will include two classrooms, one seminar room, one office, a workroom, men's and women's restrooms, data, janitorial space and storage, and a commons area. Also, the project will include the construction of 3 CDL driving pads and a covered outdoor learning area. The driving pads will accommodate 18-wheeler training and bus driver training. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

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

Facility Characteristics: The new facility to be constructed will be 5,120 square feet. The covered outdoor learning area will be 3,114 square feet. The new facility will be utilized by the CDL program along with the continuing education Forklift Training Program. These programs include a total of 500 students and 8 faculty and staff.

Financial Impact: The project will be funded from Other, County Funds (uncommitted balance $10.80 million at July 23, 2026). County revenue is received for additions, renovations, and operation of the college's physical plant. The project is expected to result in an increase of $4,000 (year 1) and $9,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $75 per student per

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semester, and has not changed between academic years 2022-2023 and 2026-2027. This fee is used to cover annual debt service payments.

Full Project Estimate: $7,200,000 funded from County Funds. The estimated cost to complete the project has increased from the Phase I estimate and the 2025 CPIP because the original estimate came from a feasibility study completed in 2024. Since that time the college has experienced program growth which necessitates larger facilities to accommodate the programs. Contract execution is expected in February 2027 and completion of construction in December 2027.

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SUBJECT: Permanent Improvement Projects

(n) Project: JBRC Item 18: Spartanburg Community College
H59.6386: Union Campus Building Expansion

Request: Establish Phase I Pre-Design Budget to expand the Advanced Technology Center.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 7 in FY26 (estimated at $6,800,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(p), (Union County Campus Building Expansion)				75,000	75,000
All Sources				75,000	75,000

Summary of Work: The project will construct an expansion to the building that will include classroom and office space. The specifics to be included will be determined during the Phase I process based on the funding available. The project will also rectify the deficiencies found in the Building Condition Assessment completed for the associated acquisition project (H59-6372) approved June 2026. All roofing material options for the expansion will be evaluated during the Phase I process. The building expansion will be designed to meet Two Green Globes certification standards.

Rationale: The Union County Advanced Technology Center was approved for acquisition in June 2026 under project H59-6372 and has been acquired by the college. The Union Campus currently offers Welding, Licensed Practical Nursing, and Mechatronics as one-year certificate programs. Additionally, Certified Nursing Assistant, NHA Phlebotomy Technician and Sit-down Forklift Operator are offered as workforce development programs. Expansion of the Advanced Technology Center will allow the college to expand their existing Mechatronics and Licensed Practical Nursing programs, add some additional Health Science programs, expand the Certified Nursing Assistant and NHA Phlebotomy Technician workforce program, and add an HVAC technician program.

Facility Characteristics: The existing Advanced Technology Center is 14,000 square feet and was constructed in 2009 (17 years old). The building will be expanded by approximately 14,000 square feet up to approximately 28,000 square feet. The expanded building will be utilized by 90 students and 10 faculty and staff.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance $4.8 million at May 7, 2026). Union County provides $210,000 in tax dollars towards the operation of the facility. The project is expected to result in an increase of $56,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a

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consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $5,000,000 (internal). Phase II will be funded from $4,800,000 in Appropriated State (nonrecurring) and $200,000 in College Funds.

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(o) Project: JBRC 19: Spartanburg Community College Enterprise Campus Authority
H59.6389: Hillside Duncan Renovation

Request: Establish Phase I Pre-Design Budget to establish an annualized project to renovate the Hillside Duncan facility.

Included in CPIP: No – The renovation project was excluded from the 2025 CPIP because the property had not yet been acquired. The acquisition of the property was included in the 2025 CPIP.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spartanburg Community College - Spark Centers)				300,000	300,000
All Sources				300,000	300,000

Summary of Work: The project will be completed in stages due to the building's size and funding availability. The Phase I pre-design, however, will be completed for the project and building in its entirety. The overall work includes HVAC replacement, drywall repairs and painting, roof repairs, and window repairs. The existing 6-year-old roof is not being replaced and is only receiving repairs identified in the Building Condition Assessment. The first phase in this annualized project will renovate 60,000 square feet of the building for the Automotive and Welding /Fabrication programs and complete the immediate and short-term deficiencies identified in the Building Condition Assessment that was completed when the property was acquired. The second phase of this annualized project will renovate the remainder of the building for Mechatronics, Robotics, and Construction programs. The Phase I pre-design will determine if the project will qualify for LEED Silver or Two Green Globes certification standards.

Rationale: This property and facility were acquired in June 2026 as part of project H59-6361. This property will allow the college's current industrial programs to be expanded into this space. The current space used on the Giles Campus is at max capacity and will not allow for program growth. This building also has additional space to allow it to also be used as a Spark Center for economic development.

Facility Characteristics: The Hillside Duncan facility is 171,902 square feet and was constructed in 2000 (26 years old). The facility consists of 30,877 square feet of office space and 143,025 square feet of manufacturing and warehouse space. The building will be converted from an office with light manufacturing and distribution space to a primary hub for the college's industrial programs. The programs to be housed in this 60,000 square foot renovated portion of the facility will be Automotive Technologies and Welding & Fabrication. Later renovations will allow the

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addition of HVAC technologies, Mechatronics, and early construction trades. Lastly, general academic offerings to support all programs will also be housed in the renovated facility. Once all renovations are complete the space will be utilized by 1,400 students and 62 faculty and staff.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $5.12 million at July 10, 2026). The project is expected to result in an increase of $346,000 (year 1) and $692,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $10,000,000 (internal) for this annualized phase of the project. Phase II will be funded from $5,000,000 in Appropriated State (nonrecurring) and $5,000,000 in College Funds. The Phase I amount requested is 3% of the estimated cost to complete the project and the additional amount will be used to cover the design cost of the entire building and additional costs associated with heavy mechanical design work. The total estimated cost of the project in its entirety is $20,000,000.

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(p) Project: JBRC Item 20: Tri-County Technical College
H59.6245: Building Infrastructure Upgrades - Multiple Campuses

Request: Revise Scope and Decrease Full Construction Budget for building infrastructure upgrades in multiple facilities.

Included in CPIP: No – A scope revision is not required to be listed in the CPIP.
Phase II Approval: March 2023 (estimated at $4,950,000) (Admin.)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(m), (Maintenance, Renovation, and Replacement) (transfer to H59-6391)	4,950,000		4,950,000	(1,700,000)	3,250,000
All Sources	4,950,000		4,950,000	(1,700,000)	3,250,000

Summary of Work: The project was established to replace the HVAC equipment in the Anderson Hall Event Center, the air-handlers in Fulp Hall, the expansion of the Central Chiller Plant equipment, and the main electrical switchgear replacement in eight buildings. The revised scope removes the air-handlers for Fulp Hall from the project. The Anderson Hall Event Center HVAC equipment replacement, the Central Chiller Plant equipment expansion, and the main electrical switchgear replacement in eight buildings is fully complete.

Rationale: Due to reprioritization of campus needs, the Fulp Hall air handlers are being removed from the project and will be replaced in a future Fulp Hall renovation project. The HVAC equipment and electrical switchgear have surpassed their useful life. The expansion of the Central Chiller Plant equipment will increase capacity to allow Oconee and Pickens Halls onto the central coolant loop replacing existing chillers that are more than 20 years.

Facility Characteristics: The Anderson Hall Event Center is 7,456 square feet and was constructed in 1986 (40 years old). The HVAC equipment and electrical switchgear equipment is original to construction. The Center Chiller Plant is 3,383 square feet and was constructed in 2018 (8 years old). The event center is a large multipurpose facility and is utilized for campus-wide events, faculty/staff meetings, job fairs, new student orientation, and luncheons. An estimated 5,600 students, faculty, and staff utilize these facilities each semester.

Financial Impact: The project was funded from FY23 Appropriated State (nonrecurring) Funds. The funds being removed from this project will be transferred to a new project (H59-6391). The project is expected to result in a decrease of $120,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a

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consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $3,250,000 funded from Appropriated State (nonrecurring) Funds. Construction is complete.

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(q) Project: JBRC Item 21: Tri-County Technical College
H59.6291: Pendleton Exterior Site and Interior Refurbishments

Request: Revise Scope and Decrease Full Construction Budget for building infrastructure upgrades in multiple facilities.

Included in CPIP: No – A scope revision is not required to be listed in the CPIP.
Phase II Approval: March 2023 (estimated at $4,950,000) (Admin.)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(a)(xi), (Maintenance, Renovation, and Replacement) (transfer to H59-6391)	4,500,000		4,500,000	(2,100,000)	2,400,000
All Sources	4,500,000		4,500,000	(2,100,000)	2,400,000

Summary of Work: The project was established to make interior renovations to the Industry & Business Development Center (IBDC) and Physical Plant buildings, replace the exterior stairway of the Oconee building, and renovate the Central Plaza. Interior renovations included HVAC, lighting, and plumbing fixtures. The Central Plaza renovations would address and remove accessibility barriers, pedestrian circulation, safety concerns, and enhance aesthetics of the area outside of the IBDC building. The revise scope request will remove Industry & Business Development Center interior renovations and the Central Plaza renovations. The Physical Plant building interior renovation work and the Oconee building exterior stairway are fully complete.

Rationale: Per the college, campus facility maintenance and repair needs are fluid and despite preventative maintenance and planning, mechanical infrastructure elements break unexpectedly and must be fixed, which requires important but less critical maintenance, repairs, or renovation projects to be deferred.

Facility Characteristics: The Physical Plant is 8,000 square feet and was constructed in 1978 (48 years old). Most of the building's systems are original to construction or over 20 years old. The Physical Plant has nine staff. All students, faculty, and staff will utilize the stairwell.

Financial Impact: The project has been funded from FY24 Appropriated State (nonrecurring) Funds. The funds being removed from this project will be transferred to a new project (H59-6391). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

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Full Project Estimate: $2,400,000 funded from Appropriated State Funds (nonrecurring) Funds. Construction is complete.

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(r) Project: JBRC Item 22: Tri-County Technical College
H59.6391: Pendleton Campus HVAC

Request: Establish Phase II Full Construction Budget to replace the HVAC systems at the Pendleton Campus.

Included in CPIP: No – The project was excluded from the 2025 CPIP because the campus needs were reprioritized after submission of the 2025 CPIP.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(m), (Maintenance, Renovation, and Replacement) (transfer from H59-6245)				1,700,000	1,700,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(a), (Maintenance, Renovation, and Replacement) (transfer from H59-6291)				2,100,000	2,100,000
All Sources				3,800,000	3,800,000

Summary of Work: The project will replace the HVAC systems in Anderson Hall and Cleveland Hall. It will also add a fourth chiller in the Chiller Plant.

Rationale: The existing HVAC systems are at the end of their useful life. The fourth Chiller must be added to the central chilled water plant to accommodate this need and maintain capacity requirements.

Facility Characteristics: Anderson Hall is 32,795 square feet and was constructed in 1968 (58 years old). Cleveland Hall is 37,840 square feet and was constructed in 1975 (51 years old). The HVAC systems in both buildings are over 20 years old. The Chiller Plant is 3,383 square feet, was constructed in 2018 (8 years old), and originally included two chillers. A third chiller was added in 2024 (2 years old). Both Anderson Hall and Cleveland Hall are academic buildings containing classrooms and faculty and administrative offices. Approximately 2,500 students, faculty and staff utilize the facilities.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance $1.7 million at July 27, 2026) and FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $2.1 million at July 27, 2026). The project is expected to result in a decrease of $37,260 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

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Full Project Estimate: $3,800,000 funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. Contract execution is expected in September 2027 and completion of construction in December 2028.

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(s) Project: JBRC Item 23: Tri-County Technical College
H59.6368: HVAC Program Relocation - WTC

Request: Establish Phase II Full Construction Budget to expand the Workforce Training Center on the Pendleton Campus.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 2 in FY26 (estimated at $3,500,000)
Phase I Approval: September 2025 (estimated at $3,500,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Accumulated Maintenance Reserve	52,500		52,500	2,447,500	2,500,000
Other, readySC				1,000,000	1,000,000
All Sources	52,500		52,500	3,447,500	3,500,000

Summary of Work: The project will renovate and make improvements to a portion of the existing Workforce Training Center and construct a 6,521 square foot addition. The addition and renovation work will include classrooms, faculty offices, labs, conference rooms, and student engagement spaces. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: The HVAC program is currently located in Cleveland Hall on the Pendleton campus. The current space no longer accommodates the program due to enrollment growth. Cleveland Hall houses the college's Engineering and Industrial Technology division (EIT). This academic building is at maximum capacity with EIT labs and classes conducted in several different buildings across campus. The vacated space will be used by the EIT division to move some existing classes into Cleveland Hall and allow for future academic programming growth.

Facility Characteristics: The existing Workforce Training Center totals 8,920 square feet and was constructed in 2018 (8 years old). Approximately 4,733 square feet will be renovated in this project. All spaces in the building are original to construction. After construction of the 6,521 square foot addition, the building will total 15,441 square feet. Approximately 95 students, faculty, and staff utilize the building daily.

Financial Impact: The increase will be funded from Other, Accumulated Maintenance Reserve (uncommitted balance $11.40 million at May 30, 2026) and Other, ReadySC Funds (uncommitted balance $1 million at May 30, 2026). Accumulated Maintenance Reserve Funds are the cumulative excess of revenues over expenses that are set aside to fund capital projects and major renovations. The project is expected to result in an increase of $28,500 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

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Full Project Estimate: $3,500,000 funded from Accumulated Maintenance Reserve and ReadySC Funds. Contract execution is expected in January 2027 and completion of construction in December 2027.

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(t) Project: JBRC Item 24: York Technical College
H59.6392: Welding Expansion Stage II – Building D

Request: Establish Phase II Full Construction Budget to renovate a portion of the building for welding lab expansion.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 3 in FY27 (estimated at $4,500,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY27 Appropriated State, Proviso 118.21 (B)(26)(r)(i), (Maintenance, Renovation, and Replacement)				2,500,000	2,500,000
FY27 Appropriated State, Proviso 118.21 (B)(26)(r)(ii), (Welding Renovations Building D - Phase 2)				1,000,000	1,000,000
All Sources				3,500,000	3,500,000

Summary of Work: This project will renovate and modernize the 4,000-square-foot welding lab (D-15). It will be combined through this project with two other welding labs (D-7 and D-9) totaling 5,000 square feet that are being renovated in a separate non-PIP. The combined welding lab space will total 9,000 square feet and will expand the facility to 64 welding booths. This project being established will include replacement of the old welding booth & equipment with a modern ventilation system/fume extraction system. A covered exterior metal canopy material preparation and grinding area is also included. Locker rooms and a break area for the welding students will also be added.

Rationale: This project is the second of two renovation projects to modernize and expand a total of three welding labs in Building D. The first renovation project was established as a non-PIP in July 2025 with an estimated cost of $2.495 million to renovate 5,000 square feet of lab space in D-7 and D-9. By keeping the existing welding lab in D-15 operational during this time, the college avoids a program shut down. The non-PIP is scheduled for bidding in October 2026 with completion by fall 2027. Currently the utilized space is too small and inefficiently arranged for equipment upgrades and program growth. Combining the welding labs into one larger space will allow the program to meet the existing workforce demands for skilled workers.

Facility Characteristics: Building D is 42,008 square feet and was constructed in 1974 (52 years old). This project will renovate 4,000 square feet. This renovated space, combined with the 5,000 square feet being renovated in a non-PIP will be utilized by the welding program. Approximately 350 students, 4 faculty, and 5 adjunct faculty are expected to use the facility throughout the year.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

Financial Impact: The project will be funded from FY27 Appropriated State (nonrecurring) (uncommitted balance $6 million at September 3, 2026). The project is expected to result in an increase of $958 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $3,500,000 (internal) funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in October 2027 and completion of construction in November 2028.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(u) Project: JBRC Item 25: Department of Administration
D50.6211: Laurel Street Warehouse – Repair and Replace Parking Lot

Request: Establish Phase I Pre-Design Budget to repair or replace the pavement at the Laurel Street Warehouse.

Included in CPIP: Yes – 2025 CPIP Priority 11of 17 in FY27 (estimated at $750,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				26,250	26,250
All Sources				26,250	26,250

Summary of Work: The project will repair or replace the pavement.

Rationale: The asphalt has exceeded its life expectancy, is in poor condition, and presents a trip hazard to the visitors and employees who utilize the building daily.

Facility Characteristics: The Laurel Street Warehouse building is 61,648 square feet and was constructed in 1976 (50 years old). The existing parking lot is original to the construction of the building. The warehouse and parking lot is utilized by the SC of Department of Administration, the SC Department of Archives and History, and the SC Judicial Branch. Approximately 20 staff and various visitors utilize the warehouse daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $750,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.50% of the estimated cost to complete the project and the additional amount will be used to cover geo-technical services.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(v) Project: JBRC Item 26: Department of Administration
D50.6212: Mills /Jarrett Building – Replace Mills Side Roof

Request: Establish Phase I Pre-Design Budget to replace the existing roof system at the Mills /Jarrett Building.

Included in CPIP: Yes – 2025 CPIP Priority 16 of 17 in FY27 (estimated at $250,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,125	9,125
All Sources				9,125	9,125

Summary of Work: The project will replace the existing roof system of the Mills side on the Mills /Jarrett Building. All roofing material options will be evaluated during the Phase I process.

Rationale: The existing roof has exceeded its useful life, has an expired warranty (since 2022), and is experiencing multiple leaks.

Facility Characteristics: The Mills /Jarrett Building is 103,781 square feet and was constructed in 1825 (201 years old). The existing roof was installed in 2007 (19 years old). The building is currently utilized by the South Carolina Office of Resilience and the University of South Carolina. The Conservation Bank will begin utilizing the building in the fall of 2026. Approximately 140 staff and various visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $275,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.31% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(w) Project: JBRC Item 27: Department of Administration
D50.6213: SC Data Center – Replace CRAC Units 2, 6, 10, & 11

Request: Establish Phase I Pre-Design Budget to replace computer room air-conditioning units at the SC Data Center.

Included in CPIP: Yes – 2025 CPIP Priority 13 of 17 in FY27 (estimated at $500,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DTO Internal Service				12,500	12,500
All Sources				12,500	12,500

Summary of Work: The project will replace the computer room air-conditioning (CRAC) units 2, 6, 10, and 11.

Rationale: The original units 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.

Facility Characteristics: The SC Data Center is 76,021 square feet and was constructed in 1999 (27 years old). The CRAC Units are original to construction. Approximately 205 staff, along with a varying number of customers and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, DTO Internal Service Funds (uncommitted balance $10.36 million at July 9, 2026). DTO Internal Service Funds are derived from charges for goods and services received. The project is expected to result in a decrease in annual operating costs, but that amount has not yet been determined.

Full Project Estimate: $500,000 (internal) funded from DTO Internal Service Funds. The Phase I amount requested is 2.5% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(x) Project: JBRC Item 28: Department of Administration
D50.6214: Senate Street Building – Replace Roof

Request: Establish Phase I Pre-Design Budget to replace the existing roof system at the Senate Street Building.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 17 in FY27 (estimated at $400,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				11,000	11,000
All Sources				11,000	11,000

Summary of Work: The project will replace the existing roof system. All roofing material options will be evaluated during the Phase I process.

Rationale: The existing roof has exceeded its useful life, has an expired warranty (since 2010), and is experiencing multiple leaks.

Facility Characteristics: The Senate Building is 11,600 square feet and was constructed in 1962 (64 years old). The existing roof is 5,800 square feet and was installed in 1995 (31 years ago). The building is utilized by the SC Department of Administration for statewide training for state employees. The facility is utilized by 12 staff and approximately 1,200 various annual visitors.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $400,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.75% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(y) Project: JBRC Item 29: Department of Administration
D50.6215: State Library Building – Replace Sanitary Sewer Drain Lines

Request: Establish Phase I Pre-Design Budget to replace the sanitary drain lines at the SC State Library.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 17 in FY27 (estimated at $250,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,125	9,125
All Sources				9,125	9,125

Summary of Work: The project will replace the sanitary drain lines and associated piping.

Rationale: The original sewage drainage system has exceeded its life expectancy, has experienced frequent leaks, and requires frequent repairs.

Facility Characteristics: The State Library is 62,260 square feet and was constructed in 1969 (57 years old). The sewer drain lines are original to the building. Approximately 45 staff and various annual visitors utilized the library.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $275,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.31% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(z) Project: JBRC Item 30: Department of Administration
D50.6216: Supreme Court Building – Replace Lower Roof

Request: Establish Phase I Pre-Design Budget to replace the existing roof system at the Supreme Court Building.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 17 in FY27 (estimated at $450,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				11,750	11,750
All Sources				11,750	11,750

Summary of Work: The project will replace the existing roof system. It is not eligible for an elastomeric coating. All roofing material options will be evaluated during the Phase I process.

Rationale: The existing roof has exceeded its useful life, has an expired warranty (since 2021), and is experiencing multiple leaks.

Facility Characteristics: The Supreme Court Building is 63,896 square feet and was constructed in 1921 (105 years old). The existing lower roof is 5,555 square feet and was installed in 2006 (20 years ago). The building is utilized by the South Carolina Judicial Branch. The building is utilized by 50 staff and various annual visitors.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $450,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.61% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(aa) Project: JBRC Item 31: Department of Veterans Affairs
E26.9907: Campbell Backup Power Docking Station

Request: Establish Phase II Full Construction Budget to install a backup power docking station.

Included in CPIP: Yes - 2025 CPIP Priority 6 of 6 in FY26 (estimated at $300,000)
Phase I Approval: February 2026 (estimated at $300,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance	9,000		9,000	419,500	428,500
All Sources	9,000		9,000	419,500	428,500

Summary of Work: The project will add a docking station for a backup generator at the nursing home.

Rationale: The nursing home currently has a life safety/critical emergency generator system that meets regulatory requirements during power interruptions. However, regulations for nursing homes do not require the emergency generator to support the cooling system of the facility during power interruptions. The addition of the backup power docking station will allow the facility to hook up a portable generator to cover the power load of the entire facility during primary power interruptions that occur during the warmer months.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The electrical system is original to the building. The facility is licensed to house 220 long-term residents and has 240 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance $144.05 million at July 15, 2026). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the agency. The project is expected to result in an increase of $500 (year 1) and $600 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: $428,500 funded from Deferred Maintenance Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I amount because the previous internal estimate did not include associated work with relocating the existing utility transformer. Contract execution is expected in March 2027 and completion of construction in August 2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(bb) Project: JBRC Item 32: Department of Veterans Affairs
E26.9908: Campbell Boilers Replacement

Request: Revise Scope and Establish Phase II Full Construction to replace three boilers in the main mechanical room of the nursing home.

Included in CPIP: Yes - 2025 CPIP Priority 1 of 6 in FY26 (estimated at $300,000) (Ray Pack Gas Boiler) & 2025 CPIP Priority 1 of 6 in FY27 (estimated at $450,000) (Cleaver Brooks Gas Boilers)

Phase I Approval: February 2026 (estimated at $700,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance	10,500		10,500	1,804,451	1,814,951
All Sources	10,500		10,500	1,804,451	1,814,951

Summary of Work: The project was established to replace three boilers. The revise scope request will add the replacement of two electric water heaters.

Rationale: All three boilers are past their expected useful life and are no longer operating at maximum efficiency, requiring extensive services to maintain the desired regulatory temperatures. The two Cleaver Brooks Gas Boilers (2,511,000 BTU/HR each) provide climate-controlled heat throughout the facility. In place of two boilers sized at 2,510,000 BTUH input on each, three boilers will be utilized and sized at 1,700,000 BTUH each. This allows more turn-down during both the heating season and when the boilers are utilized for dehumidification purposes in non-heating seasons. This approach also provides a 3rd boiler in rotation for service and in case a boiler failure is experienced. The laundry boiler is a Ray Pack Gas Boiler (1,825,600 BTU/HR) and supplies the required regulatory temperatures for cleaning and sanitizing the residents' linen in the facility's laundry room. In place of one boiler sized at 1,826,000 BTU/HR input, two gas-fired Armor water heater models will be utilized, each sized at approximate full capacity of the heater’s output @ 98% efficiency. Due to the importance and daily use of this domestic hot water system serving the Laundry, this provides alternating control and turn-down and allows service on one of the heaters or operation during a heater failure. Related, the latest DOE water heater standards for manufacturers took effect on June 1, 2026. These models comply with the latest requirements.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The two Cleaver Brooks Gas Boilers are original to construction. The Ray Pack Gas Boiler was added during the 1998 laundry building addition (28 years ago). The two domestic water heaters

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are original to construction and serve the resident wings 3, 4, & 5. The facility is licensed to house 220 long-term residents and has 240 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance $144.05 million at July 15, 2025). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the department. The project is expected to result in a decrease of $4,000 (year 1), $4,200 (year 2), and $4,400 (year 3) in annual operating expenditures.

Full Project Estimate: $1,814,951 funded from Deferred Maintenance Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I amount because the previous internal estimate included a one-for-one replacement of the climate control and laundry boilers and did not include the two electric water heaters. Contract execution is expected in May 2027 and completion of construction in December 2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(cc) Project: JBRC Item 33: Department of Veterans Affairs
E26.9909: Stone Veterans Nursing Home Improvements

Request: Revise Scope and Establish Phase II Full Construction Budget to address various interior maintenance issues.

Included in CPIP: Yes - 2025 CPIP Priority 6 of 6 in FY27 (estimated at $8,500,000)
Phase I Approval February 2026 (estimated at $8,500,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (23), (Stone VA Nursing Home)	127,500		127,500	4,872,500	5,000,000
FY26 Appropriated State, Proviso 118.22 (B)(70)(b), (E. Roy Stone State Veteran Home Facility Maintenance)				2,000,000	2,000,000
Other, Deferred Maintenance				11,451,913	11,451,913
All Sources	127,500		127,500	18,324,413	18,451,913

Summary of Work: The project was established to make various interior improvements to the nursing home. The work included replacing domestic hot water piping, chilled water piping, fire sprinkler system, modifications /replacement of the existing HVAC system, LED fixture upgrades, fire alarm system, emergency power backup generator, flooring, ceiling, and kitchen equipment replacement/improvements. The revised scope request will add replacement of the roof, relocating the existing utility transformer, placing a new diesel emergency generator and associated wiring/conduit to the existing building, and locating a 960 square foot prefabricated modular kitchen close to the existing serving kitchen in the existing delivery/service area. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: The plumbing, mechanical, fire sprinkler piping, fused connection unit (FCU) and air handler units (AHU) are past their expected useful life. The chillers for the HVAC system are owned and operated by the Office of Mental Health (OMH). This project will include adding a dedicated cooling system (cooling tower & chiller) for the Stone Pavilion facility on the Stone Pavilion property. With the new cooling tower and chiller, the facility will be able to install a full power back-up generator. Installation of LED fixtures will be more energy efficient. Upgrading the fire alarm system will provide code-required coverage for the new mechanical

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system. The Stone Pavilion currently has a prep-reheat kitchen and is contracted with OMH to provide meals. The kitchen equipment replacement and improvements will allow Stone to be licensed through DPH as a full-service kitchen for inpatient care and will allow residents to receive fresh prepared meals, instead of frozen reheated meals prepared off site.

Facility Characteristics: The Stone Pavilion is 45,684 square feet and was constructed in 1971 (55 years old). The plumbing, electrical system and switch gear are original to construction. The fire protection system was added to the facility in 1996 (30 years ago). The FCUs and AHUs were replaced in the early 2000s (approximately 26 years ago). The roof was replaced in 2006 (20 years old), The facility is licensed for 90 long-term nursing care of military veterans, along with 90 staff and support personnel.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance $4.87 million at July 20, 2026), FY26 Appropriated State (nonrecurring) (uncommitted balance $2 million at July 20, 2026), and Other, Deferred Maintenance Funds (uncommitted balance $144.05 million at July 20, 2026). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the department. The project is expected to result in a decrease of $456,000 (year 1), $493,000 (year 2), and $532,000 (year 3) in annual operating expenditures.

Full Project Estimate: $18,451,913 funded from Capital Reserve, Appropriated State (nonrecurring), and Deferred Maintenance Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I amount because the previous internal estimate excluded the kitchen additions, roof replacement, and renovations needed. Contract execution is expected in June 2027 and completion of construction in December 2028.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(dd) Project: JBRC Item 34: South Carolina Educational Television Commission
H67.9529: ETV Sumter Studio Facility

Request: Establish Phase II Full Construction Budget to construct a new multi-use studio building.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 6 in FY26 (estimated at $24,997,000)
Phase I Approval: February 2025 (estimated at $22,497,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(8), (Regional Studio Construction Enhancements)	337,455		337,455	26,781,938	27,119,393
Other, USC – Sumter, FY26 Appropriated State, Proviso 118.22 (B)(23)(c), (Collaboration Lab)				5,506,900	5,506,900
All Sources	337,455		337,455	32,288,838	32,626,293

Summary of Work: The project will construct a new multi-use studio building in downtown Sumter on land donated by the City of Sumter in project H67-9524. The new facility will be a three-story building designed to support television and radio production operations while providing modern educational space for USC Sumter programs. The first floor will house ETV Sumter television and radio studios, technical support areas, and administrative offices. The second floor will accommodate USC Sumter health services classrooms and laboratory spaces. The third floor will be dedicated to USC Sumter's Hospitality program and will include classrooms, instructional kitchens, and beverage laboratory facilities. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: ETV Sumter has been located in leased space since 1975, with the latest lease signed in 2018 and set to expire in 2028. The current space is becoming obsolete and more expensive to repair in comparison to new building construction. In partnership with USC-Sumter the agency is creating a collaboration lab which represents a forward-looking investment in South Carolina’s public media and educational infrastructure. This shared-use facility will foster collaboration between educational and media services while maximizing the value of the investment for both institutions and the community. 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. It is one of the network’s four regional studios.

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Facility Characteristics: After construction of the new building is completed, the leased building will be vacated and returned back to the City of Sumter. The studio facility to be constructed will be 45,000 square feet. As a joint-use facility serving both state broadcasting and higher education, it will function as a regional hub for innovation, workforce development, experiential learning, and community engagement. It will be utilized by 100 USC Sumter students, and 20 faculty and staff. Additionally, the space will be utilized for partners and clients in the area.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance $26.78 million at July 22, 2026) and Other, USC Sumter, FY26 Appropriated State (nonrecurring) Funds (uncommitted balance $5.51 million at July 22, 2026). The facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of $1,611,503 over 30 years. The project is expected to result in an increase of $220,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: $32,626,293 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in November 2026 and completion of construction in July 2029.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ee) Project: JBRC Item 35: South Carolina Educational Television Commission
H67.9532: Phase B - HVAC and Transmitter Upgrades

Request: Revise Scope and Establish Phase II Full Construction Budget to replace the HVAC units and electrical equipment at four transmitter sites.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 6 in FY26 (estimated at $5,000,000)
Phase I Approval: February 2025 (estimated at $5,000,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (2) (Microwave and Transmitter Upgrades – Phase I)	75,000		75,000	4,925,000	5,000,000
All Sources	75,000		75,000	4,925,000	5,000,000

Summary of Work: The project was established to replace electrical systems and outdated HVAC equipment at the Telecommunications Center in Columbia and the WHMC transmission site in Conway. This revise scope request will remove both of these locations and add four transmitter sites that have been prioritized for these renovations to support the state's need for emergency communications along the coastal regions of South Carolina. They are WITV in the Charleston area, WJWJ in the Beaufort area, WRJA in the Sumter area, and WJPM in the Florence area. The project will also install a building automation system to receive notifications on equipment installed around the state so the maintenance teams can be more efficient to troubleshoot and resolve issues.

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

Facility Characteristics: WITV in the Charleston area is approximately 2,000 square feet and was constructed in 2003 (23 years old). The HVAC and electrical equipment are original to construction. WJWJ in the Beaufort area is approximately 2,600 square feet and was constructed in 1974 (52 years old. The electrical equipment is original to construction, and the HVAC equipment was installed in 2006 (20 years ago). WRJA in the Sumter area is approximately 2,600 square feet and was constructed in 1974 (52 years old). The electrical equipment is original to construction, and the HVAC equipment was installed in 2006 (20 years ago). WJPM in the Florence area is approximately 2,600 square feet and was constructed in 1964 (62 years old). The electrical equipment is original to construction, and the HVAC equipment was installed in 2008 (18 years old). There are no staff located at these sites on a daily basis.

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Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance $4.93 million at July 22, 2026). The project is expected to result in a decrease of $4,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: $5,000,000 funded by Capital Reserve Funds. Contract execution is expected in February 2027 and completion of construction in February 2028.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ff) Project: JBRC Item 36: Vocational Rehabilitation Department
H73.9635: Dorm Building – Heat Pump Units Replacement

Request: Establish Phase II Full Construction Budget to replace the existing water source heat pumps in the building.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 7 in FY26 (estimated at $295,000)
Phase I Approval: June 2026 (estimated at $735,600) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant	15,000		15,000	781,250	796,250
FY26 Appropriated State, Proviso 118.22 (B)(33)(c), (Dorm Building VR Center – Heat Pump Unit Replacement)				73,750	73,750
All Sources	15,000		15,000	855.000	870.000

Summary of Work: The project will replace the existing 23 water source heat pumps in the building. The work includes demolition, electrical, ceiling and wall finish replacement.

Rationale: The system is out of date and costly to repair.

Facility Characteristics: The dorm building is 9,550 square feet and was constructed in 1986 (40 years old). The systems being replaced in this project are original to construction. This facility supports the Information Technology Training Center classroom, and together these facilities support and provide vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible South Carolinians with disabilities to achieve and maintain competitive employment. The dorm houses 18 consumers with 5 staff members.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant (uncommitted balance $71.49 million at July 20, 2026) and FY26 Appropriated State (nonrecurring) Funds (uncommitted balance $74k at July 20, 2026). State Vocational Rehabilitation Services Grant Funds are received to assist in the provision of providing vocational rehabilitation services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $870,000 funded from State Vocational Rehabilitation Services Grant and Appropriated State (nonrecurring) Funds. The estimated cost to complete the project has increased from the 2025 CPIP submission and the Phase I estimate

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because the project scope has expanded to include replacement of existing ductwork, water piping, ceilings, lights and a new HVAC control system. Contract execution is expected in January 2027 and completion of construction in May 2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(gg) Project: JBRC Item 37: Department of Behavioral Health & Developmental Disabilities
J08.9891: Columbia Area MHC Fire Alarm Replacements

Request: Establish Phase I Pre-Design Budget to replace the fire alarm systems at the Columbia Area Mental Health Center (MHC).

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of Department of Mental Health.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				13,571	13,571
All Sources				13,571	13,571

Summary of Work: The project will replace the existing obsolete fire alarm system including the main control panels and all field devices, such as pull stations, smoke detectors, and horn-strobes.

Rationale: The parts are no longer available for the fire alarm control panels and the existing field devices are no longer compatible with the new fire alarm control panels.

Facility Characteristics: The Columbia Area Mental Health Center totals 58,995 square feet. The Adult Center was constructed in 2002 (24 years old), and the Child Adolescent Center was constructed in 2008 (18 years old). The fire alarm systems are original to construction. The mental health center provides case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Richland County and surrounding areas. These patients occasionally must come to the building if they cannot be served in the community. Approximately 109 staff and 200 patients utilize the center daily.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance $28.56 million at May 29, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $901,152 (internal) funded from Capital Improvement & Maintenance Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(hh) Project: JBRC Item 38: Department of Behavioral Health & Developmental Disabilities
J08.9892: Greer MHC Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the roof system at the Greer Mental Health Center (MHC).

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of Department of Mental Health.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				5,376	5,376
All Sources				5,376	5,376

Summary of Work: The project will replace the existing roof system to include adding a thermal layer above the roof deck in the attic space. All roofing material options will be evaluated during the Phase I process.

Rationale: The mental health center has experienced significant humidity issues resulting in damage to ceilings, walls, and HVAC registers due to unconditioned attic air meeting with the conditioned air in the interior of the facility. A building envelope study confirmed the insulation system has fallen in multiple locations throughout the building's attic space causing thermal breaches. The current roofing system is in fair to poor condition. Replacement of the roof and the addition of a thermal layer above the roof deck in the attic space will provide an economical solution to the humidity issues, roof and building envelope deficiencies.

Facility Characteristics: The Greer MHC is 9,182 square feet and was constructed in 2004 (22 years old). The roof and the thermal insulation are original to the building. The Center provides outpatient services for children and adults, medical services, psychiatry and nursing for children and adults, multi-dimensional family therapy, mobile crisis services, intake and crisis services, supportive employment services, and youth access to the psychiatry program. The center has 19 staff and sees approximately 1,386 patients a year.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance $28.56 million at May 29, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $358,400 (internal) funded from Capital Improvement & Maintenance Funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(ii) Project: JBRC Item 39: Department of Corrections
N04.9811: Camille Graham - Construct New Mental Health Building

Request: Establish Phase I Pre-Design Budget to construct a mental health building at the correctional institution.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 11 in FY29 (estimated at $2,250,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(56)(g), (Health Services Modular Buildings) (redirected in FY27 Proviso 117.202 (5))				11,250	11,250
All Sources				11,250	11,250

Summary of Work: The project will construct a new women's mental health building with therapy classrooms. The building will include a reception area to help manage the flow of services and a multi-staff office for mental health officers that will be assigned for security purposes during programming. The facility will incorporate specialized therapy classrooms designed to provide a secure and confidential environment for mental health services. The work will be completed by outside contractors. All roofing material options will be evaluated during the Phase I process.

Rationale: The current practice of conducting both group classes and individual therapy sessions within existing prison housing units presents significant limitations regarding privacy and safety. There is not adequate space to provide services, and the existing space is shared with other departments. This creates scheduling problems and disrupts services. Each inmate assigned to the residential mental health program must be provided with two hours of group therapeutic services per day. Three dedicated group rooms are required to meet this need daily.

Facility Characteristics: The Women's Mental Health Building to be constructed will be approximately 4,450 square feet. The program's dormitory is adjacent to where the new building will be constructed and will allow an easier flow of secure movement to the program area. Individual offices will be used to provide one on one services to this same population of inmates in addition to providing outpatient services to inmates in the general population of the prison. These individual services include licensed mental health counselling and psychiatric services. Approximately 40 inmates and 5 staff members will utilize the building for group meetings at a time, but the building is anticipated to accommodate an average of 50 people at a time.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance $1.35 million at May 20, 2026). The project is expected to

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

result in additional annual operating costs, but that amount has not yet been determined.

Full Project Estimate: $1,300,000 (internal) funded from Appropriated State (nonrecurring) Funds. While this project is fully funded from legislatively authorized funds, it is required to follow the Phase I/Phase II submission process per the JBRC roof policy. This was included in the 2025 CPIP submission as an FY29 item but has been moved up due to an increase in female inmate population, lack of mental health facility space from the population increase, and the availability of funds.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

(jj) Project: JBRC Item 52: Patriots Point Development Authority
P36.9548: USS Laffey Mooring Upgrades and Relocation

Request: Establish Phase II Full Construction Budget to install a new mooring system.

Included in CPIP: No – The mooring system was included in the 2025 CPIP as part of the Laffey Dry Dock project.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Admissions Revenue				1,790,179	1,790,179
All Sources				1,790,179	1,790,179

Summary of Work: The project will install a new mooring system in an unrestricted location for the USS Laffey to have a dedicated area for the berthing.

Rationale: The ship's current berth is inadequate due to the water depth, lack of mooring structure and general location which sits in causing the ship to rest on the bottom at low tide. Moving the berth to an unrestricted location will prevent such expenditures and disruptions in the future for this scheduled dry docking. Some berth upgrades are previously planned as a part of the dry docking (P36-9547). This would negate some of that cost and task completion (replacing broken pilings).

Facility Characteristics: The museum ship ex-USS Laffey is a World War II destroyer and designated historical federal landmark. It was built in 1943 (83 years old). It has been berthed at Patriots Point Naval & Maritime Museum since 1981 (45 years ago). It is visited by over 300,000 visitors annually, including school and veteran groups.

Financial Impact: The project will be funded from Other, Admissions Revenue Funds (uncommitted balance $11.53 million at June 30, 2026). Admissions Revenue Funds are derived from the park and museum admission fees and revenue from leased property. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $1,790,179 funded from Admissions Revenue Funds. The project is being requested for establishment at Phase II, as the Phase I Pre-Design (berth and mooring study), was completed under project P36-9547. The agency determined that the mooring upgrades at the new location, where the USS Laffey will be returned upon completion of project P36-9547 should be established as a separate project. Contract execution is expected in October 2026 and completion of construction in March 2027.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Permanent Improvement Projects

AUTHORITY ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services. All items have been reviewed favorably by the Joint Bond Review Committee.

ATTACHMENTS:

Agenda item worksheet and attachments

Project List: SFAA Items - October 13, 2026

SFAA Items - October 13, 2026

SFAA Item	JBRC Item2	Agency Code	Agency Name	Project ID	Project Name	Action Proposed	Included in CPIP?	Current Budget	Requested Change	Phase I	Total Phase II Budget	SOF (excludes proposed Phase II if currently seeking Phase I)
(a)	1	H17	Coastal Carolina University	9633	Student Intramural Fields and Track Facility	Establish Phase II & Revise Scope	Yes	150,000	12,850,000	150,000	13,000,000	Other - Penny Sales Tax
(b)	2	H18	Francis Marion University	9593	Leatherman Science Facility and McNair Science Building Renovation	Establish Phase II	Yes	270,000	8,730,000	270,000	9,000,000	FY25 Appropriated State - Proviso 118.20 (B)(11) / FY25 Capital Reserve - (1)(8)(a) / FY26 Appropriated State - Proviso 118.22 (B)(14)(a)
(c)	3	H27	University of South Carolina - Columbia	6169	Civil Rights Center Construction	Establish Phase I	Yes	-	475,000	475,000	24,400,000	Other - Institutional Capital Project
(d)	4	H27	University of South Carolina - Columbia	6170	Russell House Student Union Expansion & Renovation	Establish Phase I	Yes	-	4,300,000	4,300,000	250,000,000	Other - Institutional
(e)	5	H27	University of South Carolina - Columbia	6171	2245 Harden Street Land Acquisition	Preliminary Land Acquisition	Yes	-	20,000	20,000	12,750,000	Other - Institutional
(f)	6	H27	University of South Carolina - Columbia	6166	555 Williams Street Land Acquisition	Final Land Acquisition & Revise Scope	No	20,000	7,650,000	20,000	7,670,000	Other - Institutional
(g)	7	H29	University of South Carolina - Aiken	9564	Sciences Building Renovation and Expansion	Establish Phase II	Yes	125,250	8,224,750	125,250	8,350,000	FY26 Appropriated State - Proviso 118.22 (B)(18)
(h)	8	H34	University of South Carolina - Upstate	9562	Track and Field Construction	Establish Phase II	Yes	90,000	6,160,000	90,000	6,250,000	Other - Institutional
(i)	9	H39	University of South Carolina - Sumter	9534	Facilities Management Building	Establish Phase II	No	-	5,850,000	-	5,850,000	FY25 Capital Reserve (17)(b) / FY24 Appropriated State - Proviso (B)(16)(a) / FY26 Appropriated State - Proviso (B)(23)(b)
(j)	10	H47	Winthrop University	9632	Crawford Renovation	Establish Phase I	No	-	150,000	150,000	10,000,000	FY23 Appropriated State - Proviso 118.19 (B)(25)(a)
(k)	13	H59	Central Carolina Technical College	6390	Early College (Technical High School)	Establish Phase I	Yes	-	300,000	300,000	23,000,000	FY26 Appropriated State - Proviso 118.22 (B)(27)(f)(ii)
(l)	14	H59	Horry Georgetown Technical College	6393	Acquisition of Real Property - 2487 US 501 Conway	Preliminary Land Acquisition	No	-	20,000	-	7,240,000	Other - College Plant
(m)	15	H59	Midlands Technical College	6345	CDL - Facility - Airport Campus	Establish Phase II	Yes	48,977	7,151,023	48,977	7,200,000	Other - County
(n)	18	H59	Spartanburg Community College	6386	Union Campus Building Expansion	Establish Phase I	Yes	-	75,000	75,000	5,000,000	FY22 Appropriated State - Proviso 118.18 (B)(27)(p)
(o)	19	H59	Spartanburg Community College Enterprise Campus Authority	6389	Hillside Duncan Renovation	Establish Phase I	No	-	300,000	300,000	10,000,000	FY24 Appropriated State - Proviso 118.18 (B)(20)(m)
(p)	20	H59	Tri-County Technical College	6245	Building Infrastructure Upgrades - Multiple Campuses	Decrease Phase II & Revise Scope	No	4,950,000	(1,700,000)	-	3,250,000	FY23 Appropriated State - Proviso 118.19 (B)(27)(m)
(q)	21	H59	Tri-County Technical College	6291	Pendleton Exterior Site and Interior Refurbishments	Decrease Phase II & Revise Scope	No	4,500,000	(2,100,000)	-	2,400,000	FY24 Appropriated State - Proviso 118.19 (B)(20)(a)(xi)
(r)	22	H59	Tri-County Technical College	6391	Pendleton Campus HVAC	Establish Phase II	No	-	3,800,000	-	3,800,000	FY23 Appropriated State - Proviso 118.19 (B)(27)(m) / FY24 Appropriated State - Proviso 118.19 (B)(20)(a)
(s)	23	H59	Tri-County Technical College	6368	HVAC Program Relocation - WTC	Establish Phase II	Yes	52,500	3,447,500	52,500	3,500,000	Other - Accumulated Maintenance Reserve / Other - readySC
(t)	24	H59	York Technical College	6392	Welding Expansion Stage II - Building D	Establish Phase II	Yes	-	3,500,000	-	3,500,000	FY27 Appropriated State, Proviso 118.21 (B)(26)(r)(i) / FY27 Appropriated State, Proviso 118.21 (B)(26)(r)(ii)
(u)	25	D50	Department of Administration	6211	Laurel Street Warehouse - Repair and Replace Parking Lot	Establish Phase I	Yes	-	26,250	26,250	750,000	Appropriated State
(v)	26	D50	Department of Administration	6212	Mills /Jarrett Building - Replace Mills Side Roof	Establish Phase I	Yes	-	9,125	9,125	275,000	Appropriated State
(w)	27	D50	Department of Administration	6213	SC Data Center – Replace CRAC Units 2, 6, 10, & 11	Establish Phase I	Yes	-	12,500	12,500	500,000	Other - DTO Internal Service
(x)	28	D50	Department of Administration	6214	Senate Street Building – Replace Roof	Establish Phase I	Yes	-	11,000	11,000	400,000	Appropriated State
(y)	29	D50	Department of Administration	6215	State Library Building – Replace Sanitary Sewer Drain Lines	Establish Phase I	Yes	-	9,125	9,125	275,000	Appropriated State
(z)	30	D50	Department of Administration	6216	Supreme Court Building – Replace Lower Roof	Establish Phase I	Yes	-	11,750	11,750	450,000	Appropriated State
(aa)	31	E26	Department of Veterans Affairs	9907	Campbell Backup Power Docking Station	Establish Phase II	Yes	9,000	419,500	9,000	428,500	Other - Deferred Maintenance
(bb)	32	E26	Department of Veterans Affairs	9908	Campbell Boilers Replacement	Establish Phase II & Revise Scope	Yes	10,500	1,804,451	10,500	1,814,951	Other - Deferred Maintenance
(cc)	33	E26	Department of Veterans Affairs	9909	Stone Veterans Nursing Home Improvements	Establish Phase II & Revise Scope	Yes	127,500	18,324,413	127,500	18,451,913	FY25 Capital Reserve (23) / FY26 Appropriated State - Proviso 118.22 (B)(70)(b) / Other - Deferred Maintenance
(dd)	34	H67	South Carolina Educational Television Commission	9529	ETV Sumter Studio Facility	Establish Phase II	Yes	337,455	32,288,838	337,455	32,626,293	FY23 Appropriated State - Proviso 118.19 (B)(8) / Other - USC Sumter, FY26 Appropriated State - Proviso 118.22 (B)(23)(c)
(ee)	35	H67	South Carolina Educational Television Commission	9532	Phase B - HVAC and Transmitter Upgrades	Establish Phase II & Revise Scope	Yes	75,000	4,925,000	75,000	5,000,000	FY25 Capital Reserve (2)
(ff)	36	H73	Vocational Rehabilitation Department	9635	Dorm Building – Heat Pump Units Replacement	Establish Phase II	Yes	15,000	855,000	15,000	870,000	Federal - State Vocational Rehabilitation Services Grant / FY26 Appropriated State - Proviso 118.22 (B)(33)(c)
(gg)	37	J08	Department of Behavioral Health & Developmental Disabilities	9891	Columbia Area MHC Fire Alarm Replacements	Establish Phase I	No	-	13,571	13,571	901,152	Other - Capital Improvement & Maintenance

Project List: SFAA Items - October 13, 2026

SFAA Items - October 13, 2026

SFAA Item	JBRC Item2	Agency Code	Agency Name	Project ID	Project Name	Action Proposed	Included in CPIP?	Current Budget	Requested Change	Phase I	Total Phase II Budget	SOF (excludes proposed Phase II if currently seeking Phase I)
(hh)	38	J08	Department of Behavioral Health & Developmental Disabilities	9892	Greer MHC Roof Replacement	Establish Phase I	No	-	5,376	5,376	358,400	Other - Capital Improvement & Maintenance
(ii)	39	N04	Department of Corrections	9811	Camille Graham - Construct New Mental Health Building	Establish Phase I	Yes	-	11,250	11,250	1,300,000	FY23 Appropriated State - Proviso 118.19 (B)(56)(g) redirected in FY27 Proviso 117.202 (5)
(jj)	52	P36	Patriots Point Development Authority	9548	USS Laffey Mooring Upgrades and Relocation	Establish Phase II	No	-	1,790,179	-	1,790,179	Other - Admissions Revenue
Sep.	42	P24	Department of Natural Resources	6148	Horry-Little Pee Dee Land Acquisition (Holliday)	Preliminary Land Acquisition	No	-	20,000	20,000	940,000	Other - Heritage Land Trust
Sep.	43	P24	Department of Natural Resources	6065	Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)	Final Land Acquisition	Yes	20,000	1,795,298	20,000	1,815,298	Other - Heritage Land Trust / Federal - USDA Forest Legacy Program
Sep.	49	P24	Department of Natural Resources	6138	Horry – Waccamaw River HP-WMA Land Acquisition (East Edge)	Final Land Acquisition	Yes	50,000	1,825,000	50,000	1,875,000	Other - Heritage Land Trust
Sep.	50	P24	Department of Natural Resources	6139	Horry – Waccamaw River HP-WMA Land Acquisition (West Edge)	Final Land Acquisition	Yes	50,000	4,925,000	50,000	4,975,000	Other - Heritage Land Trust

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. Submitted by:
(a) Agency: Department of Administration
(b) Authorized Official Signature: Ashlie Lancaster, FMPS Director

2. Subject: Permanent Improvement Projects

3. Summary Background Information:

(a) Project: JBRC Item 1: Coastal Carolina University
H17.9633: Student Intramural Fields and Track Facility

Request: Revise Scope and Establish Phase II Full Construction Budget to construct new student intramural fields and a track facility on the East Campus.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 9 in FY26 (estimated at $8,000,000)
Phase I Approval: February 2026 (estimated at $12,850,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax	150,000		150,000	12,850,000	13,000,000
All Sources	150,000		150,000	12,850,000	13,000.000

Summary of Work: The project was established to create a comprehensive recreational and athletic complex to include constructing a field house building that would provide restrooms, locker rooms, concessions, and storage for equipment. This scope revision will replace construction of an approximate 10,000 square foot field house to a 1,000 square foot standalone restroom building. The project includes creation of four lighted intramural fields, an eight-lane running track, a synthetic turf competition field for women's lacrosse, and full track and field event facilities. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: Once detailed layouts were developed for the track, intramural fields, lighting, utilities, stormwater systems, and supporting amenities, the cost estimate was updated to reflect current pricing and required scope to ensure the project could meet its functional requirements. In order to complete the project within the available funding, the university transitioned from the 10,000 square foot field house proposed in Phase I to a 1,000 square foot standalone restroom building. The track and field facility is being relocated from its previous location to the East Campus which will allow for the construction of the Health and Human Performance Building and surface parking lot being constructed in project H17-9631. This new complex will complement existing athletic and recreational facilities on the East Campus, including the soccer stadium, tennis complex, and beach volleyball courts. The artificial turf fields will allow year-round use, expand offerings, improve safety, and reduce maintenance costs. The existing intramural

fields are heavily overused, resulting in deteriorating field conditions and limited recovery time for natural grass.

Facility Characteristics: The East Campus site encompasses approximately 26 acres. The standalone restroom building will be 1,000 square feet. The complex will include four lighted intramural fields, an eight-lane running track, a synthetic turf competition field for women's lacrosse, and full track and field facilities to include 600-seat bleachers with press-box, parking, lighting, and fencing. The new track facility will be used daily during the season by the university's track teams for practice, conditioning, and technical training. The university anticipates hosting 5–10 meets annually, each drawing hundreds of athletes and spectators. The intramural sports program reaches over 3,500 students annually and continues to grow. Beyond intramurals, the complex will also serve over 1,000 students involved in club sports, such as lacrosse, rugby and soccer. It will be used for warm-ups, fitness testing, and cross-training, maximizing its utility as a multi-purpose recreational and competitive space. Additionally, the public will have access to the track for recreational use and will be able to rent field space to further enhance community engagement and generate revenue opportunities.

Financial Impact: The project will be funded from Other, Penny Sales Tax Funds (uncommitted balance $13.98 million at May 31, 2026). The Penny Sales Tax was approved in November 2008 and was effective from March 1, 2009 to 2024 (15 years). The legislation guaranteed that the university will receive 13.3% of the sales tax collections. The Penny Sales Tax was renewed for an additional 15 years from 2024 to 2039. The project is expected to result in an increase of $30,000 (year 1) and $160,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for Renovation Reserve and Debt Service allocations, currently $210 (in-state) per student per semester and $475 (out-of-state) per student per semester. In academic year 2022-2023, the portion of tuition designated for capital improvements was $405 (in-state/out-of-state). In 2024, the tuition structure was revised so that the portion allocated to capital improvements is no longer a flat amount applied equally to all students. Instead, the Renovation Reserve and Debt Service allocations were adjusted. They were reduced for in-state students and increased for out-of-state students so that each group contributes a similar percentage of their total tuition toward capital project improvements. As a result, capital improvement funding is more proportional and equitable relative to overall tuition. Currently, $140 (in-state) and $290 (out-of-state) are pledged for debt service per student per semester. The remainder of the fee, $70 (in-state) and $185 (out-of-state), funds ongoing capital projects and maintenance.

Full Project Estimate: $13,000,000 funded from Penny Sales Tax Funds. Contract execution is expected in November 2026 and completion of construction in December 2027.

(b) Project: JBRC Item 2: Francis Marion University
H18.9593: Leatherman Science Facility and McNair Science Building Renovation

Request: Establish Phase II Full Construction Budget to complete interior and exterior renovations to the science buildings.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 4 in FY26 (estimated at $9,000,000)
Phase I Approval: December 2024 (estimated at $7,000,000) (SFAA)
Phase I Increase Approval: December 2025 (estimated at $9,000,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(11), (Leatherman Science Facility/McNair Science Building Renovation)	140,000	130,000	270,000	1,730,000	2,000,000
FY25 Capital Reserve, (1)(8)(a), (Leatherman Science Facility/McNair Science Building Renovation)				5,000,000	5,000,000
FY26 Appropriated State, Proviso 118.22 (B)(14)(a), (Leatherman Science Facility/McNair Science Building Renovation)				2,000,000	2,000,000
All Sources	140,000	130,000	270,000	8,730,000	9,000,000

Summary of Work: This project will provide necessary upgrades including mechanical system replacements, life safety and regulatory compliance improvements, and classroom renovations. Classrooms and laboratories will be refreshed with new furniture and technology. Restrooms will receive new finishes, fixtures and partitions.

Rationale: 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. Classroom renovations will support contemporary teaching strategies.

Facility Characteristics: The McNair Science Building is 75,736 square feet and was constructed in 1972 (54 years old). The Leatherman Science Facility is 83,945 square feet and was constructed in 1994 (32 years old). The building systems impacted by this project are original to construction. Approximately 14,852 square feet in the McNair Science Building and approximately 5,920 square feet in the Leatherman Science Building will be renovated in this project. The McNair Science Facility is utilized as classroom, lab, and office space for the Math, Biology, Chemistry, and Physics /Engineering programs. The Leatherman Science Building is utilized as classroom, lab, and office space for Biology, Chemistry, and Physics /Engineering programs. An estimated 1,000 students and 85 faculty and staff utilize each facility per semester.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (nonrecurring) (uncommitted balance $1.76 million at July 2026), FY25 Capital Reserve (uncommitted balance $5 million at July 2026), and FY26 Appropriated State (nonrecurring) (uncommitted balance $2 million at July 2026) Funds. The project is expected to result in a decrease of $200,000 (years 1 thru 3) in annual

operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $200 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $9,000,000 funded from Appropriated State (nonrecurring) and Capital Reserve Funds. Contract execution is expected in December 2026 and completion of construction in July 2028.

(d) Project: JBRC Item 4: University of South Carolina – Columbia
H27.6170: Russell House Student Union Expansion & Renovation

Request: Establish Phase I Pre-Design Budget to expand and renovate the Russell House Student Union.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 7 in FY27 (estimated at $25,000,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				4,300,000	4,300,000
All Sources				4,300,000	4,300,000

Summary of Work: The project will complete a study to evaluate options to execute a staged expansion and renovation of the building. The Phase I pre-design will define the scope of work and determine the staging, logistics, methods, and cost of the project. The university plans to keep the Russell House at its current location with an expanded footprint. The study will offer a strategic plan that will include the demolition of the Thomson Building and the aged west wing of the Russell House to enable a staged expansion. During and following these expansions, portions of the existing building will be renovated to renew and modernize the building. The expansion will increase the gross area of the Student Union and enable construction of a larger ballroom. The project will be completed in stages and will require several years to implement. The work must occur while much of the existing building remains occupied to serve students. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: Per the university, since the last expansion, the undergraduate student body has grown by 97%, while the total Columbia campus student body has grown by 135%. Recent studies have identified the greatest programmatic student needs are for a much larger ballroom, more space for student organizations, enhanced food service, and additional recreation space among others. Incremental growth of the building has created circulation configurations that impair accessibility and mobility throughout the building. Mechanical and electrical systems in many locations are at the end of their service lives and are difficult to maintain. The fundamental need to feed thousands of students requires that the Russell House remain operational, which has made a complete replacement of the building impractical. The project seeks to improve building circulation, address life safety and accessibility needs, and align space utilization with modern programmatic needs.

Facility Characteristics: The Russell House is 200,161 square feet and was constructed in 1955 (71 years old). It was last expanded in the mid-1970s (approximately 51 years ago). The Thomson Building to be demolished as part of this project, is 38,310 square feet and was constructed in 1973 (53 years old). The Russell House serves as the main dining hall and the hub for student services and resources for the Columbia Campus. An estimated number of students, faculty, staff and clients surpasses 75,000 annually. The Thomson Building houses the Student Health and Well-Being on the ground floor and the remaining floors are utilized by the Student Affairs and Academic Support administration and shared services team, which include finance, information technology, and human resources. An estimated 2,500 students, faculty, staff and clients use the building annually.

Financial Impact: This phase of the project will be funded from Other, Institutional Funds (uncommitted balance $23.43 million at June 30, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. The project is expected to result in an increase of $475,000 (years 1 thru 3) in annual operating expenditures. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027. Additionally, the Board of Trustees has approved a $150 per-student per-semester fee to support the construction of the Russell House and surrounding areas. The fee, endorsed by USC Student Government, took effect beginning in Fall 2026.

Full Project Estimate: $250,000,000 (internal). Phase II will be funded from Higher Education Revenue Bond Funds. The Phase I amount requested is 1.72% of the estimated cost to complete the project and the additional amount will be used to cover the cost of the Construction Manager at Risk procurement method. The estimated cost to complete the project has increased from the 2025 CPIP submission because the scope of the Russell House renovation is now more defined. The new scope is a multi-stage multi-year project that is a comprehensive expansion and renovation.

(c) Project: JBRC Item 3: University of South Carolina – Columbia
H27.6169: Civil Rights Center Construction

Request: Establish Phase I Pre-Design Budget to construct a new Civil Rights Center facility.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 7 in FY27 (estimated at $24,000,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project				475,000	475,000
All Sources				475,000	475,000

Summary of Work: The project will construct a new building near the Booker T. Washington Building that will create a campus focal point for civil rights scholarship, course instruction, community history, and public engagement. It will consolidate staff, exhibition, research, classroom, archival processing, storage, and event spaces in one centralized location and feature interactive, immersive exhibits designed to engage visitors of all ages. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet either LEED Silver or Two Green Globes certification standards.

Rationale: The Civil Rights Center currently operates in limited space across the Hollings Special Collections Library and Thomas Cooper Library with office, exhibition, archival processing, and storage functions dispersed across multiple locations. A dedicated building will assist in fulfilling the Center's research, teaching, exhibition, and public service mission.

Facility Characteristics: The new Civil Rights Center building to be constructed will be approximately 27,000 square feet. It will be utilized by program/academic, office/administration, food service, and support services. An estimated 2,000 students, faculty, staff, and visitors will utilize the new facility.

Financial Impact: This phase of the project will be funded from Other, Institutional Capital Project Funds (uncommitted balance $9 million at June 30, 2026). Revenue to this fund is generated from the portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The project is expected to result in an increase of $233,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $24,400,000 (internal). Phase II will be funded from $15,150,000 in Federal, $6,000,000 in Institutional Capital Project, $2,000,000 in Appropriated State, and $1,250,000 in Private Gift Funds. The Phase I amount requested is 1.94% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method.

(e) Project: JBRC Item 5: University of South Carolina - Columbia
H27.6171: 2245 Harden Street Land Acquisition

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 9.77 acres in Richland County.

Included in CPIP: No – The property was not available for purchase during the 2025 CPIP submission process.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				20,000	20,000
All Sources				20,000	20,000

Rationale: Acquisition of this property would ensure future development for both the Health Sciences Campus and the Neurological Hospital and Rehabilitation Center.

Characteristics: The property is contiguous to the 20-acres of property owned by the university where the Health Sciences Campus and Neurological Hospital and Rehabilitation Center are being constructed. There are no structures located on the property.

Financial Impact: The property consists of 1 parcel and is offered by USC Development Foundation for not more than appraised value, which is anticipated to be $12,730,000. The due diligence activities will be funded from Other, Institutional Funds (uncommitted balance $23.43 million at June 30, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. If acquired, no construction or renovations will be completed on the property because it is already in suitable shape for use. The acquisition is expected to result in an increase of $25,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $12,750,000 (internal) funded from Institutional Funds.

(f) Project: JBRC Item 6: University of South Carolina - Columbia
H27.6166: 555 Williams Street Land Acquisition

Request: Revise Scope and Establish Final Land Acquisition to purchase +/- 12.61 acres in Richland County.

Included in CPIP: No – The university was not aware that the Williams at Blossom LLC which is wholly owned by the USC Development Foundation wanted to sell the land to the university during the 2025 CPIP submission process.

Phase I Approval: March 2026 (estimated at $7,520,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional	20,000		20,000	7,650,000	7,670,000
All Sources	20,000		20,000	7,650,000	7,670,000

Rationale: Acquisition of this property would ensure adequate parking is maintained to support the Founders Park baseball stadium and commuter parking on non-game days. The project was established to purchase +/- 14.88 acres but +/- 2.27 acres of the parcel will not be purchased since it is in the floodway and cannot support vertical development. The +/- 2.27-acres of land is also planned for incorporation into the Riverfront Park to make it a public green-way trail.

Characteristics: The property is located at the southwest corner of Blossom Street and Williams Street in downtown Columbia. It is contiguous to the baseball stadium and currently used by the university for commuter and game day parking. There are no structures located on the property.

Financial Impact: The property consists of 1 parcel and is offered by Williams at Blossom LLC, which is wholly owned by the USC Development Foundation for $7,650,000. The acquisition will be funded from Other, Institutional Funds (uncommitted balance $23.43 million at June 30, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. An appraisal completed in May 2026 valued the property at $7,650,000. A Phase I Environmental Site Assessment completed in June 2026 found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a nonprofit organization. No construction or renovations will be completed on the property because it is already in suitable shape for use. The acquisition is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $319.50 (in-state) per student per semester and $815.50 (out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $7,670,000 funded from Institutional Funds.

(g) Project: JBRC Item 7: University of South Carolina - Aiken
H29.9564: Sciences Building Renovation and Expansion

Request: Establish Phase II Full Construction Budget to renovate and expand the Sciences Building.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 1 of FY26 (estimated at $8,350,000)
Phase I Approval: December 2025 (estimated at $8,350,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(18), (Science Building Enhancement and Modernization)	125,250		125,250	8,224,750	8,350,000
All Sources	125,250		125,250	8,224,750	8,350,000

Summary of Work: The project will expand the building by adding three instructional laboratories and modernizing the existing lab spaces. The work includes new hoods, plumbing, mechanical systems, and finishes. The renovations will also provide more efficiently sized offices, allowing faculty to move out of temporary offices. The project will also address deferred maintenance concerns such as HVAC and elevators. The roof systems have been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: The project 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. The new labs will support environmental work in biology and chemistry and applied research.

Facility Characteristics: The Sciences Building is 36,100 square feet and was constructed in 1989 (37 years old). Approximately 12,540 square feet of space will be renovated, and an approximately 7,000 square feet expansion will be added to the building. The building systems and interior design are original to construction. The building is utilized by biology, chemistry, and applied science programs. Approximately 350 students, faculty, staff and clients within the programs will utilize the space.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance $8.22 million at July 20, 2026). The project is expected to result in a decrease of $13,200 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $181 (in-state/out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $8,350,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in June 2027 and completion of construction in December 2030.

(h) Project: JBRC Item 8: University of South Carolina - Upstate
H34.9562: Track and Field Construction

Request: Establish Phase II Full Construction Budget to make track and field improvements.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 5 in FY26 (estimated at $6,250,000)
Phase I Approval: March 2026 (estimated at $6,250,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional	90,000		90,000	6,160,000	6,250,000
All Sources	90,000		90,000	6,160,000	6,250,000

Summary of Work: The project will provide site improvements to include grading and storm-water management to create a competition 9-lane dedicated track facility with an oval-shaped synthetic surface at the northwest quadrant of the campus. Other field improvements will support Olympic sports including various throwing events, jumping events, and pole vaulting. A timing system, fencing, and minor adjustments to sidewalks and paving will be provided.

Rationale: The project is in accordance with the USC Upstate Master Plan and is a priority for the campus to improve their facilities to support track and field events by maximizing underutilized recreation space. The university is currently utilizing two local high school facilities in the Spartanburg area. The new facility would allow for sports teams to meet on campus and offer collegiate level competition and training facilities for the student athletes.

Facility Characteristics: USC Upstate has varsity men's and women's track and field teams. There are nearly 100 student athletes combined between these two teams. Approximately 250 students, faculty, and staff along with numerous visitors will utilize the space annually.

Financial Impact: The project will be funded from Institutional Funds (uncommitted balance $23.43 million at June 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. The project is expected to result in an increase of $24,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $295.00 (in-state/out-of-state) per student per semester and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $6,250,000 funded from Institutional Funds. Contract execution is expected in March 2027 and completion of construction in March 2028.

(i) Project: JBRC Item 9: University of South Carolina – Sumter
H39.9534: Facilities Management Building

Request: Establish Phase II Full Construction Budget to construct a new facilities management building.

Included in CPIP: No – The estimated cost of the project was not anticipated to rise to the level to qualify as a PIP and therefore it was not included in the 2025 CPIP submission.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve, (17)(b), (Facilities Management Center)				2,850,000	2,850,000
FY24 Appropriated State, Proviso 118.19 (B)(16)(a), (Facilities Upgrades)				1,350,000	1,350,000
FY26 Appropriated State, Proviso 118.22 (B)(23)(b), (Facilities Management Center)				1,650,000	1,650,000
All Sources				5,850,000	5,850,000

Summary of Work: The project will construct a new building that will serve as the centralized location for facilities management and receiving on the northeast side of campus. The roof systems have been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: Currently, the facilities department is operating out of the rear of the Student Union building, which is currently being renovated to maximize the usage of this campus space for students. The new facility will also improve the walking path from the east parking lot for students to the campus core. The campus has experienced growth since the Student Union was constructed in 1975. Relocating maintenance and receiving out of the Student Union will allow for the existing space to be re-purposed to meet the needed additional student activity space. Replacing the maintenance building has been a campus priority for more than a decade.

Facility Characteristics: The new facilities management building to be constructed will be approximately 8,627 square feet. It will be utilized for support services, storage, and maintenance, and it will serve as the central location for facilities management and receiving. Approximately 250 students, faculty, and staff will utilize the facility annually.

Financial Impact: The project will be funded from FY25 Capital Reserve (uncommitted balance $2.85 million at July 20, 2026), FY24 Appropriated State (uncommitted balance $1.35 million at July 20, 2026), and FY26 Appropriated State Fund (uncommitted balance $3 million at July 20, 2026). The project is expected to result in an increase of $42,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $40 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $5,850,000 funded from Capital Reserve and Appropriated State Funds. The project is being requested for establishment at Phase II because the project was originally anticipated to be less than $2,500,000 and the Phase I pre-design has been completed. The university is now working with the Office of State Engineer

since the project will be over their certification amount. Contract execution is expected in October 2027 and completion of construction in December 2028.

(j) Project: JBRC Item 10: Winthrop University
H47.9632: Crawford Renovation

Request: Establish Phase I Pre-Design Budget to renovate Crawford Hall.

Included in CPIP: No – During the 2025 CPIP submission process the intent was to demolish the building. Since updating the campus master plan university leadership decided to keep the building and renovate it.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(25)(a), (Maintenance, Renovation, and Replacement)				150,000	150,000
All Sources				150,000	150,000

Summary of Work: The project will complete interior and exterior renovations to the building. The building envelope will be repaired to include sealing the brick and repairing the fascia soffit. The mechanical, electrical, and plumbing systems will be fully renovated, to include fan coils, piping, valves, controls, pumps, motors, fresh air units, exhaust and ventilation, and insulation in the interior. The work will also include elevator replacement, bathroom renovations for ADA accessibility, and fire and sprinkler system updates. Lastly, wall modifications will be made, and interior finishes will be replaced including flooring, ceiling systems, and wall patching and painting.

Rationale: Crawford Hall is currently empty and formerly housed student career services and student health services. Renovating the facility will allow the academic support functions to be relocated from Dinkins into the campus core by Scholars Walk, making them more accessible for students.

Facility Characteristics: Crawford Hall is 16,038 square feet and was constructed in 1896 (130 years old). The building is the original campus infirmary and is on the National Historic Registry as part of the Winthrop Historic District. The renovated facility will provide the space needed to support student academic functions such as tutoring, honors programs, etc. The project will benefit all students, faculty and staff. Total undergraduate and graduate student enrollment was 5,287 in Fall 2025, with approximately 1,200 faculty and staff.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance $614k at July 13, 2026). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements. For academic year 2026-2027, the allocation is $200.88 per student per semester, an increase from $150.66 in 2025-2026 but a decrease from the $543 allocation in academic years 2022-2023 and 2024-2025.

Full Project Estimate: $10,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring) Funds being requested in the FY27-28 budget request process. If funding is not received the university will review other potential fund sources such as unspent state appropriations, institutional funds, and/or gifts.

(k) Project: JBRC Item 13: Central Carolina Technical College
H59.6390: Early College (Technical High School)

Request: Establish Phase I Pre-Design Budget to construct an early college facility.

Included in CPIP: Yes – 2025 CPIP Priority 8 of 8 in FY27 (estimated at $30,020,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(27)(f)(ii), (Technical High School Workforce Center)				300,000	300,000
All Sources				300,000	300,000

Summary of Work: The project will demolish two of the three buildings located on the property. The 3rd building will be demolished as part of project H59-6377. After the demolition of the two buildings, an early college facility will be constructed on the site. The facility will include offices and academic and instructional classrooms. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new facility will be designed to meet Two Green Globes certification standards.

Rationale: The property was acquired on Broad Street from Sumter School District in February 2026 through a reverter clause in their promissory note with no cost to the college. The new early college facility being constructed in partnership with Liberty Steam Charter School in Sumter will provide students with technical programs and pathways to transfer. It will utilize the nearby offerings in the Industrial Department in the Advanced Manufacturing Technology and Training (AMTTC) building.

Facility Characteristics: The Early College facility to be constructed will be approximately 30,000 square feet. The facility will be constructed at the Broad Street location. Approximately 200 students, faculty and staff will utilize the new facility annually.

Financial Impact: This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance $15 million at July 22, 2026). The project is expected to result in an increase of $45,000 (year 1), $244,000 (year 2), and $533,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $9.70 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027.

Full Project Estimate: $23,000,000 (internal). Phase II will be funded from $15,000,000 in FY26 Appropriated State (nonrecurring) and $8,000,000 in FY27 Appropriated State (nonrecurring) Funds.

(l) Project: JBRC Item 14: Horry Georgetown Technical College
H59.6393: Acquisition of Real Property - 2487 US 501 Conway

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/-1.36 acres and a building situated on +/- 7.40 acres in Horry County.

Included in CPIP: No – The original plan was to construct a new facility (2025 CPIP Priority 1 of 3 in FY27), but this property was identified as a more cost-effective opportunity.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				20,000	20,000
All Sources				20,000	20,000

Rationale: Acquisition of this property would enable the college to address existing space constraints while supporting continued enrollment growth and the increasing demand for academic programs, workforce development, and training initiatives. The facility would provide the additional capacity needed to expand instructional offerings, enhance student support services, and meet evolving educational needs.

Characteristics: The commercial building is 45,115 square feet and was constructed in 2006 (20 years old). It's situated on +/- 7.40 acres. The two-story building offers versatile space well suited for higher education use, featuring flexible areas that can accommodate classrooms, laboratories, offices, conference rooms, and storage. The acquisition also includes a +/- 1.36-acre undeveloped parcel located within two miles of the main campus. This parcel will be used for academic purposes, possibly additional parking for future growth.

Financial Impact: The property consists of 2 parcels and is offered by Second Quarter Properties, LLC for not more than appraised value, which is anticipated to be $7,220,000. The due diligence activities will be funded from Other, College Plant Funds (uncommitted balance $47.94 million at July 16, 2026). College Plant Funds are an excess of revenues over expenses, accumulated over time for the purpose of funding building and infrastructure improvements. If acquired, the building will be renovated and upfitted as part of a separate project for an estimated cost of $15,000,000. The acquisition is expected to result in an increase of $7,000 (year 1), and $28,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $7,240,000 (internal). Phase II will be funded from Appropriated State (nonrecurring) funds requested in the FY27-28 budget request process. If state funds are not received the acquisition will be funded from College Plant Funds.

(m) Project: JBRC 15: Midlands Technical College
H59.6345: CDL Facility – Airport Campus

Request: Establish Phase II Full Construction Budget to construct a building and driving pads for the commercial driver's license program.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 3 in FY26 (estimated at $3,147,145)
Phase I Approval: April 2025 (estimated at $3,265,163) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, County	48,977		48,977	7,151,023	7,200,000
All Sources	48,977		48,977	7,151,023	7,200,000

Summary of Work: The project will construct a building that will include two classrooms, one seminar room, one office, a workroom, men's and women's restrooms, data, janitorial space and storage, and a commons area. Also, the project will include the construction of 3 CDL driving pads and a covered outdoor learning area. The driving pads will accommodate 18-wheeler training and bus driver training. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

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

Facility Characteristics: The new facility to be constructed will be 5,120 square feet. The covered outdoor learning area will be 3,114 square feet. The new facility will be utilized by the CDL program along with the continuing education Forklift Training Program. These programs include a total of 500 students and 8 faculty and staff.

Financial Impact: The project will be funded from Other, County Funds (uncommitted balance $10.80 million at July 23, 2026). County revenue is received for additions, renovations, and operation of the college's physical plant. The project is expected to result in an increase of $4,000 (year 1) and $9,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently $75 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027. This fee is used to cover annual debt service payments.

Full Project Estimate: $7,200,000 funded from County Funds. The estimated cost to complete the project has increased from the Phase I estimate and the 2025 CPIP because the original estimate came from a feasibility study completed in 2024. Since that time the college has experienced program growth which necessitates larger facilities to accommodate the programs. Contract execution is expected in February 2027 and completion of construction in December 2027.

(n) Project: JBRC Item 18: Spartanburg Community College
H59.6386: Union Campus Building Expansion

Request: Establish Phase I Pre-Design Budget to expand the Advanced Technology Center.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 7 in FY26 (estimated at $6,800,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(27)(p), (Union County Campus Building Expansion)				75,000	75,000
All Sources				75,000	75,000

Summary of Work: The project will construct an expansion to the building that will include classroom and office space. The specifics to be included will be determined during the Phase I process based on the funding available. The project will also rectify the deficiencies found in the Building Condition Assessment completed for the associated acquisition project (H59-6372) approved June 2026. All roofing material options for the expansion will be evaluated during the Phase I process. The building expansion will be designed to meet Two Green Globes certification standards.

Rationale: The Union County Advanced Technology Center was approved for acquisition in June 2026 under project H59-6372 and has been acquired by the college. The Union Campus currently offers Welding, Licensed Practical Nursing, and Mechatronics as one-year certificate programs. Additionally, Certified Nursing Assistant, NHA Phlebotomy Technician and Sit-down Forklift Operator are offered as workforce development programs. Expansion of the Advanced Technology Center will allow the college to expand their existing Mechatronics and Licensed Practical Nursing programs, add some additional Health Science programs, expand the Certified Nursing Assistant and NHA Phlebotomy Technician workforce program, and add an HVAC technician program.

Facility Characteristics: The existing Advanced Technology Center is 14,000 square feet and was constructed in 2009 (17 years old). The building will be expanded by approximately 14,000 square feet up to approximately 28,000 square feet. The expanded building will be utilized by 90 students and 10 faculty and staff.

Financial Impact: This phase of the project will be funded from FY22 Appropriated State (nonrecurring) Funds (uncommitted balance $4.8 million at May 7, 2026). Union County provides $210,000 in tax dollars towards the operation of the facility. The project is expected to result in an increase of $56,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $5,000,000 (internal). Phase II will be funded from $4,800,000 in Appropriated State (nonrecurring) and $200,000 in College Funds.

(o) Project: JBRC 19: Spartanburg Community College Enterprise Campus Authority
H59.6389: Hillside Duncan Renovation

Request: Establish Phase I Pre-Design Budget to establish an annualized project to renovate the Hillside Duncan facility.

Included in CPIP: No – The renovation project was excluded from the 2025 CPIP because the property had not yet been acquired. The acquisition of the property was included in the 2025 CPIP.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spartanburg Community College - Spark Centers)				300,000	300,000
All Sources				300,000	300,000

Summary of Work: The project will be completed in stages due to the building's size and funding availability. The Phase I pre-design, however, will be completed for the project and building in its entirety. The overall work includes HVAC replacement, drywall repairs and painting, roof repairs, and window repairs. The existing 6-year-old roof is not being replaced and is only receiving repairs identified in the Building Condition Assessment. The first phase in this annualized project will renovate 60,000 square feet of the building for the Automotive and Welding /Fabrication programs and complete the immediate and short-term deficiencies identified in the Building Condition Assessment that was completed when the property was acquired. The second phase of this annualized project will renovate the remainder of the building for Mechatronics, Robotics, and Construction programs. The Phase I pre-design will determine if the project will qualify for LEED Silver or Two Green Globes certification standards.

Rationale: This property and facility were acquired in June 2026 as part of project H59-6361. This property will allow the college's current industrial programs to be expanded into this space. The current space used on the Giles Campus is at max capacity and will not allow for program growth. This building also has additional space to allow it to also be used as a Spark Center for economic development.

Facility Characteristics: The Hillside Duncan facility is 171,902 square feet and was constructed in 2000 (26 years old). The facility consists of 30,877 square feet of office space and 143,025 square feet of manufacturing and warehouse space. The building will be converted from an office with light manufacturing and distribution space to a primary hub for the college's industrial programs. The programs to be housed in this 60,000 square foot renovated portion of the facility will be Automotive Technologies and Welding & Fabrication. Later renovations will allow the addition of HVAC technologies, Mechatronics, and early construction trades. Lastly, general academic offerings to support all programs will also be housed in the renovated facility. Once all renovations are complete the space will be utilized by 1,400 students and 62 faculty and staff.

Financial Impact: This phase of the project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $5.12 million at July 10, 2026). The project is expected to result in an increase of $346,000 (year 1) and $692,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate:	$10,000,000 (internal) for this annualized phase of the project. Phase II will be funded from $5,000,000 in Appropriated State (nonrecurring) and $5,000,000 in College Funds. The Phase I amount requested is 3% of the estimated cost to complete the project and the additional amount will be used to cover the design cost of the entire building and additional costs associated with heavy mechanical design work. The total estimated cost of the project in its entirety is $20,000,000.

(p) Project: JBRC Item 20: Tri-County Technical College
H59.6245: Building Infrastructure Upgrades - Multiple Campuses

Request: Revise Scope and Decrease Full Construction Budget for building infrastructure upgrades in multiple facilities.

Included in CPIP: No – A scope revision is not required to be listed in the CPIP.
Phase II Approval: March 2023 (estimated at $4,950,000) (Admin.)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(m), (Maintenance, Renovation, and Replacement) (transfer to H59-6391)	4,950,000		4,950,000	(1,700,000)	3,250,000
All Sources	4,950,000		4,950,000	(1,700,000)	3,250,000

Summary of Work: The project was established to replace the HVAC equipment in the Anderson Hall Event Center, the air-handlers in Fulp Hall, the expansion of the Central Chiller Plant equipment, and the main electrical switchgear replacement in eight buildings. The revised scope removes the air-handlers for Fulp Hall from the project. The Anderson Hall Event Center HVAC equipment replacement, the Central Chiller Plant equipment expansion, and the main electrical switchgear replacement in eight buildings is fully complete.

Rationale: Due to reprioritization of campus needs, the Fulp Hall air handlers are being removed from the project and will be replaced in a future Fulp Hall renovation project. The HVAC equipment and electrical switchgear have surpassed their useful life. The expansion of the Central Chiller Plant equipment will increase capacity to allow Oconee and Pickens Halls onto the central coolant loop replacing existing chillers that are more than 20 years.

Facility Characteristics: The Anderson Hall Event Center is 7,456 square feet and was constructed in 1986 (40 years old). The HVAC equipment and electrical switchgear equipment is original to construction. The Center Chiller Plant is 3,383 square feet and was constructed in 2018 (8 years old). The event center is a large multipurpose facility and is utilized for campus-wide events, faculty/staff meetings, job fairs, new student orientation, and luncheons. An estimated 5,600 students, faculty, and staff utilize these facilities each semester.

Financial Impact: The project was funded from FY23 Appropriated State (nonrecurring) Funds. The funds being removed from this project will be transferred to a new project (H59-6391). The project is expected to result in a decrease of $120,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $3,250,000 funded from Appropriated State (nonrecurring) Funds. Construction is complete.

(q) Project: JBRC Item 21: Tri-County Technical College
H59.6291: Pendleton Exterior Site and Interior Refurbishments

Request: Revise Scope and Decrease Full Construction Budget for building infrastructure upgrades in multiple facilities.

Included in CPIP: No – A scope revision is not required to be listed in the CPIP.
Phase II Approval: March 2023 (estimated at $4,950,000) (Admin.)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(a)(xi), (Maintenance, Renovation, and Replacement) (transfer to H59-6391)	4,500,000		4,500,000	(2,100,000)	2,400,000
All Sources	4,500,000		4,500,000	(2,100,000)	2,400,000

Summary of Work: The project was established to make interior renovations to the Industry & Business Development Center (IBDC) and Physical Plant buildings, replace the exterior stairway of the Oconee building, and renovate the Central Plaza. Interior renovations included HVAC, lighting, and plumbing fixtures. The Central Plaza renovations would address and remove accessibility barriers, pedestrian circulation, safety concerns, and enhance aesthetics of the area outside of the IBDC building. The revise scope request will remove Industry & Business Development Center interior renovations and the Central Plaza renovations. The Physical Plant building interior renovation work and the Oconee building exterior stairway are fully complete.

Rationale: Per the college, campus facility maintenance and repair needs are fluid and despite preventative maintenance and planning, mechanical infrastructure elements break unexpectedly and must be fixed, which requires important but less critical maintenance, repairs, or renovation projects to be deferred.

Facility Characteristics: The Physical Plant is 8,000 square feet and was constructed in 1978 (48 years old). Most of the building's systems are original to construction or over 20 years old. The Physical Plant has nine staff. All students, faculty, and staff will utilize the stairwell.

Financial Impact: The project has been funded from FY24 Appropriated State (nonrecurring) Funds. The funds being removed from this project will be transferred to a new project (H59-6391). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $2,400,000 funded from Appropriated State Funds (nonrecurring) Funds. Construction is complete.

(r) Project: JBRC Item 22: Tri-County Technical College
H59.6391: Pendleton Campus HVAC

Request: Establish Phase II Full Construction Budget to replace the HVAC systems at the Pendleton Campus.

Included in CPIP: No – The project was excluded from the 2025 CPIP because the campus needs were reprioritized after submission of the 2025 CPIP.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(m), (Maintenance, Renovation, and Replacement) (transfer from H59-6245)				1,700,000	1,700,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(a), (Maintenance, Renovation, and Replacement) (transfer from H59-6291)				2,100,000	2,100,000
All Sources				3,800,000	3,800,000

Summary of Work: The project will replace the HVAC systems in Anderson Hall and Cleveland Hall. It will also add a fourth chiller in the Chiller Plant.

Rationale: The existing HVAC systems are at the end of their useful life. The fourth Chiller must be added to the central chilled water plant to accommodate this need and maintain capacity requirements.

Facility Characteristics: Anderson Hall is 32,795 square feet and was constructed in 1968 (58 years old). Cleveland Hall is 37,840 square feet and was constructed in 1975 (51 years old). The HVAC systems in both buildings are over 20 years old. The Chiller Plant is 3,383 square feet, was constructed in 2018 (8 years old), and originally included two chillers. A third chiller was added in 2024 (2 years old). Both Anderson Hall and Cleveland Hall are academic buildings containing classrooms and faculty and administrative offices. Approximately 2,500 students, faculty and staff utilize the facilities.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance $1.7 million at July 27, 2026) and FY24 Appropriated State (nonrecurring) Funds (uncommitted balance $2.1 million at July 27, 2026). The project is expected to result in a decrease of $37,260 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $3,800,000 funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. Contract execution is expected in September 2027 and completion of construction in December 2028.

(s) Project: JBRC Item 23: Tri-County Technical College
H59.6368: HVAC Program Relocation - WTC

Request: Establish Phase II Full Construction Budget to expand the Workforce Training Center on the Pendleton Campus.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 2 in FY26 (estimated at $3,500,000)
Phase I Approval: September 2025 (estimated at $3,500,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Accumulated Maintenance Reserve	52,500		52,500	2,447,500	2,500,000
Other, readySC				1,000,000	1,000,000
All Sources	52,500		52,500	3,447,500	3,500,000

Summary of Work: The project will renovate and make improvements to a portion of the existing Workforce Training Center and construct a 6,521 square foot addition. The addition and renovation work will include classrooms, faculty offices, labs, conference rooms, and student engagement spaces. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: The HVAC program is currently located in Cleveland Hall on the Pendleton campus. The current space no longer accommodates the program due to enrollment growth. Cleveland Hall houses the college's Engineering and Industrial Technology division (EIT). This academic building is at maximum capacity with EIT labs and classes conducted in several different buildings across campus. The vacated space will be used by the EIT division to move some existing classes into Cleveland Hall and allow for future academic programming growth.

Facility Characteristics: The existing Workforce Training Center totals 8,920 square feet and was constructed in 2018 (8 years old). Approximately 4,733 square feet will be renovated in this project. All spaces in the building are original to construction. After construction of the 6,521 square foot addition, the building will total 15,441 square feet. Approximately 95 students, faculty, and staff utilize the building daily.

Financial Impact: The increase will be funded from Other, Accumulated Maintenance Reserve (uncommitted balance $11.40 million at May 30, 2026) and Other, ReadySC Funds (uncommitted balance $1 million at May 30, 2026). Accumulated Maintenance Reserve Funds are the cumulative excess of revenues over expenses that are set aside to fund capital projects and major renovations. The project is expected to result in an increase of $28,500 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: $3,500,000 funded from Accumulated Maintenance Reserve and ReadySC Funds. Contract execution is expected in January 2027 and completion of construction in December 2027.

(t) Project: JBRC Item 24: York Technical College
H59.6392: Welding Expansion Stage II – Building D

Request: Establish Phase II Full Construction Budget to renovate a portion of the building for welding lab expansion.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 3 in FY27 (estimated at $4,500,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY27 Appropriated State, Proviso 118.21 (B)(26)(r)(i), (Maintenance, Renovation, and Replacement)				2,500,000	2,500,000
FY27 Appropriated State, Proviso 118.21 (B)(26)(r)(ii), (Welding Renovations Building D - Phase 2)				1,000,000	1,000,000
All Sources				3,500,000	3,500,000

Summary of Work: This project will renovate and modernize the 4,000-square-foot welding lab (D-15). It will be combined through this project with two other welding labs (D-7 and D-9) totaling 5,000 square feet that are being renovated in a separate non-PIP. The combined welding lab space will total 9,000 square feet and will expand the facility to 64 welding booths. This project being established will include replacement of the old welding booth & equipment with a modern ventilation system/fume extraction system. A covered exterior metal canopy material preparation and grinding area is also included. Locker rooms and a break area for the welding students will also be added.

Rationale: This project is the second of two renovation projects to modernize and expand a total of three welding labs in Building D. The first renovation project was established as a non-PIP in July 2025 with an estimated cost of $2.495 million to renovate 5,000 square feet of lab space in D-7 and D-9. By keeping the existing welding lab in D-15 operational during this time, the college avoids a program shut down. The non-PIP is scheduled for bidding in October 2026 with completion by fall 2027. Currently the utilized space is too small and inefficiently arranged for equipment upgrades and program growth. Combining the welding labs into one larger space will allow the program to meet the existing workforce demands for skilled workers.

Facility Characteristics: Building D is 42,008 square feet and was constructed in 1974 (52 years old). This project will renovate 4,000 square feet. This renovated space, combined with the 5,000 square feet being renovated in a non-PIP will be utilized by the welding program. Approximately 350 students, 4 faculty, and 5 adjunct faculty are expected to use the facility throughout the year.

Financial Impact: The project will be funded from FY27 Appropriated State (nonrecurring) (uncommitted balance $6 million at September 3, 2026). The project is expected to result in an increase of $958 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: $3,500,000 (internal) funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in October 2027 and completion of construction in November 2028.

(u) Project: JBRC Item 25: Department of Administration
D50.6211: Laurel Street Warehouse – Repair and Replace Parking Lot

Request: Establish Phase I Pre-Design Budget to repair or replace the pavement at the Laurel Street Warehouse.

Included in CPIP: Yes – 2025 CPIP Priority 11of 17 in FY27 (estimated at $750,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				26,250	26,250
All Sources				26,250	26,250

Summary of Work: The project will repair or replace the pavement.

Rationale: The asphalt has exceeded its life expectancy, is in poor condition, and presents a trip hazard to the visitors and employees who utilize the building daily.

Facility Characteristics: The Laurel Street Warehouse building is 61,648 square feet and was constructed in 1976 (50 years old). The existing parking lot is original to the construction of the building. The warehouse and parking lot is utilized by the SC of Department of Administration, the SC Department of Archives and History, and the SC Judicial Branch. Approximately 20 staff and various visitors utilize the warehouse daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $750,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.50% of the estimated cost to complete the project and the additional amount will be used to cover geo-technical services.

(v) Project: JBRC Item 26: Department of Administration
D50.6212: Mills /Jarrett Building – Replace Mills Side Roof

Request: Establish Phase I Pre-Design Budget to replace the existing roof system at the Mills /Jarrett Building.

Included in CPIP: Yes – 2025 CPIP Priority 16 of 17 in FY27 (estimated at $250,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,125	9,125
All Sources				9,125	9,125

Summary of Work: The project will replace the existing roof system of the Mills side on the Mills /Jarrett Building. All roofing material options will be evaluated during the Phase I process.

Rationale: The existing roof has exceeded its useful life, has an expired warranty (since 2022), and is experiencing multiple leaks.

Facility Characteristics: The Mills /Jarrett Building is 103,781 square feet and was constructed in 1825 (201 years old). The existing roof was installed in 2007 (19 years old). The building is currently utilized by the South Carolina Office of Resilience and the University of South Carolina. The Conservation Bank will begin utilizing the building in the fall of 2026. Approximately 140 staff and various visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $275,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.31% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

(w) Project: JBRC Item 27: Department of Administration
D50.6213: SC Data Center – Replace CRAC Units 2, 6, 10, & 11

Request: Establish Phase I Pre-Design Budget to replace computer room air-conditioning units at the SC Data Center.

Included in CPIP: Yes – 2025 CPIP Priority 13 of 17 in FY27 (estimated at $500,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, DTO Internal Service				12,500	12,500
All Sources				12,500	12,500

Summary of Work: The project will replace the computer room air-conditioning (CRAC) units 2, 6, 10, and 11.

Rationale: The original units 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.

Facility Characteristics: The SC Data Center is 76,021 square feet and was constructed in 1999 (27 years old). The CRAC Units are original to construction. Approximately 205 staff, along with a varying number of customers and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, DTO Internal Service Funds (uncommitted balance $10.36 million at July 9, 2026). DTO Internal Service Funds are derived from charges for goods and services received. The project is expected to result in a decrease in annual operating costs, but that amount has not yet been determined.

Full Project Estimate: $500,000 (internal) funded from DTO Internal Service Funds. The Phase I amount requested is 2.5% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

(x) Project: JBRC Item 28: Department of Administration
D50.6214: Senate Street Building – Replace Roof

Request: Establish Phase I Pre-Design Budget to replace the existing roof system at the Senate Street Building.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 17 in FY27 (estimated at $400,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				11,000	11,000
All Sources				11,000	11,000

Summary of Work: The project will replace the existing roof system. All roofing material options will be evaluated during the Phase I process.

Rationale: The existing roof has exceeded its useful life, has an expired warranty (since 2010), and is experiencing multiple leaks.

Facility Characteristics: The Senate Building is 11,600 square feet and was constructed in 1962 (64 years old). The existing roof is 5,800 square feet and was installed in 1995 (31 years ago). The building is utilized by the SC Department of Administration for statewide training for state employees. The facility is utilized by 12 staff and approximately 1,200 various annual visitors.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $400,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.75% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

(y) Project: JBRC Item 29: Department of Administration
D50.6215: State Library Building – Replace Sanitary Sewer Drain Lines

Request: Establish Phase I Pre-Design Budget to replace the sanitary drain lines at the SC State Library.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 17 in FY27 (estimated at $250,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,125	9,125
All Sources				9,125	9,125

Summary of Work: The project will replace the sanitary drain lines and associated piping.

Rationale: The original sewage drainage system has exceeded its life expectancy, has experienced frequent leaks, and requires frequent repairs.

Facility Characteristics: The State Library is 62,260 square feet and was constructed in 1969 (57 years old). The sewer drain lines are original to the building. Approximately 45 staff and various annual visitors utilized the library.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $275,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.31% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

(z) Project: JBRC Item 30: Department of Administration
D50.6216: Supreme Court Building – Replace Lower Roof

Request: Establish Phase I Pre-Design Budget to replace the existing roof system at the Supreme Court Building.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 17 in FY27 (estimated at $450,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				11,750	11,750
All Sources				11,750	11,750

Summary of Work: The project will replace the existing roof system. It is not eligible for an elastomeric coating. All roofing material options will be evaluated during the Phase I process.

Rationale: The existing roof has exceeded its useful life, has an expired warranty (since 2021), and is experiencing multiple leaks.

Facility Characteristics: The Supreme Court Building is 63,896 square feet and was constructed in 1921 (105 years old). The existing lower roof is 5,555 square feet and was installed in 2006 (20 years ago). The building is utilized by the South Carolina Judicial Branch. The building is utilized by 50 staff and various annual visitors.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance $12.35 million at July 9, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $450,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.61% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

(aa) Project: JBRC Item 31: Department of Veterans Affairs
E26.9907: Campbell Backup Power Docking Station

Request: Establish Phase II Full Construction Budget to install a backup power docking station.

Included in CPIP: Yes - 2025 CPIP Priority 6 of 6 in FY26 (estimated at $300,000)
Phase I Approval: February 2026 (estimated at $300,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance	9,000		9,000	419,500	428,500
All Sources	9,000		9,000	419,500	428,500

Summary of Work: The project will add a docking station for a backup generator at the nursing home.

Rationale: The nursing home currently has a life safety/critical emergency generator system that meets regulatory requirements during power interruptions. However, regulations for nursing homes do not require the emergency generator to support the cooling system of the facility during power interruptions. The addition of the backup power docking station will allow the facility to hook up a portable generator to cover the power load of the entire facility during primary power interruptions that occur during the warmer months.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The electrical system is original to the building. The facility is licensed to house 220 long-term residents and has 240 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance $144.05 million at July 15, 2026). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the agency. The project is expected to result in an increase of $500 (year 1) and $600 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: $428,500 funded from Deferred Maintenance Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I amount because the previous internal estimate did not include associated work with relocating the existing utility transformer. Contract execution is expected in March 2027 and completion of construction in August 2027.

(bb) Project: JBRC Item 32: Department of Veterans Affairs
E26.9908: Campbell Boilers Replacement

Request: Revise Scope and Establish Phase II Full Construction to replace three boilers in the main mechanical room of the nursing home.

Included in CPIP: Yes - 2025 CPIP Priority 1 of 6 in FY26 (estimated at $300,000) (Ray Pack Gas Boiler) & 2025 CPIP Priority 1 of 6 in FY27 (estimated at $450,000) (Cleaver Brooks Gas Boilers)

Phase I Approval: February 2026 (estimated at $700,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance	10,500		10,500	1,804,451	1,814,951
All Sources	10,500		10,500	1,804,451	1,814,951

Summary of Work: The project was established to replace three boilers. The revise scope request will add the replacement of two electric water heaters.

Rationale: All three boilers are past their expected useful life and are no longer operating at maximum efficiency, requiring extensive services to maintain the desired regulatory temperatures. The two Cleaver Brooks Gas Boilers (2,511,000 BTU/HR each) provide climate-controlled heat throughout the facility. In place of two boilers sized at 2,510,000 BTUH input on each, three boilers will be utilized and sized at 1,700,000 BTUH each. This allows more turn-down during both the heating season and when the boilers are utilized for dehumidification purposes in non-heating seasons. This approach also provides a 3rd boiler in rotation for service and in case a boiler failure is experienced. The laundry boiler is a Ray Pack Gas Boiler (1,825,600 BTU/HR) and supplies the required regulatory temperatures for cleaning and sanitizing the residents' linen in the facility's laundry room. In place of one boiler sized at 1,826,000 BTU/HR input, two gas-fired Armor water heater models will be utilized, each sized at approximate full capacity of the heater's output @ 98% efficiency. Due to the importance and daily use of this domestic hot water system serving the Laundry, this provides alternating control and turn-down and allows service on one of the heaters or operation during a heater failure. Related, the latest DOE water heater standards for manufacturers took effect on June 1, 2026. These models comply with the latest requirements.

Facility Characteristics: The Richard M. Campbell State Veterans' Nursing Home is 92,210 square feet and was constructed in 1990 (36 years old). The maintenance building where the new equipment will be located is 13,000 square feet. The two Cleaver Brooks Gas Boilers are original to construction. The Ray Pack Gas Boiler was added during the 1998 laundry building addition (28 years ago). The two domestic water heaters are original to construction and serve the resident wings 3, 4, & 5. The facility is licensed to house 220 long-term residents and has 240 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance $144.05 million at July 15, 2025). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the department. The project is expected to result in a decrease of $4,000 (year 1), $4,200 (year 2), and $4,400 (year 3) in annual operating expenditures.

Full Project Estimate: $1,814,951 funded from Deferred Maintenance Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I amount because the previous internal estimate included a one-for-one replacement of the climate control and laundry boilers and did not include the two electric water heaters. Contract execution is expected in May 2027 and completion of construction in December 2027.

(cc) Project: JBRC Item 33: Department of Veterans Affairs
E26.9909: Stone Veterans Nursing Home Improvements

Request: Revise Scope and Establish Phase II Full Construction Budget to address various interior maintenance issues.

Included in CPIP: Yes - 2025 CPIP Priority 6 of 6 in FY27 (estimated at $8,500,000)

Phase I Approval February 2026 (estimated at $8,500,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (23), (Stone VA Nursing Home)	127,500		127,500	4,872,500	5,000,000
FY26 Appropriated State, Proviso 118.22 (B)(70)(b), (E. Roy Stone State Veteran Home Facility Maintenance)				2,000,000	2,000,000
Other, Deferred Maintenance				11,451,913	11,451,913
All Sources	127,500		127,500	18,324,413	18,451,913

Summary of Work: The project was established to make various interior improvements to the nursing home. The work included replacing domestic hot water piping, chilled water piping, fire sprinkler system, modifications /replacement of the existing HVAC system, LED fixture upgrades, fire alarm system, emergency power backup generator, flooring, ceiling, and kitchen equipment replacement/improvements. The revised scope request will add replacement of the roof, relocating the existing utility transformer, placing a new diesel emergency generator and associated wiring/conduit to the existing building, and locating a 960 square foot prefabricated modular kitchen close to the existing serving kitchen in the existing delivery/service area. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: The plumbing, mechanical, fire sprinkler piping, fused connection unit (FCU) and air handler units (AHU) are past their expected useful life. The chillers for the HVAC system are owned and operated by the Office of Mental Health (OMH). This project will include adding a dedicated cooling system (cooling tower & chiller) for the Stone Pavilion facility on the Stone Pavilion property. With the new cooling tower and chiller, the facility will be able to install a full power back-up generator. Installation of LED fixtures will be more energy efficient. Upgrading the fire alarm system will provide code-required coverage for the new mechanical system. The Stone Pavilion currently has a prep-reheat kitchen and is contracted with OMH to provide meals. The kitchen equipment replacement and improvements will allow Stone to be licensed through DPH as a full-service kitchen for inpatient care and will allow residents to receive fresh prepared meals, instead of frozen reheated meals prepared off site.

Facility Characteristics: The Stone Pavilion is 45,684 square feet and was constructed in 1971 (55 years old). The plumbing, electrical system and switch gear are original to construction. The fire protection system was added to the facility in 1996 (30 years ago). The FCUs and AHUs were replaced in the early 2000s (approximately 26 years ago).

	The roof was replaced in 2006 (20 years old), The facility is licensed for 90 long-term nursing care of military veterans, along with 90 staff and support personnel.
Financial Impact:	This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance $4.87 million at July 20, 2026), FY26 Appropriated State (nonrecurring) (uncommitted balance $2 million at July 20, 2026), and Other, Deferred Maintenance Funds (uncommitted balance $144.05 million at July 20, 2026). Deferred Maintenance Funds are derived from proceeds from the sale of excess real property owned by, under the control of, or assigned to the department. The project is expected to result in a decrease of $456,000 (year 1), $493,000 (year 2), and $532,000 (year 3) in annual operating expenditures.
Full Project Estimate:	$18,451,913 funded from Capital Reserve, Appropriated State (nonrecurring), and Deferred Maintenance Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I amount because the previous internal estimate excluded the kitchen additions, roof replacement, and renovations needed. Contract execution is expected in June 2027 and completion of construction in December 2028.

(dd) Project: JBRC Item 34: South Carolina Educational Television Commission
H67.9529: ETV Sumter Studio Facility

Request: Establish Phase II Full Construction Budget to construct a new multi-use studio building.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 6 in FY26 (estimated at $24,997,000)
Phase I Approval: February 2025 (estimated at $22,497,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(8), (Regional Studio Construction Enhancements)	337,455		337,455	26,781,938	27,119,393
Other, USC – Sumter, FY26 Appropriated State, Proviso 118.22 (B)(23)(c), (Collaboration Lab)				5,506,900	5,506,900
All Sources	337,455		337,455	32,288,838	32,626,293

Summary of Work: The project will construct a new multi-use studio building in downtown Sumter on land donated by the City of Sumter in project H67-9524. The new facility will be a three-story building designed to support television and radio production operations while providing modern educational space for USC Sumter programs. The first floor will house ETV Sumter television and radio studios, technical support areas, and administrative offices. The second floor will accommodate USC Sumter health services classrooms and laboratory spaces. The third floor will be dedicated to USC Sumter's Hospitality program and will include classrooms, instructional kitchens, and beverage laboratory facilities. The roof system has been evaluated by the Department of Administration, determined to comply with JBRC policy, and will include the minimum 20-year material and workmanship warranty.

Rationale: ETV Sumter has been located in leased space since 1975, with the latest lease signed in 2018 and set to expire in 2028. The current space is becoming obsolete and more expensive to repair in comparison to new building construction. In partnership with USC-Sumter the agency is creating a collaboration lab which represents a forward-looking investment in South Carolina’s public media and educational infrastructure. This shared-use facility will foster collaboration between educational and media services while maximizing the value of the investment for both institutions and the community. 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. It is one of the network’s four regional studios.

Facility Characteristics: After construction of the new building is completed, the leased building will be vacated and returned back to the City of Sumter. The studio facility to be constructed will be 45,000 square feet. As a joint-use facility serving both state broadcasting and higher education, it will function as a regional hub for innovation, workforce development, experiential learning, and community engagement. It will be utilized by 100 USC Sumter students, and 20 faculty and staff. Additionally, the space will be utilized for partners and clients in the area.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance $26.78 million at July 22, 2026) and Other, USC Sumter, FY26 Appropriated State (nonrecurring) Funds (uncommitted

balance $5.51 million at July 22, 2026). The facility will be constructed to meet Two Green Globes certification standards with anticipated energy savings of $1,611,503 over 30 years. The project is expected to result in an increase of $220,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: $32,626,293 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in November 2026 and completion of construction in July 2029.

(ee) Project: JBRC Item 35: South Carolina Educational Television Commission
H67.9532: Phase B - HVAC and Transmitter Upgrades

Request: Revise Scope and Establish Phase II Full Construction Budget to replace the HVAC units and electrical equipment at four transmitter sites.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 6 in FY26 (estimated at $5,000,000)
Phase I Approval: February 2025 (estimated at $5,000,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (2) (Microwave and Transmitter Upgrades – Phase I)	75,000		75,000	4,925,000	5,000,000
All Sources	75,000		75,000	4,925,000	5,000,000

Summary of Work: The project was established to replace electrical systems and outdated HVAC equipment at the Telecommunications Center in Columbia and the WHMC transmission site in Conway. This revise scope request will remove both of these locations and add four transmitter sites that have been prioritized for these renovations to support the state's need for emergency communications along the coastal regions of South Carolina. They are WITV in the Charleston area, WJWJ in the Beaufort area, WRJA in the Sumter area, and WJPM in the Florence area. The project will also install a building automation system to receive notifications on equipment installed around the state so the maintenance teams can be more efficient to troubleshoot and resolve issues.

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

Facility Characteristics: WITV in the Charleston area is approximately 2,000 square feet and was constructed in 2003 (23 years old). The HVAC and electrical equipment are original to construction. WJWJ in the Beaufort area is approximately 2,600 square feet and was constructed in 1974 (52 years old. The electrical equipment is original to construction, and the HVAC equipment was installed in 2006 (20 years ago). WRJA in the Sumter area is approximately 2,600 square feet and was constructed in 1974 (52 years old). The electrical equipment is original to construction, and the HVAC equipment was installed in 2006 (20 years ago). WJPM in the Florence area is approximately 2,600 square feet and was constructed in 1964 (62 years old). The electrical equipment is original to construction, and the HVAC equipment was installed in 2008 (18 years old). There are no staff located at these sites on a daily basis.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance $4.93 million at July 22, 2026). The project is expected to result in a decrease of $4,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: $5,000,000 funded by Capital Reserve Funds. Contract execution is expected in February 2027 and completion of construction in February 2028.

(ff) Project: JBRC Item 36: Vocational Rehabilitation Department
H73.9635: Dorm Building – Heat Pump Units Replacement

Request: Establish Phase II Full Construction Budget to replace the existing water source heat pumps in the building.

Included in CPIP: Yes – 2025 CPIP Priority 6 of 7 in FY26 (estimated at $295,000)
Phase I Approval: June 2026 (estimated at $735,600) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant	15,000		15,000	781,250	796,250
FY26 Appropriated State, Proviso 118.22 (B)(33)(c), (Dorm Building VR Center – Heat Pump Unit Replacement)				73,750	73,750
All Sources	15,000		15,000	855.000	870.000

Summary of Work: The project will replace the existing 23 water source heat pumps in the building. The work includes demolition, electrical, ceiling and wall finish replacement.

Rationale: The system is out of date and costly to repair.

Facility Characteristics: The dorm building is 9,550 square feet and was constructed in 1986 (40 years old). The systems being replaced in this project are original to construction. This facility supports the Information Technology Training Center classroom, and together these facilities support and provide vocational rehabilitation services to individuals with a wide range of disabilities. The goal of these services is to prepare and assist eligible South Carolinians with disabilities to achieve and maintain competitive employment. The dorm houses 18 consumers with 5 staff members.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant (uncommitted balance $71.49 million at July 20, 2026) and FY26 Appropriated State (nonrecurring) Funds (uncommitted balance $74k at July 20, 2026). State Vocational Rehabilitation Services Grant Funds are received to assist in the provision of providing vocational rehabilitation services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $870,000 funded from State Vocational Rehabilitation Services Grant and Appropriated State (nonrecurring) Funds. The estimated cost to complete the project has increased from the 2025 CPIP submission and the Phase I estimate because the project scope has expanded to include replacement of existing ductwork, water piping, ceilings, lights and a new HVAC control system. Contract execution is expected in January 2027 and completion of construction in May 2027.

(gg) Project: JBRC Item 37: Department of Behavioral Health & Developmental Disabilities
J08.9891: Columbia Area MHC Fire Alarm Replacements

Request: Establish Phase I Pre-Design Budget to replace the fire alarm systems at the Columbia Area Mental Health Center (MHC).

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of Department of Mental Health.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				13,571	13,571
All Sources				13,571	13,571

Summary of Work: The project will replace the existing obsolete fire alarm system including the main control panels and all field devices, such as pull stations, smoke detectors, and horn-strobes.

Rationale: The parts are no longer available for the fire alarm control panels and the existing field devices are no longer compatible with the new fire alarm control panels.

Facility Characteristics: The Columbia Area Mental Health Center totals 58,995 square feet. The Adult Center was constructed in 2002 (24 years old), and the Child Adolescent Center was constructed in 2008 (18 years old). The fire alarm systems are original to construction. The mental health center provides case management, outpatient counseling and psychiatric treatment for children, adolescents, adults, and families in Richland County and surrounding areas. These patients occasionally must come to the building if they cannot be served in the community. Approximately 109 staff and 200 patients utilize the center daily.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance $28.56 million at May 29, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $901,152 (internal) funded from Capital Improvement & Maintenance Funds.

(hh) Project: JBRC Item 38: Department of Behavioral Health & Developmental Disabilities
J08.9892: Greer MHC Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the roof system at the Greer Mental Health Center (MHC).

Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of Department of Mental Health.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				5,376	5,376
All Sources				5,376	5,376

Summary of Work: The project will replace the existing roof system to include adding a thermal layer above the roof deck in the attic space. All roofing material options will be evaluated during the Phase I process.

Rationale: The mental health center has experienced significant humidity issues resulting in damage to ceilings, walls, and HVAC registers due to unconditioned attic air meeting with the conditioned air in the interior of the facility. A building envelope study confirmed the insulation system has fallen in multiple locations throughout the building's attic space causing thermal breaches. The current roofing system is in fair to poor condition. Replacement of the roof and the addition of a thermal layer above the roof deck in the attic space will provide an economical solution to the humidity issues, roof and building envelope deficiencies.

Facility Characteristics: The Greer MHC is 9,182 square feet and was constructed in 2004 (22 years old). The roof and the thermal insulation are original to the building. The Center provides outpatient services for children and adults, medical services, psychiatry and nursing for children and adults, multi-dimensional family therapy, mobile crisis services, intake and crisis services, supportive employment services, and youth access to the psychiatry program. The center has 19 staff and sees approximately 1,386 patients a year.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance $28.56 million at May 29, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $358,400 (internal) funded from Capital Improvement & Maintenance Funds.

(ii) Project: JBRC Item 39: Department of Corrections
N04.9811: Camille Graham - Construct New Mental Health Building

Request: Establish Phase I Pre-Design Budget to construct a mental health building at the correctional institution.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 11 in FY29 (estimated at $2,250,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(56)(g), (Health Services Modular Buildings) (redirected in FY27 Proviso 117.202 (5))				11,250	11,250
All Sources				11,250	11,250

Summary of Work: The project will construct a new women's mental health building with therapy classrooms. The building will include a reception area to help manage the flow of services and a multi-staff office for mental health officers that will be assigned for security purposes during programming. The facility will incorporate specialized therapy classrooms designed to provide a secure and confidential environment for mental health services. The work will be completed by outside contractors. All roofing material options will be evaluated during the Phase I process.

Rationale: The current practice of conducting both group classes and individual therapy sessions within existing prison housing units presents significant limitations regarding privacy and safety. There is not adequate space to provide services, and the existing space is shared with other departments. This creates scheduling problems and disrupts services. Each inmate assigned to the residential mental health program must be provided with two hours of group therapeutic services per day. Three dedicated group rooms are required to meet this need daily.

Facility Characteristics: The Women's Mental Health Building to be constructed will be approximately 4,450 square feet. The program's dormitory is adjacent to where the new building will be constructed and will allow an easier flow of secure movement to the program area. Individual offices will be used to provide one on one services to this same population of inmates in addition to providing outpatient services to inmates in the general population of the prison. These individual services include licensed mental health counselling and psychiatric services. Approximately 40 inmates and 5 staff members will utilize the building for group meetings at a time, but the building is anticipated to accommodate an average of 50 people at a time.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance $1.35 million at May 20, 2026). The project is expected to result in additional annual operating costs, but that amount has not yet been determined.

Full Project Estimate: $1,300,000 (internal) funded from Appropriated State (nonrecurring) Funds. While this project is fully funded from legislatively authorized funds, it is required to follow the Phase I/Phase II submission process per the JBRC roof policy. This was included in the 2025 CPIP submission as an FY29 item but has been moved up due to an increase in female inmate population, lack of mental health facility space from the population increase, and the availability of funds.

(jj) Project: JBRC Item 52: Patriots Point Development Authority
P36.9548: USS Laffey Mooring Upgrades and Relocation

Request: Establish Phase II Full Construction Budget to install a new mooring system.

Included in CPIP: No – The mooring system was included in the 2025 CPIP as part of the Laffey Dry Dock project.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Admissions Revenue				1,790,179	1,790,179
All Sources				1,790,179	1,790,179

Summary of Work: The project will install a new mooring system in an unrestricted location for the USS Laffey to have a dedicated area for the berthing.

Rationale: The ship's current berth is inadequate due to the water depth, lack of mooring structure and general location which sits in causing the ship to rest on the bottom at low tide. Moving the berth to an unrestricted location will prevent such expenditures and disruptions in the future for this scheduled dry docking. Some berth upgrades are previously planned as a part of the dry docking (P36-9547). This would negate some of that cost and task completion (replacing broken pilings).

Facility Characteristics: The museum ship ex-USS Laffey is a World War II destroyer and designated historical federal landmark. It was built in 1943 (83 years old). It has been berthed at Patriots Point Naval & Maritime Museum since 1981 (45 years ago). It is visited by over 300,000 visitors annually, including school and veteran groups.

Financial Impact: The project will be funded from Other, Admissions Revenue Funds (uncommitted balance $11.53 million at June 30, 2026). Admissions Revenue Funds are derived from the park and museum admission fees and revenue from leased property. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: $1,790,179 funded from Admissions Revenue Funds. The project is being requested for establishment at Phase II, as the Phase I Pre-Design (berth and mooring study), was completed under project P36-9547. The agency determined that the mooring upgrades at the new location, where the USS Laffey will be returned upon completion of project P36-9547 should be established as a separate project. Contract execution is expected in October 2026 and completion of construction in March 2027.

4. What is the Authority asked to do? Consider approval of the Permanent Improvement Projects

5. What is recommendation of the submitting agency involved? The items are complete and ready for SFAA review.

6. Private Participant Disclosure – Check only one:

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

☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

8. List of Supporting Documents:

1. Permanent Improvement Project Backup Documentation

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Horry-Little Pee Dee Land Acquisition (Holliday)

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

Project: JBRC Item 42: Department of Natural Resources
P24.6148: Horry-Little Pee Dee Land Acquisition (Holliday)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 316 acres in Horry County.

Included in CPIP: No – The property was not available during the 2025 CPIP submission process.

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

Rationale: Acquisition of the property would expand the preexisting Little Pee Dee Heritage Preserve- Wildlife Management Area (WMA) and will eliminate a large inholding within SCDNR owned land. It will be used by the public for outdoor recreational activities, including hiking, wildlife viewing, and hunting.

Characteristics: The property is located within the Little Pee Dee Heritage Preserve (WMA), south of the Little Pee Dee River and north of Galivants Ferry. It contains floodplain forests and oxbow lakes that protect large tracts of forestland and the blackwater river scenery. Along the river you will find aquatic creatures such as nonpoisonous yellow rat snakes, and brown and red-bellied water snakes. Additionally, there are alligators, and Florida and River cooters (species of turtle) sunning along the riverbanks.

Financial Impact: The property consists of 1 parcel and is offered by Blackwater, LLC for not more than appraised value, which is anticipated to be $920,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance $47.32 million at June 30, 2026). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction or renovations will be completed on the

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Horry-Little Pee Dee Land Acquisition (Holliday)

property. The acquisition is expected to result in an increase of $15,000 (year 1) in annual operating expenditures.

Full Project Estimate: $940,000 (internal) funded from Heritage Land Trust Funds.

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

AUTHORITY ACTION REQUESTED:

As requested by the Department of Natural Resources (DNR) through the Department of Administration, Facilities Management and Property Services, approve the Permanent Improvement Project for the Horry-Little Pee Dee Land Acquisition (Holliday); and as requested by DNR approve total project expenditure of $20,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6148.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. Submitted by:
(a) Agency: Department of Administration
(b) Authorized Official Signature: Ashlie Lancaster, FMPS Director

2. Subject: Department of Natural Resources – Horry-Little Pee Dee Land Acquisition (Holliday)

3. Summary Background Information:

Project: JBRC Item 42: Department of Natural Resources
P24.6148: Horry-Little Pee Dee Land Acquisition (Holliday)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 316 acres in Horry County.

Included in CPIP: No – The property was not available during the 2025 CPIP submission process.

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

Rationale: Acquisition of the property would expand the preexisting Little Pee Dee Heritage Preserve- Wildlife Management Area (WMA) and will eliminate a large inholding within SCDNR owned land. It will be used by the public for outdoor recreational activities, including hiking, wildlife viewing, and hunting.

Characteristics: The property is located within the Little Pee Dee Heritage Preserve (WMA), south of the Little Pee Dee River and north of Galivants Ferry. It contains floodplain forests and oxbow lakes that protect large tracts of forestland and the blackwater river scenery. Along the river you will find aquatic creatures such as nonpoisonous yellow rat snakes, and brown and red-bellied water snakes. Additionally, there are alligators, and Florida and River cooters (species of turtle) sunning along the riverbanks.

Financial Impact: The property consists of 1 parcel and is offered by Blackwater, LLC for not more than appraised value, which is anticipated to be $920,000. The due diligence activities will be funded from Other, Heritage Land Trust Funds (uncommitted balance $47.32 million at June 30, 2026). Revenue to this fund is authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. If acquired, no construction or renovations will be completed on the property. The acquisition is expected to result in an increase of $15,000 (year 1) in annual operating expenditures.

Full Project Estimate: $940,000 (internal) funded from Heritage Land Trust Funds.

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

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4. What is the Authority asked to do? Consider approval of the Permanent Improvement Project Preliminary Land Acquisition request.

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5. What is recommendation of the submitting agency involved? This item is complete and ready for SFAA review.

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6. Private Participant Disclosure – Check only one:

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

☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

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7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

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8. List of Supporting Documents:

1. Permanent Improvement Horry-Little Pee Dee Land Acquisition (Holliday)

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9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

The Authority is asked to approve the following permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services as noted herein. These items were reviewed favorably by the Joint Bond Review Committee (JBRC).

(a) Project: JBRC Item 43: Department of Natural Resources
P24.6065: Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)

Request: Establish Final Land Acquisition to purchase +/- 435-acres and two buildings in Greenville County.

Included in CPIP: Yes – 2025 CPIP Priority 25 of 60 in FY26 (estimated at $1,520,000)
Phase I Approval: June 2024 (estimated at $1,520,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	20,000		20,000	295,298	315,298
Federal, USDA Forest Legacy Program				1,500,000	1,500,000
All Sources	20,000		20,000	1,795,298	1,815,298

Rationale: Acquisition of the property would create a new SCDNR Heritage Preserve-Wildlife Management Area (WMA) and protect the second tallest peak overlooking the North Saluda River Valley. It will be used by the public for outdoor recreational activities.

Characteristics: The property is located approximately six miles northeast of the Town of Cleveland in Greenville County. It is located on the north and south sides of Old Highway 25 and harbors a peak of 1,765 feet. The property is characterized by a cove and oak hickory forest, geologic formations and a tributary of the North Saluda River that provides habitat for rare plant and animal species. Cedar Mountain is the tallest peak in the North Saluda River Valley outside of the Greenville Watershed. The property includes two abandoned and uninhabitable houses each approximately 1,250 square feet.

Financial Impact: The property consists of 4 parcels and is offered by Naturaland Trust of Greenville, SC for $1,760,298. The acquisition will be funded from Federal, Forest Legacy Funds (uncommitted balance $1.5 million at August 24, 2026) and Other, Heritage Land Trust Funds (uncommitted balance $47.32 million at June 30, 2026). The USDA Forest Legacy Grant funds were awarded to protect certain habitat specified in the grant application which includes Cedar Mountain. Heritage Land Trust funds

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

are authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal completed in July 2026 valued the property at $4,130,000. A Phase I Environmental Site Assessment was completed in February 2026 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because the two buildings located on the property are abandoned and uninhabitable and will not be occupied. Letters of support are not required authorizing the removal of the property from the tax rolls because the property is owned by a non-profit entity. A letter of support was received from the Greenville County Legislative Delegation approving the acquisition and permanent protection of the tract of land as a Heritage Preserve. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of $3,000 (year 1), $1,500 (year 2), and $1,000 (year 3), in annual operating expenditures.

Full Project Estimate: $1,815,298 funded from USDA Forest Legacy Program, and Heritage Land Trust Funds. The Final Land Acquisition request includes additional funds to remove debris and the dilapidated structures.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

(b) Project: JBRC Item 49: Department of Natural Resources
P24.6138: Horry – Waccamaw River HP-WMA Land Acquisition (East Edge)

Request: Establish Final Land Acquisition to purchase +/- 524 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at $20,000 for due diligence activities)

Phase I Approval: February 2026 (estimated at $1,845,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	1,825,000	1,875,000
All Sources	50,000		50,000	1,825,000	1,875,000

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would significantly increase the size of the Heritage Preserve. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat. The site will provide opportunities for public use, especially hunting, and will be added to the abutting WMA to increase the size for primitive access for hunting and bird watching.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River. Roughly half of the property is mapped as NWI palustrine wetlands. The parcel contains habitat for several rare plant species, including at least 12 rare plant species. The property has a variety of wildlife which was noted on the site visit: Prothonotary Warbler, Northern Parula, Blue-gray Gnatcatcher, Louisiana Heron, Brown-headed Nuthatch, Eastern Kingbird, Barn Swallow, Blue Grosbeak, Eastern Bluebird, Eastern Wild Turkey (including a poult), deer, variety of dragonfly species, Plymouth Gentian, sphagnum moss (good for salamanders), Yellow Hedge Hyssop, Pygmy Spider Lily, Musk Turtle, and likely has Spotted Turtles and Black Bear. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center, which are of critical importance to wildlife.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for $1,825,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance $47.32 million at June 30, 2026) SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal completed in July 2025 valued the property at $1,825,000. A Phase I Environmental Site Assessment was completed in July 2026 and found no evidence

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of $25,000 (year 1) and $5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: $1,875,000 funded from Heritage Land Trust Funds.

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

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

(c) Project: JBRC Item 50: Department of Natural Resources
P24.6139: Horry – Waccamaw River HP-WMA Land Acquisition (West Edge)

Request: Establish Final Land Acquisition to purchase +/- 1,761 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at $20,000 for due diligence activities)

Phase I Approval: February 2026 (estimated at $4,975,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	4,925,000	4,975,000
All Sources	50,000		50,000	4,925,000	4,975,000

Rationale: Acquisition of this parcel would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP-WMA, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River but does not directly border the river. Roughly 75% of the property is mapped as NWI palustrine wetlands and aerial photos show a two-mile stream section of Jones Swamp within the property and other riparian areas of the swamp. The property is entirely within the floodplain of the Waccamaw River and is located approximately 0.33 miles away, separated by a privately owned parcel on which Ducks Unlimited holds a conservation easement. This property is 0.33 miles to the southwest of a portion of Waccamaw River HP-WMA. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels. The parcel contains habitat for several rare plant species.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for $4,925,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance $47.32 million at June 30, 2026). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal completed in July 2025 valued the property at $4,925,000. A Phase I

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Department of Natural Resources – Final Land Acquisitions

Environmental Site Assessment was completed in July 2026 and found no evidence of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of $10,000 (year 1) and $5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: $4,975,000 funded from Heritage Land Trust Funds.

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

AUTHORITY ACTION REQUESTED:

As requested by the Department of Natural Resources (DNR) through the Department of Administration, Facilities Management and Property Services, approve the Permanent Improvement Projects for the referenced Final Land Acquisitions; and as requested by DNR approve the project expenditures from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in each of the referenced Permanent Improvement Projects.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. Submitted by:
(a) Agency: Department of Administration
(b) Authorized Official Signature: Ashlie Lancaster, FMPS Director

2. Subject: Department of Natural Resources – Final Land Acquisitions

3. Summary Background Information:

(a) Project: JBRC Item 43: Department of Natural Resources
P24.6065: Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)

Request: Establish Final Land Acquisition to purchase +/- 435-acres and two buildings in Greenville County.

Included in CPIP: Yes – 2025 CPIP Priority 25 of 60 in FY26 (estimated at $1,520,000)
Phase I Approval: June 2024 (estimated at $1,520,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	20,000		20,000	295,298	315,298
Federal, USDA Forest Legacy Program				1,500,000	1,500,000
All Sources	20,000		20,000	1,795,298	1,815,298

Rationale: Acquisition of the property would create a new SCDNR Heritage Preserve-Wildlife Management Area (WMA) and protect the second tallest peak overlooking the North Saluda River Valley. It will be used by the public for outdoor recreational activities.

Characteristics: The property is located approximately six miles northeast of the Town of Cleveland in Greenville County. It is located on the north and south sides of Old Highway 25 and harbors a peak of 1,765 feet. The property is characterized by a cove and oak hickory forest, geologic formations and a tributary of the North Saluda River that provides habitat for rare plant and animal species. Cedar Mountain is the tallest peak in the North Saluda River Valley outside of the Greenville Watershed. The property includes two abandoned and uninhabitable houses each approximately 1,250 square feet.

Financial Impact: The property consists of 4 parcels and is offered by Naturaland Trust of Greenville, SC for $1,760,298. The acquisition will be funded from Federal, Forest Legacy Funds (uncommitted balance $1.5 million at August 24, 2026) and Other, Heritage Land Trust Funds (uncommitted balance $47.32 million at June 30, 2026). The USDA Forest Legacy Grant funds were awarded to protect certain habitat specified in the grant application which includes Cedar Mountain. Heritage Land Trust funds are authorized by SC Code 51-17-115 and provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of

priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal completed in July 2026 valued the property at $4,130,000. A Phase I Environmental Site Assessment was completed in February 2026 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because the two buildings located on the property are abandoned and uninhabitable and will not be occupied. Letters of support are not required authorizing the removal of the property from the tax rolls because the property is owned by a non-profit entity. A letter of support was received from the Greenville County Legislative Delegation approving the acquisition and permanent protection of the tract of land as a Heritage Preserve. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of $3,000 (year 1), $1,500 (year 2), and $1,000 (year 3), in annual operating expenditures.

Full Project Estimate: $1,815,298 funded from USDA Forest Legacy Program, and Heritage Land Trust Funds. The Final Land Acquisition request includes additional funds to remove debris and the dilapidated structures.

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

(b) Project: JBRC Item 49: Department of Natural Resources
P24.6138: Horry – Waccamaw River HP-WMA Land Acquisition (East Edge)

Request: Establish Final Land Acquisition to purchase +/- 524 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at $20,000 for due diligence activities)

Phase I Approval: February 2026 (estimated at $1,845,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	1,825,000	1,875,000
All Sources	50,000		50,000	1,825,000	1,875,000

Rationale: Acquisition of this property would build on the corridor of protected lands along the Waccamaw River and would significantly increase the size of the Heritage Preserve. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat. The site will provide opportunities for public use, especially hunting, and will be added to the abutting WMA to increase the size for primitive access for hunting and bird watching.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River. Roughly half of the property is mapped as NWI palustrine wetlands. The parcel contains habitat for several rare plant species, including at least 12 rare plant species. The property has a variety of wildlife which was noted on the site visit: Prothonotary Warbler, Northern Parula, Blue-gray Gnatcatcher, Louisiana Heron, Brown-headed Nuthatch, Eastern Kingbird, Barn Swallow, Blue Grosbeak, Eastern Bluebird, Eastern Wild Turkey (including a poult), deer, variety of dragonfly species, Plymouth Gentian, sphagnum moss (good for salamanders), Yellow Hedge Hyssop, Pygmy Spider Lily, Musk Turtle, and likely has Spotted Turtles and Black Bear. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center, which are of critical importance to wildlife.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for $1,825,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance $47.32 million at June 30, 2026) SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal completed in July 2025 valued the property at $1,825,000. A Phase I Environmental Site Assessment was completed in July 2026 and found no evidence of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of $25,000 (year 1) and $5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: $1,875,000 funded from Heritage Land Trust Funds.

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

(c) Project: JBRC Item 50: Department of Natural Resources
P24.6139: Horry – Waccamaw River HP-WMA Land Acquisition (West Edge)

Request: Establish Final Land Acquisition to purchase +/- 1,761 acres in Horry County.

Included in CPIP: Yes – 2025 CPIP Priority 40 of 60 in FY26 (estimated at $20,000 for due diligence activities)

Phase I Approval: February 2026 (estimated at $4,975,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	50,000		50,000	4,925,000	4,975,000
All Sources	50,000		50,000	4,925,000	4,975,000

Rationale: Acquisition of this parcel would build on the corridor of protected lands along the Waccamaw River and would add to Waccamaw River HP-WMA, supplemented by lands under conservation easements held by Ducks Unlimited and The Nature Conservancy. This network of protected riverfront lands extends from the North Carolina line and ends at Winyah Bay with important preserves such as Waccamaw National Wildlife Refuge and the Yawkey Center. This network is of critical importance to wildlife. The S.C. Rivers Assessment attributes superior values to the Waccamaw River for recreational fishing, boating, fisheries habitat, and wildlife habitat.

Characteristics: The property is a timber-management tract on the floodplain of the Waccamaw River but does not directly border the river. Roughly 75% of the property is mapped as NWI palustrine wetlands and aerial photos show a two-mile stream section of Jones Swamp within the property and other riparian areas of the swamp. The property is entirely within the floodplain of the Waccamaw River and is located approximately 0.33 miles away, separated by a privately owned parcel on which Ducks Unlimited holds a conservation easement. This property is 0.33 miles to the southwest of a portion of Waccamaw River HP-WMA. The dominant natural habitat is Blackwater Floodplain, specifically hardwood swamp forest. The community is variable and includes areas with extended hydroperiods on old river channels. The parcel contains habitat for several rare plant species.

Financial Impact: The property consists of 1 parcel and is currently under negotiation with FD Timber LLC C/O Bank of America, NA to transfer ownership to Open Space Institute (OSI). Open Space Institute is offering the Department of Natural Resources the property for $4,925,000. The acquisition will be funded from Other, Heritage Trust Funds (uncommitted balance $47.32 million at June 30, 2026). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal completed in July 2025 valued the property at $4,925,000. A Phase I Environmental Site Assessment was completed in July 2026 and found no evidence of recognized environmental conditions in connection with the property. Letters of support were received from Horry County Council and Horry County School District authorizing the removal of the property from the tax rolls. A Building Condition Assessment is not required because there are no buildings located on the property. No construction or renovation will be completed on the property. The acquisition is expected to result in an increase of $10,000 (year 1) and $5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: $4,975,000 funded from Heritage Land Trust Funds.

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

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4. What is the Authority asked to do? Consider approval of the Permanent Improvement Project Final Land Acquisition requests.

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5. What is recommendation of the submitting agency involved? This item is complete and ready for SFAA review.

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6. Private Participant Disclosure – Check only one:

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

☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

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7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

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8. List of Supporting Documents:

1. Permanent Improvement Greenville-Cedar Mountain HP/WMA Land Acquisition (Bramlett-NLT)
2. Permanent Improvement Horry – Waccamaw River HP-WMA Land Acquisition (East Edge)
3. Permanent Improvement Horry – Waccamaw River HP-WMA Land Acquisition (West Edge)

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9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

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

(a)

County Location:	Colleton
From:	Department of Administration on behalf of South Carolina Department of Parks, Recreation & Tourism (#1254a)
To:	Town of Edisto Beach
Consideration:	$44.00
Administrative Fee:	$786.30
Description/Purpose:	To grant a 4.91± acre non-exclusive, permanent easement for the purpose of constructing, operating, and maintaining the Edisto Beach Coastal Storm Damage Reduction Project within the easement area on property of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) TMS 358-00-00-023. The easement is necessary to satisfy the real estate requirements established by the U.S. Army Corps of Engineers (USACE) for implementation of its federally authorized Coastal Storm Damage Reduction Project. The easement is being sought by the Town of Edisto Beach to benefit the State of South Carolina because it will provide long-term, protection of critical public infrastructure, state owned resources, recreational assets, and environmentally sensitive coastal areas while reducing storm damage risks to both public and private property and help protect and maximize the significant public investment being made by the State of South Carolina, the Town of Edisto Beach, and USACE by ensuring the project can be constructed and maintained throughout its authorized life. Consideration is the appraised value. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it and has provided the required determinations pursuant to §10-1-135 regarding easements on state lands of natural significance. The Town has requested one exception to the 2022 easement policy, and SCPRT has agreed, which is that the easement be permanent.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

(b)

County Location:	Colleton
From:	Department of Administration on behalf of South Carolina Department of Parks, Recreation & Tourism (#1254b)
To:	Town of Edisto Beach
Consideration:	$3.00
Administrative Fee:	$786.30
Description/Purpose:	To grant a 0.28± acre non-exclusive, permanent easement for the purpose of constructing, operating, and maintaining the Edisto Beach Coastal Storm Damage Reduction Project within the easement area on property of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) TMS 356-16-00-067. The easement is necessary to satisfy the real estate requirements established by the U.S. Army Corps of Engineers (USACE) for implementation of its federally authorized Coastal Storm Damage Reduction Project. The easement is being sought by the Town of Edisto Beach to benefit the State of South Carolina because it will provide long-term, protection of critical public infrastructure, state owned resources, recreational assets, and environmentally sensitive coastal areas while reducing storm damage risks to both public and private property and help protect and maximize the significant public investment being made by the State of South Carolina, the Town of Edisto Beach, and USACE by ensuring the project can be constructed and maintained throughout its authorized life. Consideration is the appraised value. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it and has provided the required determinations pursuant to §10-1-135 regarding easements on state lands of natural significance. The Town has requested one exception to the 2022 easement policy, and SCPRT has agreed, which is that the easement be permanent.

(c)

County Location:	Richland
From:	University of South Carolina (#1256a)
To:	City of Columbia
Consideration:	$1.00
Administrative Fee:	$786.30
Description/Purpose:	To grant a 0.578± acre assignable, non-exclusive easement, with four easement areas of 0.134± acres, 0.279± acres, 0.16± acres,

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

and 0.005± acres, for the purpose of construction, operation, reconstruction, and maintenance of water lines and appurtenances and extension of services within the easement areas on property of the University of South Carolina (USC) TMS R11502-03-03, R11502-03-04, R11502-03-07, and R11502-03-09. The easement is necessary to provide public water services to the USC new School of Medicine and Central Utility Plant at the Health Sciences Campus in the Bull Street District. The term of the easement is fifty (50) years. As the easement is being sought by USC to benefit its Health Sciences Campus, USC has requested that the easement be granted for nominal consideration. USC has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

(d)

County Location:	Richland
From:	University of South Carolina (#1256b)
To:	City of Columbia
Consideration:	$1.00
Administrative Fee:	$786.30
Description/Purpose:	To grant a 0.31± acre assignable, non-exclusive easement, with six easement areas of 477 Sq. Ft. (0.011 acres), 596 Sq. Ft. (0.014 acres), 600 Sq. Ft. (0.014 acres), 920 Sq. Ft. (0.02 acres), 3,986 Sq. Ft. (0.09 acres), 6,791 Sq. Ft. (0.16 acres) for the purpose of access ingress, egress, operation, reconstruction, and maintenance of sewer lines and appurtenances and extension of services within the easement area on property of the University of South Carolina (USC) TMS R11502-03-03, R11502-03-04, R11502-03-07, and R11502-03-09. The easement is necessary to provide sanitary sewer services to the USC new School of Medicine and Central Utility Plant at the Health Sciences Campus in the Bull Street District. The term of the easement is fifty (50) years. As the easement is being sought by USC to benefit its Health Sciences Campus, USC has requested that the easement be granted for nominal consideration. USC has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

AUTHORITY ACTION REQUESTED:

Approve the referenced easements, as recommended by the Department of Administration, Facilities Management and Property Services.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. **Submitted by:**
   (a) Agency: Department of Administration
   (b) Authorized Official Signature: Ashlie Lancaster, Director

2. **Subject:** Easements

3. **Summary and Background Information:**

(a)	County Location:	Colleton
	From:	Department of Administration on behalf of South Carolina Department of Parks, Recreation & Tourism (#1254a)
	To:	Town of Edisto Beach
	Consideration:	$44.00
	Administrative Fee:	$786.30
	Description/Purpose:	To grant a 4.91± acre non-exclusive, permanent easement for the purpose of constructing, operating, and maintaining the Edisto Beach Coastal Storm Damage Reduction Project within the easement area on property of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) TMS 358-00-00-023. The easement is necessary to satisfy the real estate requirements established by the U.S. Army Corps of Engineers (USACE) for implementation of its federally authorized Coastal Storm Damage Reduction Project. The easement is being sought by the Town of Edisto Beach to benefit the State of South Carolina because it will provide long-term, protection of critical public infrastructure, state owned resources, recreational assets, and environmentally sensitive coastal areas while reducing storm damage risks to both public and private property and help protect and maximize the significant public investment being made by the State of South Carolina, the Town of Edisto Beach, and USACE by ensuring the project can be constructed and maintained throughout its authorized life. Consideration is the appraised value. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it and has provided the required determinations pursuant to §10-1-135 regarding easements on state lands of natural significance. The Town has requested one exception to the 2022 easement policy, and SCPRT has agreed, which is that the easement be permanent.

(b)	County Location:	Colleton
	From:	Department of Administration on behalf of South Carolina Department of Parks, Recreation & Tourism (#1254b)
	To:	Town of Edisto Beach
	Consideration:	$3.00
	Administrative Fee:	$786.30
	Description/Purpose:	To grant a 0.28± acre non-exclusive, permanent easement for the purpose of constructing, operating, and maintaining the Edisto Beach Coastal Storm Damage Reduction Project within the easement area on property of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) TMS 356-16-00-067. The easement is necessary to satisfy the real estate requirements established by the U.S. Army Corps of Engineers (USACE) for implementation of its federally authorized Coastal Storm Damage Reduction Project. The easement is being sought by the Town of Edisto Beach to benefit the State of South Carolina because it will provide long-term, protection of critical public infrastructure, state owned resources, recreational assets, and environmentally sensitive coastal areas while reducing storm damage risks to both public and private property and help protect and maximize the significant public investment being made by the State of South Carolina, the Town of Edisto Beach, and USACE by ensuring the project can be constructed and maintained throughout its authorized life. Consideration is the appraised value. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it and has provided the required determinations pursuant to §10-1-135 regarding easements on state lands of natural significance. The Town has requested one exception to the 2022 easement policy, and SCPRT has agreed, which is that the easement be permanent.
(c)	County Location:	Richland
	From:	University of South Carolina (#1256a)
	To:	City of Columbia
	Consideration:	$1.00
	Administrative Fee:	$786.30
	Description/Purpose:	To grant a 0.578± acre assignable, non-exclusive easement, with four easement areas of 0.134± acres, 0.279± acres, 0.16± acres, and 0.005± acres, for the purpose of construction, operation, reconstruction, and maintenance of water lines and appurtenances and extension of services within the easement areas on property of the University of South Carolina (USC) TMS R11502-03-03, R11502-03-04, R11502-03-07, and R11502-03-09. The easement is necessary to provide public water services to the USC new School of Medicine and Central Utility Plant at the Health Sciences Campus in the Bull Street District. The term of the easement is fifty (50) years. As the easement is being sought by

USC to benefit its Health Sciences Campus, USC has requested that the easement be granted for nominal consideration. USC has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

(d)

County Location:	Richland
From:	University of South Carolina (#1256b)
To:	City of Columbia
Consideration:	$1.00
Administrative Fee:	$786.30
Description/Purpose:	To grant a 0.31± acre assignable, non-exclusive easement, with six easement areas of 477 Sq. Ft. (0.011 acres), 596 Sq. Ft. (0.014 acres), 600 Sq. Ft. (0.014 acres), 920 Sq. Ft. (0.02 acres), 3,986 Sq. Ft. (0.09 acres), 6,791 Sq. Ft. (0.16 acres) for the purpose of access ingress, egress, operation, reconstruction, and maintenance of sewer lines and appurtenances and extension of services within the easement area on property of the University of South Carolina (USC) TMS R11502-03-03, R11502-03-04, R11502-03-07, and R11502-03-09. The easement is necessary to provide sanitary sewer services to the USC new School of Medicine and Central Utility Plant at the Health Sciences Campus in the Bull Street District. The term of the easement is fifty (50) years. As the easement is being sought by USC to benefit its Health Sciences Campus, USC has requested that the easement be granted for nominal consideration. USC has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

---

4. What is the Authority asked to do? Approve the referenced easements.

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5. What is recommendation of the submitting agency involved? Approve the referenced easements.

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6. Private Participant Disclosure – Check only one:

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

☐ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

---

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

8. List of Supporting Documents:

(a) SC Code of Laws Sections 1-11-70, 1-11-80, 1-11-100, 10-1-130 and 10-1-135
(b) Exhibits (letters, plats, maps, etc.)
    a. Town of Edisto Beach
    b. Tower of Edisto Beach
    c. City of Columbia (water)
    d. City of Columbia (sewer)

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

SOUTH CAROLINA CODE OF LAWS

SECTION 1-11-70. Lands subject to Department's control.

All vacant lands and lands purchased by the former land commissioners of the State are subject to the directions of the Department of Administration.

HISTORY: 1962 Code Section 1-357; 1952 Code Section 1-357; 1942 Code Section 2137; 1932 Code Section 2137; Civ. C. '22 Section 98; Civ. C. '12 Section 93; Civ. C. '02 Section 89; G. S. 61; R. S. 83; 1878 (16) 559; 1950 (46) 3605; 2014 Act No. 121 (S.22), Pt V, Section 7.C, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 7.C, substituted "are subject to the directions of the Department of Administration" for "shall be subject to the directions of the State Budget and Control Board".

SOUTH CAROLINA CODE OF LAWS

SECTION 1-11-80. Department authorized to grant easements for public utilities on vacant State lands.

The Department of Administration, upon approval of the State Fiscal Accountability Authority, is authorized to grant easements and rights of way to any person for construction and maintenance of power lines, pipe lines, water and sewer lines and railroad facilities over, on or under such vacant lands or marshland as are owned by the State, upon payment of the reasonable value thereof.

HISTORY: 1962 Code Section 1-357.1; 1963 (53) 177; 2014 Act No. 121 (S.22), Pt V, Section 7.C, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 7.C, substituted "Department of Administration, upon approval of the State Fiscal Accountability Authority," for "State Budget and Control Board".

SECTION 1-11-100. Execution of instruments conveying rights of way or easements over marshlands or vacant lands.

Deeds or other instruments conveying such rights of way or easements over such marshlands or vacant lands as are owned by the State shall be executed by the Governor in the name of the State, when authorized by the Department of Administration, upon approval of the State Fiscal Accountability Authority, and when duly approved by the office of the Attorney General; deeds or other instruments conveying such easements over property in the name of or under the control of State agencies, institutions, commissions or other bodies shall be executed by the majority of the governing body thereof, shall name both the State of South Carolina and the institution, agency, commission or governing body as grantors, and shall show the written approval of the Director of the Department of Administration and the State Fiscal Accountability Authority.

HISTORY: 1962 Code Section 1-357.3; 1963 (53) 177; 2014 Act No. 121 (S.22), Pt V, Section 7.C, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 7.C, substituted "authorized by the Department of Administration, upon approval of the State Fiscal Accountability Authority," for "authorized by resolution of the Budget and Control Board, duly recorded in the minutes and records of such Board" and substituted "written approval of the Director of the Department of Administration and the State Fiscal Accountability Authority" for "written approval of the majority of the members of the State Budget and Control Board".

SOUTH CAROLINA CODE OF LAWS

SECTION 10-1-130. Grant of easements and rights of way.

The trustees or governing bodies of state institutions and agencies may grant easements and rights of way over any property under their control, upon the recommendation of the Department of Administration and approval of the State Fiscal Accountability Authority, whenever it appears that such easements do not materially impair the utility of the property or damage it and, when a consideration is paid therefor, any amounts must be placed in the State Treasury to the credit of the institution or agency having control of the property involved.

HISTORY: 1962 Code Section 1-49.3; 1963 (53) 177; 2014 Act No. 121 (S.22), Pt V, Section 7.K, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 7.K, rewrote the section, substituting the Department of Administration and the State Fiscal Accountability Authority for the State Budget and Control Board.

SOUTH CAROLINA CODE OF LAWS

SECTION 10-1-135. Encroachments on state-owned lands of natural significance.

For easements, rights-of-way, or any other encroachment on or over any state park, state forest, state historic area, state wildlife refuge or preserve, Heritage Trust Site, or other state-owned lands of natural significance the responsible management agency shall, in addition to the provisions of Section 10-1-130, make the following determinations prior to requesting approval from the Department of Administration and review by the Joint Bond Review Committee and approval by the State Fiscal Accountability Authority if necessary:

(a) There is an important public necessity for the encroachment;

(b) Alternative routes or locations not on state property are neither prudent nor feasible, and the proposed encroachment is not disruptive of the existing or planned uses of the state property;

(c) The entity responsible for the encroachment shall make reasonable mitigation of the impacts of the proposed encroachment, upon the recommendation of the governing body of the responsible management agency.

HISTORY: 1985 Act No. 91.

Code Commissioner's Note

At the direction of the Code Commissioner, references in this section to the offices of the former State Budget and Control Board, Office of the Governor, or other agencies, were changed to reflect the transfer of them to the Department of Administration or other entities, pursuant to the directive of the South Carolina Restructuring Act, 2014 Act No. 121, Section 5(D)(1), effective July 1, 2015.

Town of Edisto Beach

W. Crawford Moore, Jr., Mayor

Administration
Mark D. Aakhus, Town Administrator
Donna Rizer, Municipal Clerk

Council Members
Jerome W. Kizer
Robert Renner
James R. Watts II
Joey Bagwell

July 6, 2026

Linda Gordon
Real Property Services
South Carolina Department of Administration
1200 Senate Street, Room 612-A
Columbia, SC 29201

Dear Ms. Gordon:

Enclosed are the U.S. Army Corps of Engineers' Notice to Proceed with Real Estate Acquisition and the Corps' Standard Perpetual Beach Storm Damage Reduction Easement. These documents establish the real property interests required by the Corps for the Town of Edisto Beach Coastal Storm Damage Reduction Project.

The Town respectfully requests approval of the proposed Beach Renourishment Easement to facilitate construction, operation, maintenance, repair, rehabilitation, and periodic renourishment of the federally authorized coastal storm damage reduction project. The easement is required by the U.S. Army Corps of Engineers as a condition of implementing the project and will allow the Town and the Corps to carry out the long-term protection and maintenance activities necessary for the project.

As required by Section 10(e) of the easement application, a lease or license would not adequately serve the intended purpose because the Corps requires a perpetual real property interest to ensure uninterrupted access and authority to construct, maintain, repair, rehabilitate, and periodically renourish the project for its entire authorized life. Temporary property interests would not satisfy the federal real estate requirements for this project.

As required by Section 10(f), the requested perpetual duration is necessary because the project is intended to provide ongoing coastal storm damage reduction through future maintenance and periodic renourishment activities over the life of the federal project. The perpetual easement ensures that the necessary property rights remain in place to support these continuing responsibilities.

Please let me know if any additional information or documentation is needed to complete your review. Thank you for your assistance.

Sincerely,

Mark Aakhus
Town Administrator
Town of Edisto Beach

2414 Murray Street
Edisto Beach, SC 29438
843-869-2505

DISCOVER South Carolina

South Carolina Department of
Parks, Recreation & Tourism

Henry McMaster
Governor

Duane N. Parrish
Director

July 20, 2026

Linda Gordon
Real Property Services
Division of Facilities Management and Property Services
South Carolina Department of Administration
1200 Senate Street, Room 612-A
Columbia, SC 29201

RE: Request for Perpetual Easement – Edisto Beach Coastal Storm Damage Reduction Project

Dear Ms. Gordon:

The South Carolina Department of Parks, Recreation and Tourism (SCPRT) supports the Town of Edisto Beach's request for a perpetual easement across state-owned property associated with the Edisto Beach Coastal Storm Damage Reduction Project.

The requested easement is necessary to satisfy the real estate requirements established by the U.S. Army Corps of Engineers (USACE) for implementation of its federally authorized Coastal Storm Damage Reduction Project. Under the Corps' standard estate requirements, the non-federal sponsor must acquire a perpetual real property interest that provides sufficient legal authority for the construction, operation, maintenance, repair, rehabilitation, and periodic renourishment of the project throughout its authorized life.

In evaluating available alternatives, SCPRT considered whether a lease, license, or other temporary property interest would adequately serve the project's needs. Those alternatives were determined to be insufficient because they do not convey the permanent property rights required by the USACE. Temporary or revocable interests could expire or be terminated and would not provide the uninterrupted legal authority necessary for the Corps and the Town to perform future maintenance, rehabilitation, emergency repairs, and periodic beach renourishment over the life of the federally authorized project.

Accordingly, SCPRT supports the conveyance of a perpetual easement, as this is the only property interest that satisfies the federal real estate requirements and ensures the long-term protection, maintenance, and continued operation of the project.

SCPRT has further determined that the requirements of SC Code §10-1-135 have been met and the proposed easement will not materially damage nor impair the utility of the Edisto Beach State Park. Granting the requested perpetual easement is consistent with the State's interest in protecting and preserving its coastal resources while facilitating a federally authorized storm damage reduction project that will provide lasting public recreational, environmental, and coastal resiliency benefits. The requested easement will enable the continued stewardship of these public resources while ensuring that the long-term objectives of the federal project can be achieved.

The consideration for this easement is the substantial public benefit provided by the project. The Edisto Beach Coastal Storm Damage Reduction Project will provide long-term protection of critical public infrastructure, state-owned resources, recreational assets, and environmentally sensitive coastal areas while reducing storm damage risks to both public and private property. Approval of the requested easement will also help protect and maximize the significant public investment being made by the State of South Carolina, the Town of Edisto Beach, and the U.S. Army Corps of Engineers by ensuring the project can be constructed and maintained throughout its authorized life. The perpetual easement enables the State, the Town, and the USACE to realize the long-term public investment in this federally authorized project and to preserve the public benefits it is intended to provide.

SCPRT respectfully requests that the Department of Administration and the State Fiscal Accountability Authority approve the requested perpetual easement to facilitate implementation of this important coastal resilience project.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Duane Parrish

Duane Parrish, Director
South Carolina Department of Parks, Recreation and Tourism

NOTES:

1) THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.

2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS PLAT IS FOR REFERENCE PURPOSE ONLY.

3) THIS PLAT OF PERPETUAL EASEMENT FOR BEACH RENOURISHMENT DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR SURVEYING IN SOUTH CAROLINA. ALL LOT DESCRIPTIONS ARE BASED ON DEED CALLS AND PLAT REFERENCES WITHIN SAID DEEDS WITH THE EXCEPTION OF ANY CALLS FOR HIGH WATER MARK. THE BOUNDARY INFORMATION SHOWN HEREON DOES NOT REPRESENT A TITLE SEARCH, TITLE EXAM, CONCLUSIVE BOUNDARY SURVEY OR MAPPING OF ANY OF THE PARCELS SHOWN.

4) AREA COMPUTED BY COORDINATE METHOD.

5) HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING THE SCGS VRS SYSTEM.
HORIZONTAL DATUM– SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83/2011) VERTICAL DATUM – NAVD 88. ALL DISTANCES ARE GROUND DISTANCES.

6) SUBJECT TRACTS ARE GRAPHICALLY LOCATED WITHIN FLOOD ZONE AE(MINIMUM ELEVATION 9, 10, & 11), VE(MINIMUM ELEVATION 11, 12, 13, 14, & 15) (DESIGNATED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD)PER FEMA MAPS 45029C0693G, 4502C0781G, & 4502C0777G EFFECTIVE DATE OF NOVEMBER 07, 2021 PANELS 693, 777, & 781 (REVISED DECEMBER 21, 2017).

7) ZONING INFORMATION:
TMS 358-00-00-023 (RC1)RESOURCE CONSERVATION-1 AS PER COLLETON COUNTY ZONING MAP UPDATED 3/25/2022
TMS 356-16-00-067

TMS 356-16-00-066 (C3)COMMERCIAL DISTRICT AS PER TOWN OF EDISTO BEACH
ALL OTHER TRACTS (UD1)URBAN DEVELOPMENT-1 AS PER COLLETON COUNTY ZONING MAP UPDATED 3/25/2022

8) NO EVIDENCE OF OBVIOUS OR APPARENT CEMETERIES OR BURIAL GROUNDS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY. INFORMATION OF THEIR EXISTENCE AND LOCATION WAS NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.

LOT NUMBER	TMS #	OWNER	DB / PG	PB / PG	EASEMENT AREA (S.F.)
LOT 1	358-00-00-023	SOUTH CAROLINA DEPARTMENT OF PARKS & TOURISM	601/77	NOT FOUND	213963.116
LOT 2	356-16-00-067	STATE OF SOUTH CAROLINA	80 / 89	NOT FOUND	12097.22
LOT 3	356-16-00-066	FISH THIS, LLC, A SOUTH CAROLINA LLC	2576 / 217	PB 912 PG 2	6409.776
LOT 4	356-16-00-065	FISH THIS, LLC, A SOUTH CAROLINA LLC	2576 / 217	PB 912 PG 2	5283.801

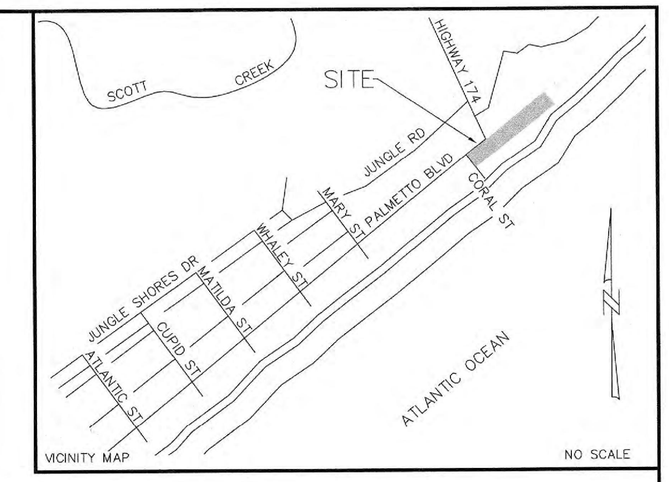
ADDITIONAL REFERENCES:

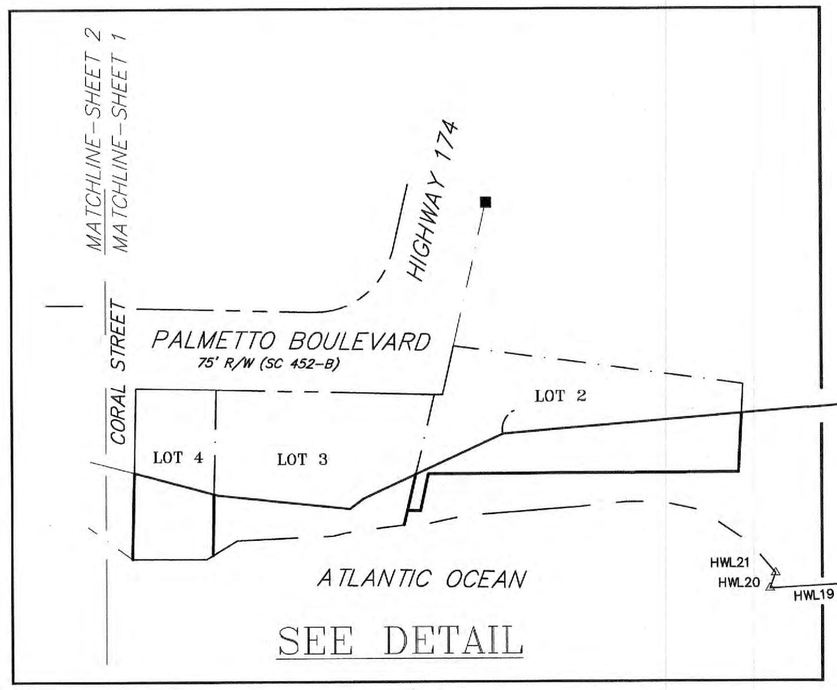
1) 452–B COLLETON COUNTY SC 174 PLANS SET ENTITLED "PLAN AND PROFILE OF PROPOSED STATE HIGHWAY STATE PROJECT NO. 452–B" DATED SEPTEMBER 19, 1938.

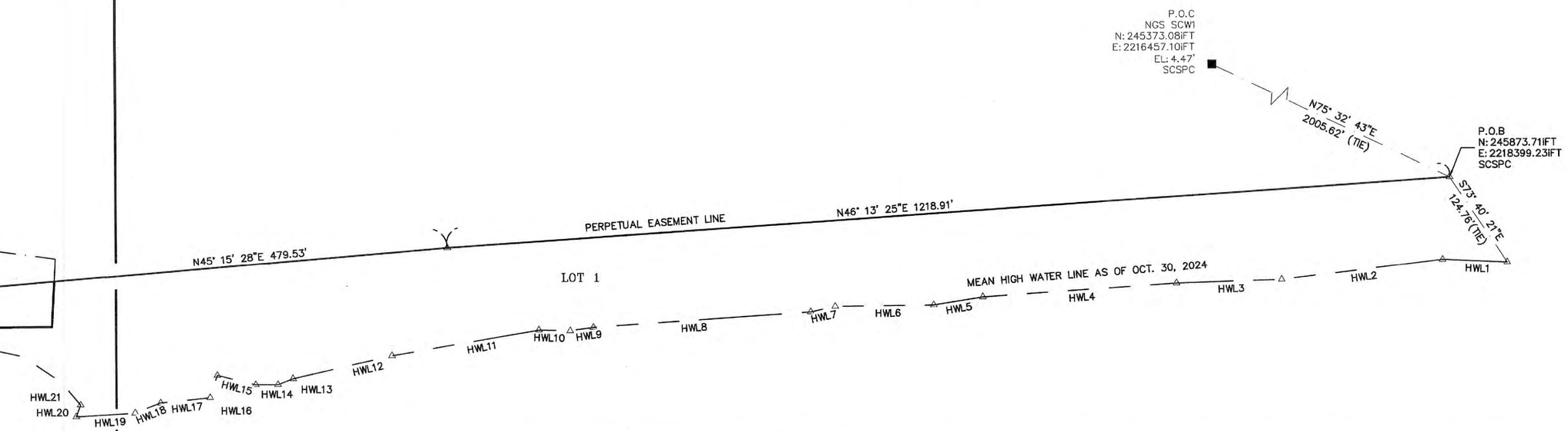
2) SUPPLEMENTAL TRACT INFORMATION OBTAINED FROM COLLETON COUNTY GIS DATA

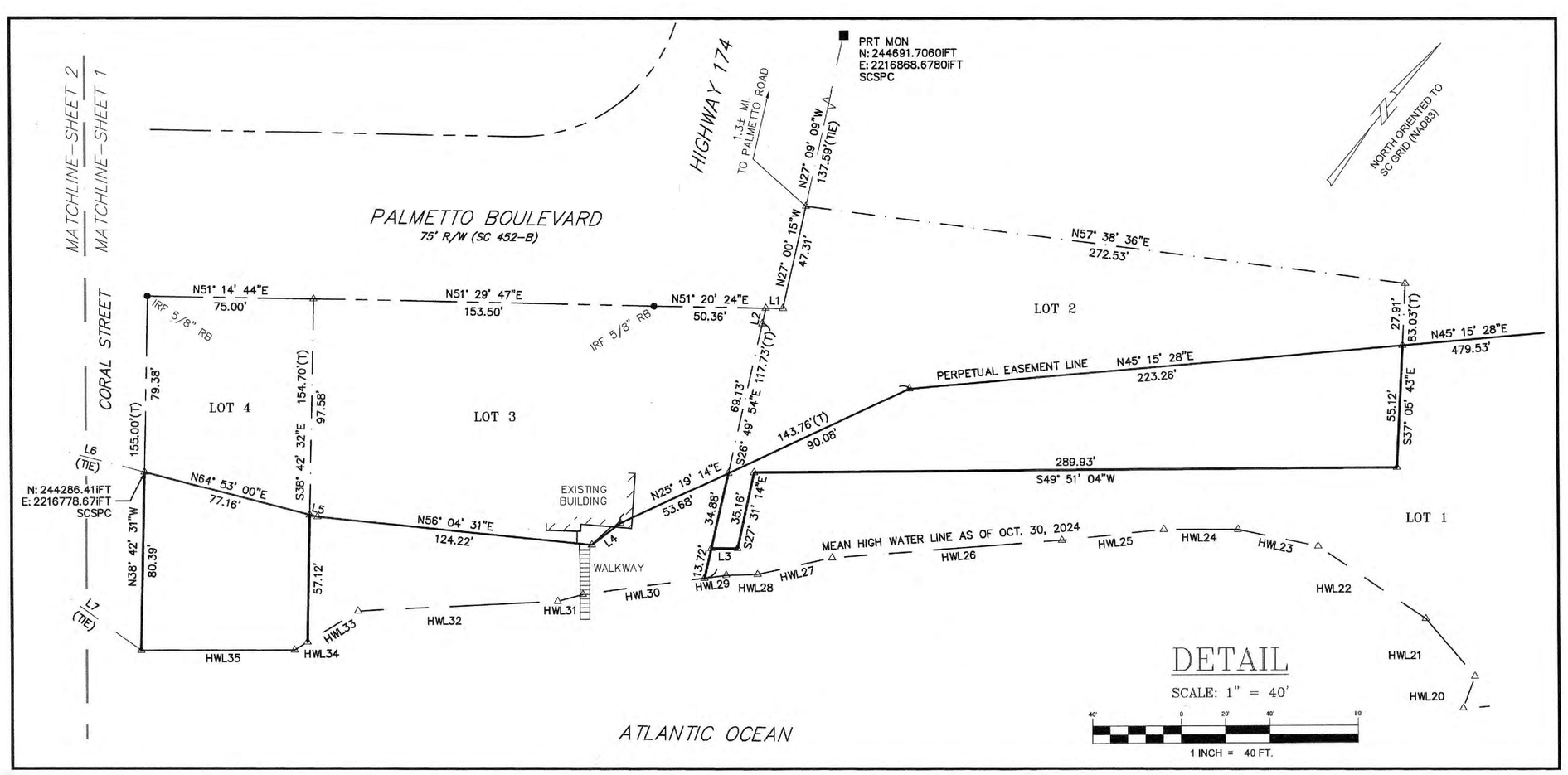
MEAN HIGH WATER LINE DETERMINATION:

MEAN HIGH WATER LINE SHOWN HEREON SET AT THE 5.95' MARK (NAVD 88)
TIDAL EPOCH: 1983–2001
VARIABLE AND AS DEPICTED FROM US ARMY CORPS OF ENGINEERS SURVEY DATA FROM 10/30/2024.









DETAIL
SCALE: 1" = 40'
1 INCH = 40 FT.

LINE TABLE		
LINE #	DIRECTION	LENGTH
HWL1	S52°28'36"W	78.19'
HWL2	S43°16'13"W	196.89'
HWL3	S48°12'57"W	127.76'
HWL4	S46°10'13"W	235.35'
HWL5	S40°57'15"W	60.14'
HWL6	S49°32'16"W	119.94'
HWL7	S37°48'34"W	30.61'
HWL8	S46°07'49"W	264.14'
HWL9	S42°26'22"W	28.70'
HWL10	S51°21'57"W	38.11'
HWL11	S40°19'31"W	180.18'
HWL12	S37°15'05"W	123.84'
HWL13	S28°11'47"W	19.44'
HWL14	S50°13'38"W	26.60'
HWL15	S63°59'28"W	48.12'
HWL16	S21°20'55"E	28.55'
HWL17	S44°14'51"W	60.42'
HWL18	S28°32'24"W	33.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
HWL19	S46°27'02"W	71.56'
HWL20	N19°36'20"W	15.29'
HWL21	N80°04'50"W	34.14'
HWL22	S84°04'19"W	58.54'
HWL23	S61°59'34"W	36.71'
HWL24	S50°18'36"W	33.57'
HWL25	S44°14'40"W	46.22'
HWL26	S45°54'03"W	103.87'
HWL27	S37°51'53"W	34.40'
HWL28	S48°32'08"W	14.22'
HWL29	S43°19'53"W	9.95'
HWL30	S42°32'53"W	55.29'
HWL31	S34°58'42"W	11.83'
HWL32	S47°33'20"W	89.83'
HWL33	S18°51'54"W	26.71'
HWL34	S17°59'26"W	6.88'
HWL35	S50°10'00"W	69.26'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N51°19'19"E	7.67'
L2	S27°03'48"E	7.14'
L3	S50°28'10"W	11.98'
L4	N12°58'17"E	16.17'
L5	N64°53'00"E	3.56'
L6	N64°53'00"E	49.96'
L7	S86°09'13"W	57.94'

SYMBOL LEGEND

- ■ – CONCRETE MONUMENT FOUND
- ● – BOUNDARY MONUMENT FOUND
- △ – CALCULATED POINT

ABBREVIATION LEGEND

DB	–	DEED BOOK
PB/PC	–	PLAT BOOK/PLAT CABINET
PG	–	PAGE
NAD	–	NORTH AMERICAN DATUM
NAVD	–	NORTH AMERICAN VERTICAL DATUM
GIS	–	GEOGRAPHICAL INFORMATION SYSTEM
R/W	–	RIGHT–OF–WAY
IPF	–	IRON PIPE FOUND
OT	–	OPEN TOP PIPE
PT	–	PINCH TOP PIPE
IRF	–	IRON ROD FOUND
NLF	–	NAIL FOUND
RB	–	REBAR
CMF	–	CONCRETE MONUMENT FOUND
P.O.B	–	POINT ON BEGINNING
P.O.C	–	POINT OF COMMENCEMENT
NTS	–	NOT TO SCALE
(T)	–	TOTAL
CGF	–	COMBINED GRID FACTOR
N/F	–	NOW OR FORMERLY
S.F.	–	SQUARE FEET
PRT	–	SC PARKS, RECREATION, & TOURISM
MWL	–	MEAN HIGH WATER LINE

LINE LEGEND

- PROPERTY BOUNDARY (INSIDE EASEMENT)
- PROPERTY BOUNDARY (OUTSIDE EASEMENT)
- PERPETUAL EASEMENT LINE(PEL)
- MEAN HIGH WATER LINE
- EXISTING ROAD RIGHT OF WAY
- ADJOINING PROPERTY
- TIE LINE
- FENCE (AS NOTED)
- SHEET MATCHLINE

RESERVED FOR STAMPS
COUNTY OF COLLETON

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.

ESP Associates, P.A.
5900 Core Ave.
Suite 104
North Charleston, SC 29418
843-714-2040
www.espassociates.com

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 40212 B. RUSSELL GARDNER

I, B. RUSSEL GARDNER, HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED WITHIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

B. RUSSEL GARDNER SCPLS NO. 40212 JULY 26, 2024 DATE
REV: JUNE 25, 2025

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ESP ASSOCIATES, INC. No. 5839

NO.	DATE	REVISION	BY
01	06/25/25	REVISE NOTE 3 AND PLAT NOTE	AWW

PLAT OF PERPETUAL EASEMENT FOR BEACH RENOURISHMENT

LOCATED IN
THE TOWN OF EDISTO BEACH
COLLETON COUNTY, SOUTH CAROLINA

CLIENT:
TOWN OF EDISTO BEACH
2414 MURRAY STEET
EDISTO BEACH, SC
29438

PROJECT NO: 23–01540
SCALE: 1"=100'
DATE: JUL 26, 2024
DRAWN BY: AWW
CHECKED BY: BRG
DATE SURVEYED: MAY 05, 2024
DRAWING NO: EDISTO BEACH COASTAL SCIENCE.DWG

1.0

SHEET 1 OF 13

UNIVERSITY OF
South Carolina

Facilities Planning Design and Construction

September 15, 2026

Linda M. Gordon
Real Property Services
Division of Facilities Management and Property Services
The South Carolina Department of Administration
1200 Senate Street, Room 612
Columbia, SC 29201

Re: Requested easements on state property owned and occupied by the University of South Carolina

Dear Ms. Gordon,

The university respectfully requests your attention in a matter that requires the conveyance of easements on state/university property to the City of Columbia for new on-site water and sewer infrastructure. The need for the easements is a result of the School of Medicine at the Health Sciences Campus. The University of South Carolina Board of Trustees approved these easements at their June 20th, 2025, meeting, and the request is now coming to your office in accordance with normal state procedures.

The proposed easement for the City of Columbia will follow the underground routing of critical water and sewer infrastructure that is being installed specifically and solely for the new School of Medicine and Central Utility Plant at the Health Sciences Campus in the Bull Street District. As reflected on the site plan, the infrastructure extends to the primary facilities with provisions for future expansion on university property. Since the utilities in the easements only serve university facilities at Health Sciences Campus, we recommend that the easement be granted for $1.00 per City of Columbia. Notably, the final easement agreement will stipulate that the easements will be removed in the future if the underground utilities are removed or rendered unnecessary as a result of relocation of service or building demolition. The site plan calculates the area and boundaries of these easements. City of Columbia believes this request is routine and the information they have provided is consistent with other easements previously requested to occur on state property.

An easement is the appropriate legal instrument in this case due to the permanent nature of the infrastructure and the need to ensure long-term operational stability and protection of university facilities. A license would be insufficient because it is revocable, does not ensure

long-term security, and does not provide the level of control required for essential utility infrastructure. Likewise, a lease is not appropriate, as leases are generally intended for occupancy or possessory interested and typically involve recurring payments, rather than accommodating permanent underground utility installations.

Please do not hesitate to contact my office if I can resolve any questions regarding this matter. We appreciate your consideration and look forward to receiving SFAA approval of these easements.

With kind regards,



Derek Gruner
University Architect
Facilities Planning Design and Construction
1300 Pickens Street
Columbia SC, 29208

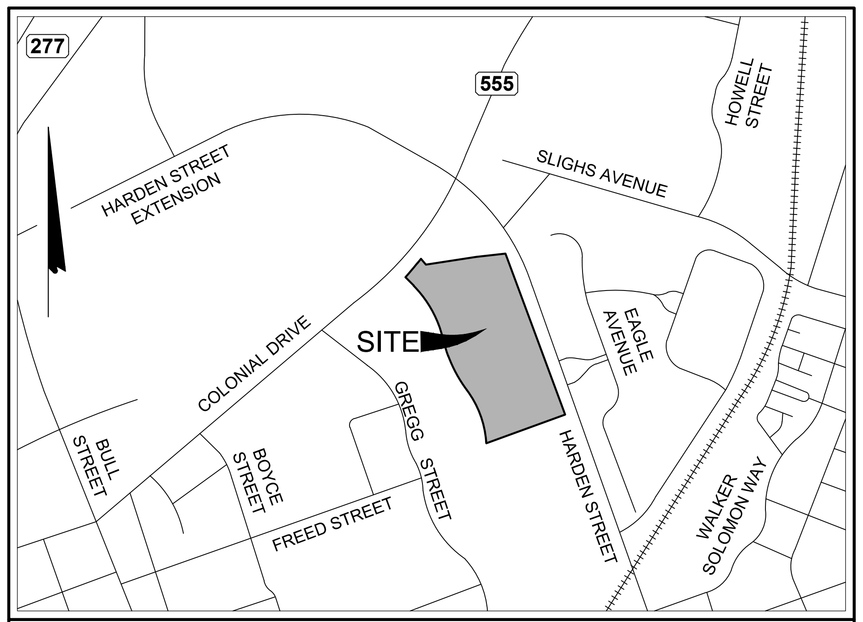
Cc: Ed Walton
Terry Parham
Joe Sobieralski
Craig Parks
Chuck Rhoden
Scott Benson

Attach: Sanitary Sewer Record Drawings
Water Record Drawings
City of Columbia Approval Letter
Deed for Sanitary Sewer Lines
Deed for Water Lines
SCDES Wastewater Permit to Construct
SCDES Water Permit to Construct
SCDES NPDES Permit
SCDOT Approval
State Easement Application
Tellus Delaware Water Easement

WATER RECORD DRAWINGS
FOR

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION

LOCATED IN THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA



LOCATION MAP (1" = 1000')

SHEET INDEX:

C0 _____ COVER SHEET - WATER RECORD DRAWINGS
C1 _____ WATER DISTRIBUTION - RECORD DRAWING
C2 _____ WATER DISTRIBUTION - RECORD DRAWING

OWNER:
UNIVERSITY OF SOUTH CAROLINA
1300 PICKENS ST., OFFICE 229
COLUMBIA, SC 29208
803-777-1184

ENGINEER:
COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518

WATER & SANITARY SEWER:
CITY OF COLUMBIA
SCOTT ROGERS
1136 WASHINGTON ST.
COLUMBIA, SC 29201
803-545-3290
email: michael.rogers@columbiasc.gov

DEVELOPER:
GILBANE DEVELOPMENT COMPANY
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON, VA 22201
ATTN: JOHN D. KEEGAN, PE
OFFICE: (703) 312-7273
EMAIL: jkeegan@gilbaneco.com

SPECIAL CONDITIONS:

A HOLD-HARMLESS AGREEMENT IS REQUIRED FOR THIS PROJECT DUE TO THE FOLLOWING BEING SHOWN INSIDE PROPOSED CITY UTILITY EASEMENTS ON THE ABOVE REFERENCED RECORD DRAWING: SPECIALITY PAVERS, PLANTERS, BOLLARDS, TREES, BANDINGS, OR ANY OTHER STRUCTURES. THIS APPROVAL DOES NOT GRANT APPROVAL TO ADD ANY ADDITIONAL IMPROVEMENTS WITH IN THE CITY'S UTILITY EASEMENTS.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED AS RICHLAND COUNTY TAX MAP PARCEL PORTION OF 11502-03-09, 11502-03-03, -04, -05 & -07.
2. OWNER IS: UNIVERSITY OF SOUTH CAROLINA, USC TREASURERS OFFICE, PETIGRU, COLUMBIA, SC 29208.
3. ALL ELEVATIONS SHOWN ARE BASED UPON NAVD 88 DATUM.
4. TEN STATES STANDARDS MAINTAINED BETWEEN WATER LINE, SANITARY SEWER LINES AND STORM DRAINAGE LINES.
5. WATER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC, 29217, 803-545-3400.
6. SEWER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC 29217, 803-545-3400.
7. THE STORM DRAINAGE LINES AND APPURTENANCES TO BE OWNED AND MAINTAINED BY THE OWNER.
8. THERE ARE EXCLUSIVE CITY OF COLUMBIA WATER EASEMENTS OVER THE WATER MAINS, ALSO THERE ARE 10' EXCLUSIVE CITY OF COLUMBIA WATER EASEMENTS OVER ALL SERVICE LINES FROM THE MAIN TO A POINT 5' BEYOND THE METERS AND CITY FIRE HYDRANTS.
9. THE TOTAL SQUARE FOOTAGE OF THE PROPOSED WATER EASEMENTS IS 25,181 SQ FT (0.58 ACRES).
10. PROPOSED BARNWELL STREET TO BE CONVEYED TO THE CITY OF COLUMBIA FOR OWNERSHIP AND MAINTENANCE UPON SUBMITTAL AND APPROVAL OF ALL RECORD DRAWINGS, FINAL PLAT, DEEDS AND EASEMENTS REQUIRED, INSPECTIONS AND APPROVAL OF REPAIRS AS NEEDED.

ENGINEER'S CERTIFICATION

THESE RECORD DRAWINGS ARE A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON OBSERVATIONS DURING CONSTRUCTION, MY ASSESSMENT OF THE COMPLETE WORK AND REVIEW OF THE "AS-BUILT" SURVEY, THE PROJECT INCLUDING...

__X__ WATER MAINS
___ LIFT STATION/PUMP STATION
___ SEWER FORCE MAINS
___ STORM DRAINAGE SYSTEM
___ SANITARY SEWER SYSTEM
___ RECLAIMED WATER MAINS

WAS COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE INTENT OF THE PERMITS, APPROVED PLANS, AND SPECIFICATIONS.

ENGINEER'S SIGNATURE AND DATE: _____ DATE 5/28/2026
NAME: Laura M. Baker
SOUTH CAROLINA LICENSE NO: 27748 (AFFIX SEAL HERE)

INFORMATION PROVIDED BY:
GENERAL CONTRACTOR
NAME: Carolina Tap & Bore, Inc.
ADDRESS: 2430 Morningside Drive., West Columbia, SC 29169
PHONE NUMBER: (803) 739-7056
S.C. LICENSE NUMBER: G 15412

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

C & D PROJECT No: 23017

BOUDREAUX
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Columbia, SC 29201
803.799.0247 p
BoudreauxGroup.com
SLAM

AE Seal
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER
No.27748
5/28/2026
LAURA M. BAKER
LICENSED PROFESSIONAL ENGINEER
NO. 27748

AE Seal
SOUTH CAROLINA
COX AND DINKINS, INC.
No. C00294
CERTIFICATE OF AUTHORIZATION

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC
CITY FILE NO: DPI-2024-12-0068

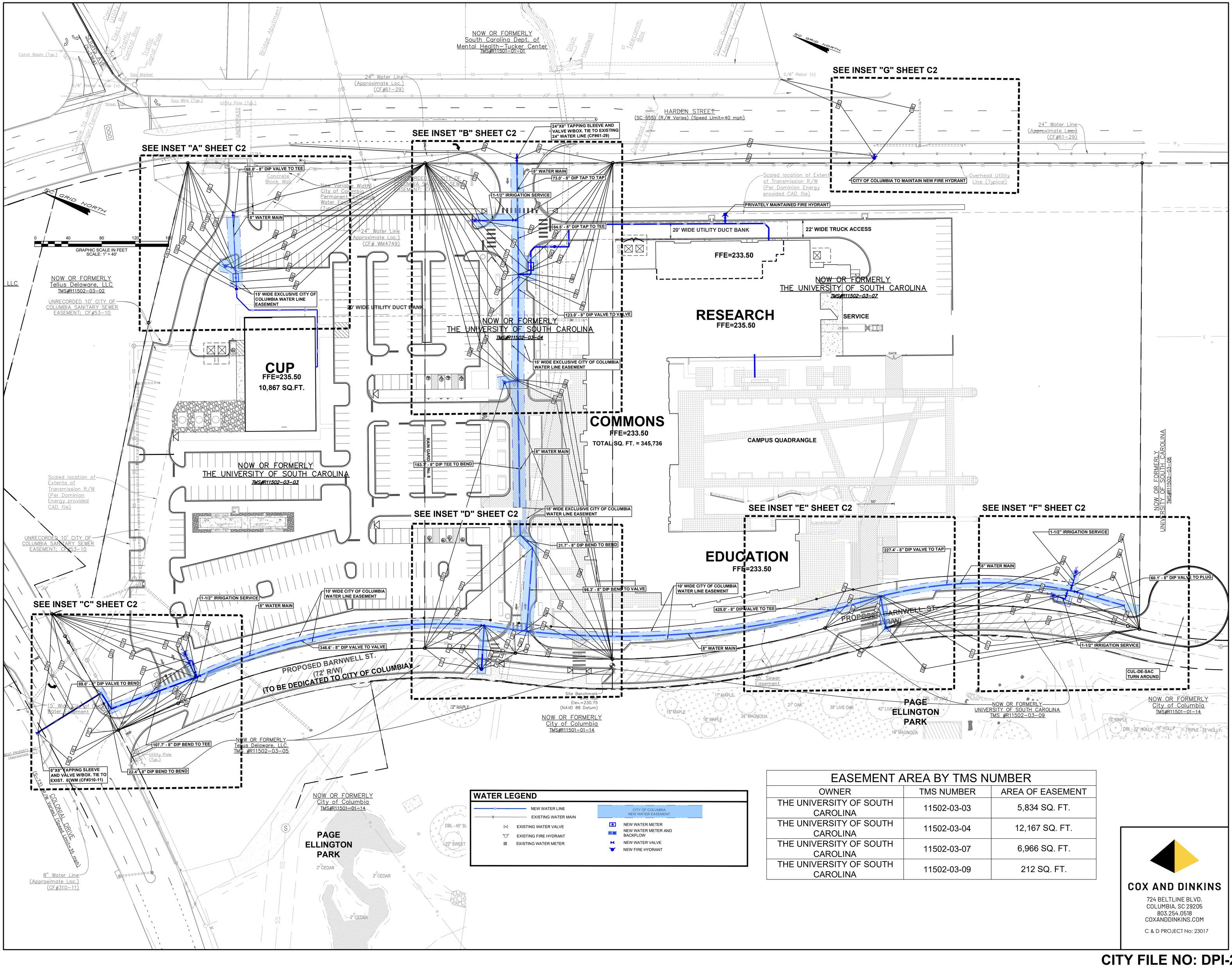
Project Number 1090-22 / 16231.00
Date MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026

Drawing Title.
COVER SHEET - WATER RECORD DRAWINGS

Drawing No.
C0

CITY FILE NO: DPI-2024-12-0068



WATER LEGEND

- NEW WATER LINE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

CITY OF COLUMBIA NEW WATER EASEMENT

- NEW WATER METER
- NEW WATER METER AND BACKFLOW
- NEW WATER VALVE
- NEW FIRE HYDRANT

EASEMENT AREA BY TMS NUMBER

OWNER	TMS NUMBER	AREA OF EASEMENT
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-03	5,834 SQ. FT.
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-04	12,167 SQ. FT.
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-07	6,966 SQ. FT.
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-09	212 SQ. FT.

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

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1519 Sumter Street
Columbia, SC 29201
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SOUTH CAROLINA PROFESSIONAL ENGINEER
No.27748
5/28/2026
LAURA W. GRIER
AE Seal
LICENSED PROFESSIONAL ENGINEER
NO. 27748

SOUTH CAROLINA
COX AND DINKINS, INC.
No. C00294
CERTIFICATE OF AUTHORIZATION
AE Seal

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC

CITY FILE NO: DPI-2024-12-0068

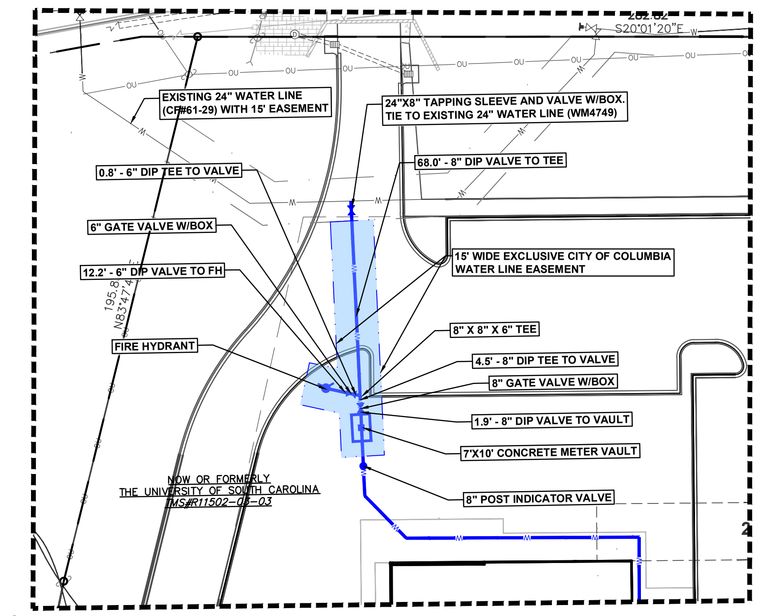
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Date: MARCH 6, 2026

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2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026

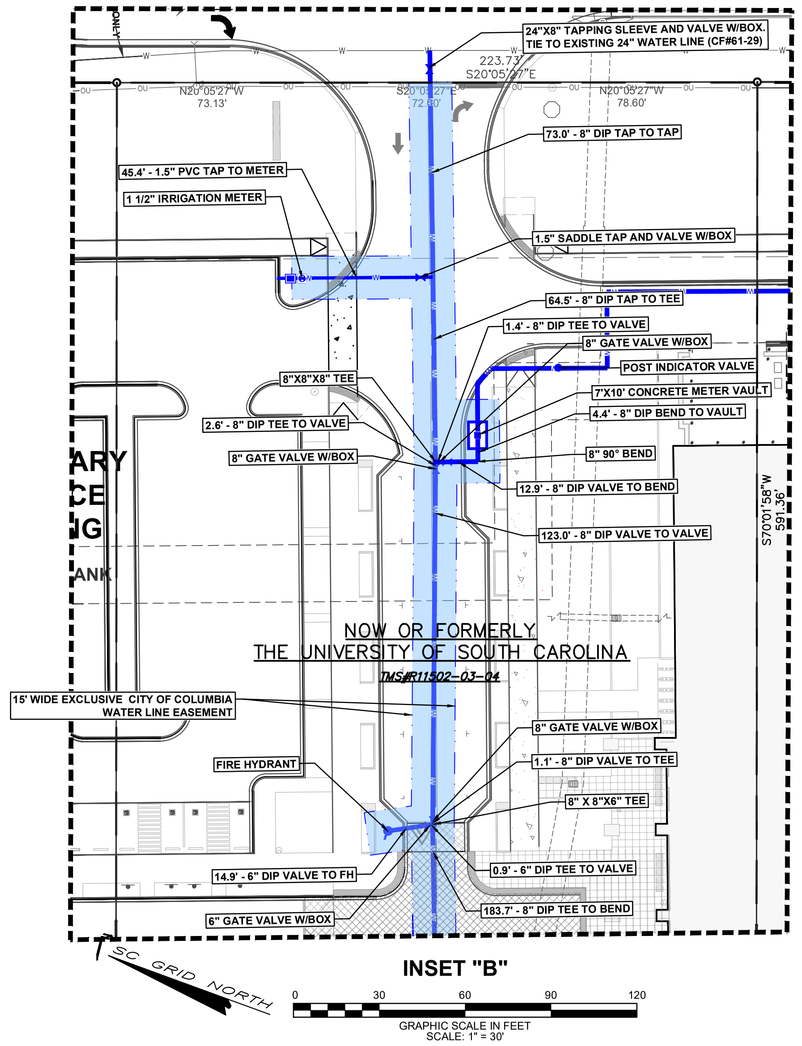
Drawing Title:
WATER DISTRIBUTION - RECORD DRAWING

Drawing No.
C1

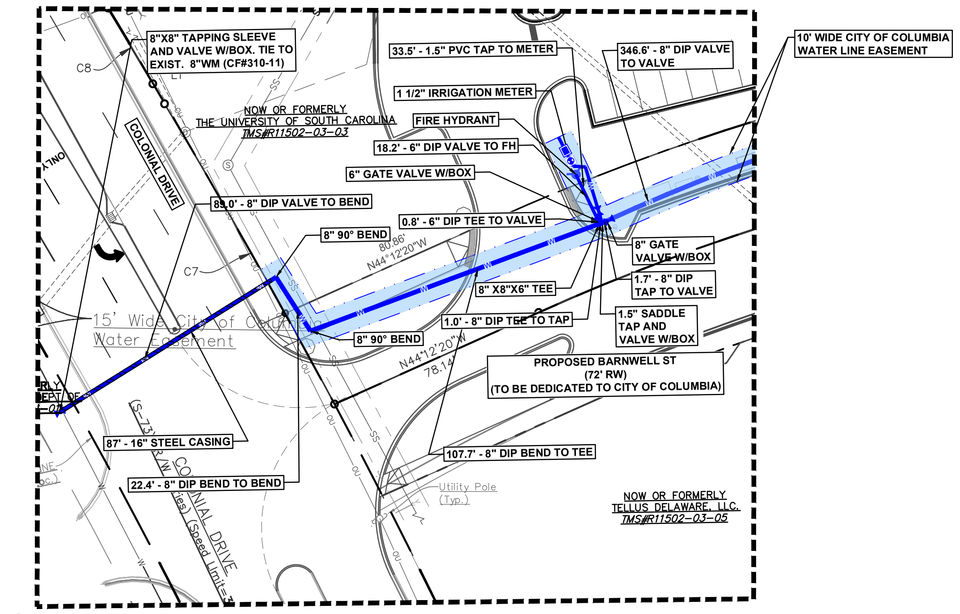
CITY FILE NO: DPI-2024-12-0068



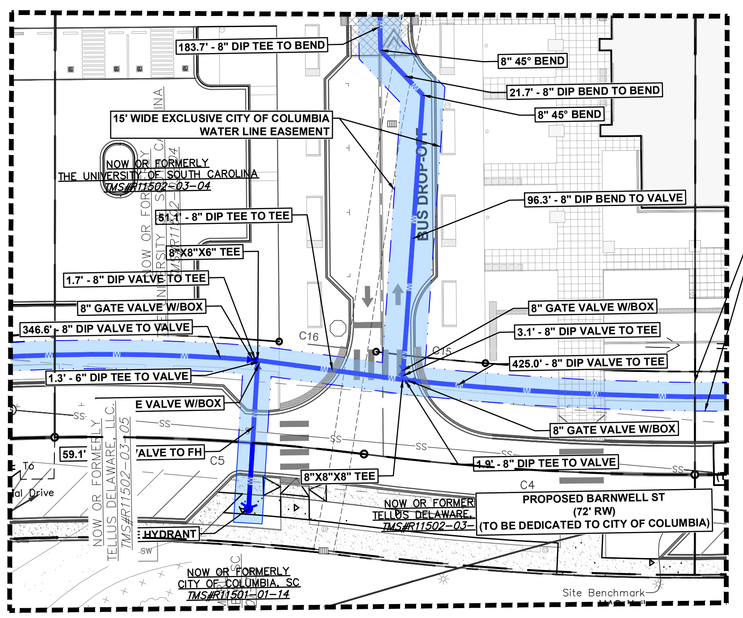
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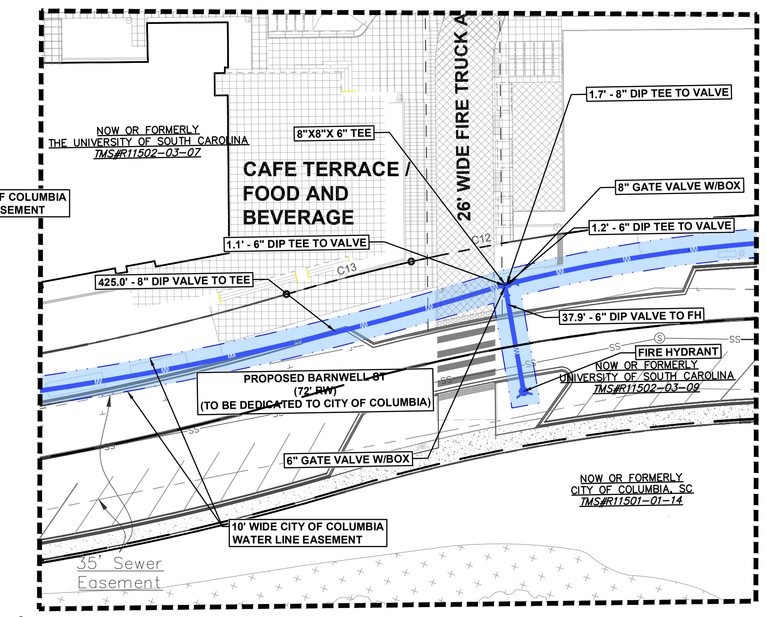
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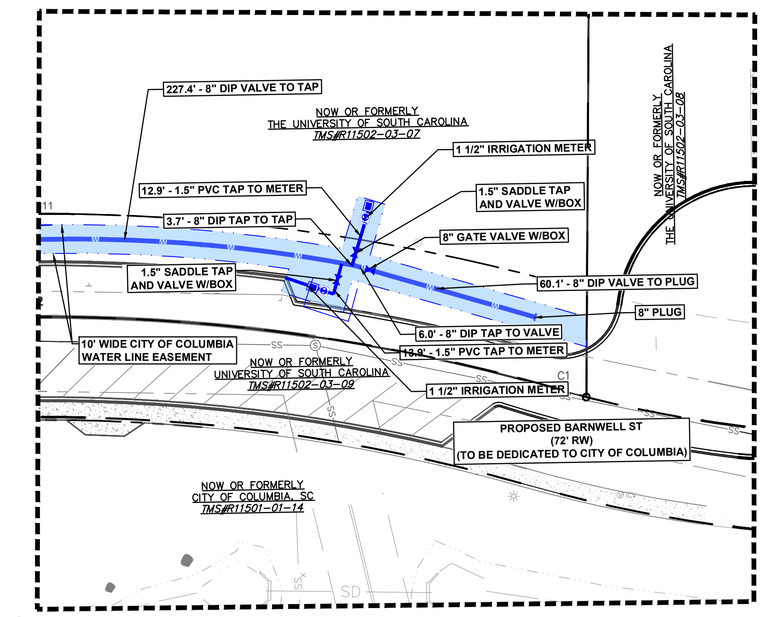
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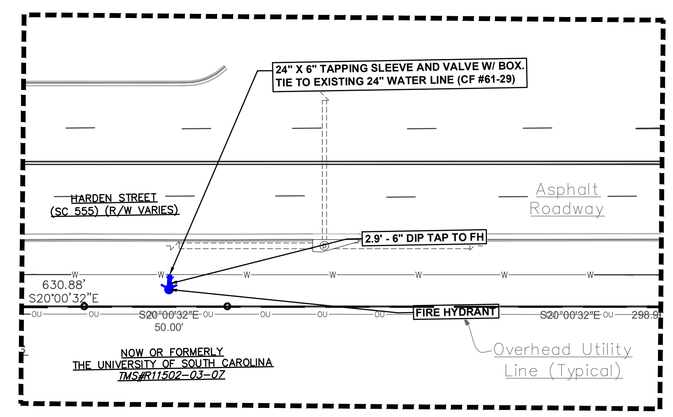
INSET "D"



INSET "E"



INSET "F"



INSET "G"

WATER LEGEND

- NEW WATER LINE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- CITY OF COLUMBIA NEW WATER EASEMENT
- NEW WATER METER
- NEW WATER METER AND BACKFLOW
- NEW WATER VALVE
- NEW FIRE HYDRANT

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1519 Sumter Street
Columbia, SC 29201

SLAM

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No.27748 5/28/2026 LAURA W. COX
A/E Seal
LICENSED PROFESSIONAL ENGINEER NO. 27748

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION COX AND DINKINS, INC. No. C00294
A/E Seal

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC

CITY FILE NO: DPI-2024-12-0068

Project Number: 2060-222 / 16231.00
Date: MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026

Drawing Title.
WATER DISTRIBUTION-RECORD DRAWING

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

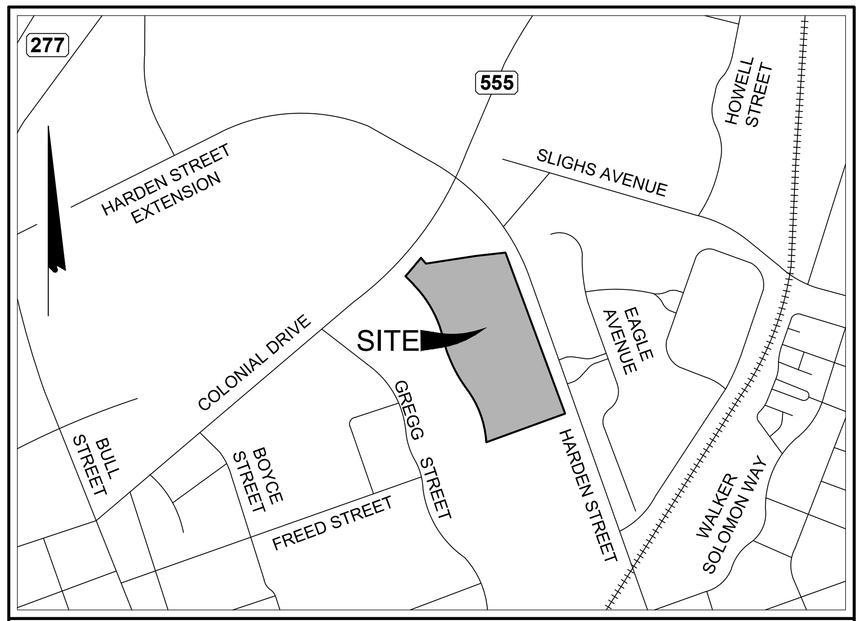
Drawing No.
C2

CITY FILE NO: DPI-2024-12-0068

SANITARY SEWER RECORD DRAWINGS
FOR

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION

LOCATED IN THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA



LOCATION MAP (1" = 1000')

SHEET INDEX:

C0 _____ COVER SHEET - SANITARY SEWER RECORD DRAWINGS
C1 _____ SANITARY SEWER PLAN - RECORD DRAWING
C2 _____ SANITARY SEWER PROFILES - RECORD DRAWING

OWNER:
UNIVERSITY OF SOUTH CAROLINA
1300 PICKENS ST., OFFICE 229
COLUMBIA, SC 29208
803-777-1184

ENGINEER:
COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518

WATER & SANITARY SEWER:
CITY OF COLUMBIA
SCOTT ROGERS
1136 WASHINGTON ST.
COLUMBIA, SC 29201
803-545-3290
email: michael.rogers@columbiasc.gov

DEVELOPER:
GILBANE DEVELOPMENT COMPANY
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON, VA 22201
ATTN: JOHN D. KEEGAN, PE
OFFICE: (703) 312-7273
EMAIL: jkeegan@gilbaneco.com

SPECIAL CONDITIONS:

A HOLD-HARMLESS AGREEMENT IS REQUIRED FOR THIS PROJECT DUE TO THE FOLLOWING BEING SHOWN INSIDE PROPOSED CITY UTILITY EASEMENTS ON THE ABOVE REFERENCED PLAN: SPECIALITY PAVERS, PLANTERS, BOLLARDS, TREES, BANDINGS, OR ANY OTHER STRUCTURES. THIS APPROVAL DOES NOT GRANT APPROVAL TO ADD ANY ADDITIONAL IMPROVEMENTS WITH IN THE CITY'S UTILITY EASEMENTS.

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5. WATER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC, 29217, 803-545-3400.
6. SEWER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC 29217, 803-545-3400.
7. THE STORM DRAINAGE LINES AND APPURTENANCES TO BE OWNED AND MAINTAINED BY THE OWNER.
8. THERE ARE EXCLUSIVE CITY OF COLUMBIA 2' (MINIMUM) TO 25' WIDE SANITARY SEWER EASEMENTS OVER THE SANITARY SEWER MAINS. ALSO, THERE ARE 15' EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENTS OVER ALL SERVICE LINES FROM THE MAIN LINE TO A POINT 5' BEYOND THE FIRST CLEANOUT OR AS SHOWN ON THE RECORD DRAWING.
9. THE TOTAL SQUARE FOOTAGE OF THE PROPOSED SEWER EASEMENTS IS 13,370 SQ FT (0.31 AC.).
10. PROPOSED BARNWELL STREET TO BE CONVEYED TO THE CITY OF COLUMBIA FOR OWNERSHIP AND MAINTENANCE UPON SUBMITTAL AND APPROVAL OF ALL RECORD DRAWINGS, FINAL PLAT, DEEDS AND EASEMENTS REQUIRED, INSPECTIONS AND APPROVAL OF REPAIRS AS NEEDED.

ENGINEER'S CERTIFICATION

THESE RECORD DRAWINGS ARE A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON OBSERVATIONS DURING CONSTRUCTION, MY ASSESSMENT OF THE COMPLETE WORK AND REVIEW OF THE "AS-BUILT" SURVEY, THE PROJECT INCLUDING...

___ WATER MAINS ___ LIFT STATION/PUMP STATION ___ SEWER FORCE MAINS ___ STORM DRAINAGE SYSTEM _X_ SANITARY SEWER SYSTEM ___ RECLAIMED WATER MAINS

WAS COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE INTENT OF THE PERMITS, APPROVED PLANS, AND SPECIFICATIONS.

ENGINEER'S SIGNATURE AND DATE: Laura M Baker DATE 6/10/2026
NAME: Laura M. Baker
SOUTH CAROLINA LICENSE NO: 27748 (AFFIX SEAL HERE)

INFORMATION PROVIDED BY:
GENERAL CONTRACTOR
NAME: Carolina Tap & Bore, Inc.
ADDRESS: 2430 Morningside Drive., West Columbia, SC 29169
PHONE NUMBER: (803) 739-7056
S.C. LICENSE NUMBER: G 15412

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

C & D PROJECT No: 23017

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AE Seal
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No.27748
No.27748
6/10/2026
LICENSED PROFESSIONAL ENGINEER
NO. 27748

AE Seal
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC.
No. C00294

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC
CITY FILE NO: DPI-2024-12-0068

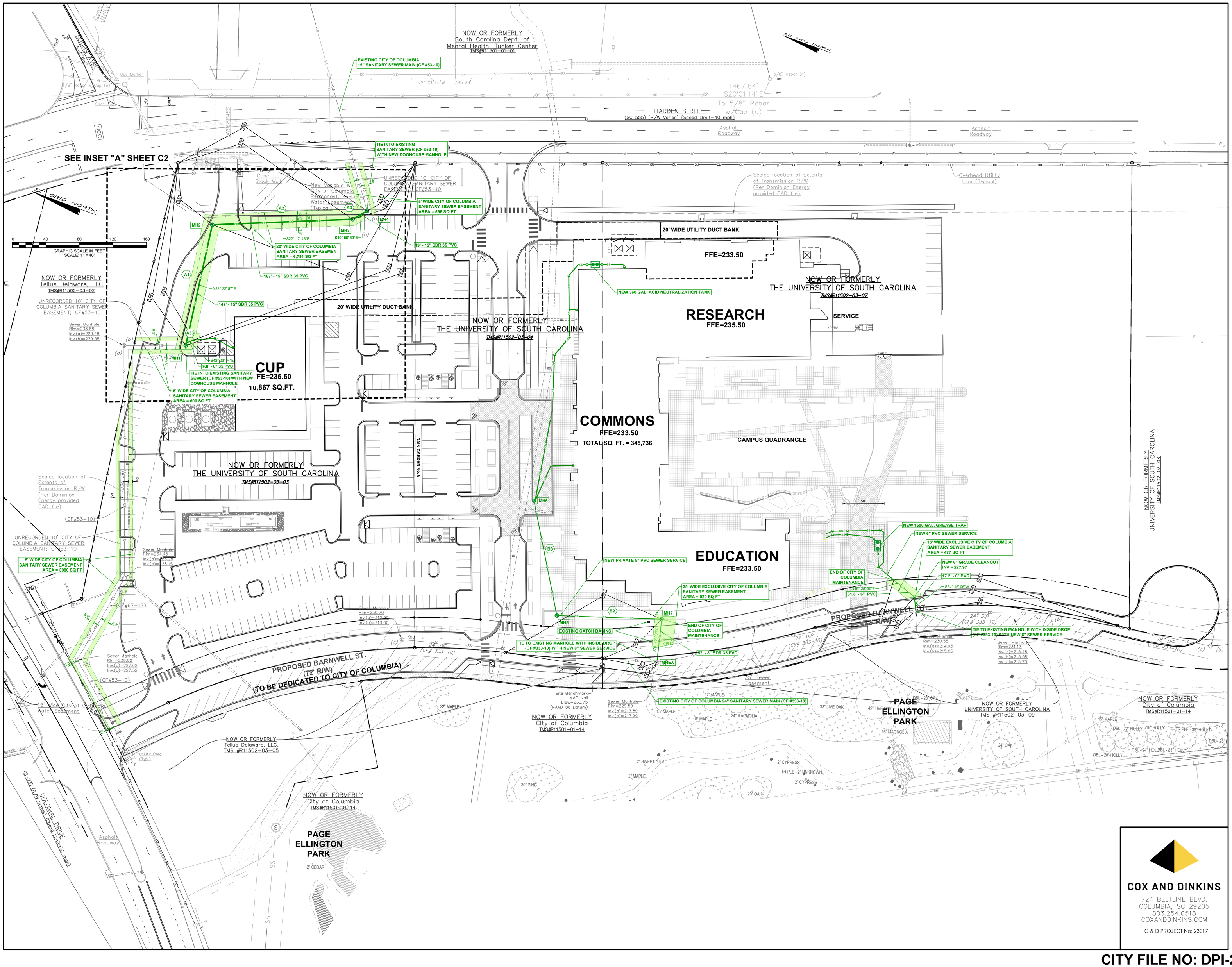
Project Number 1060-22 / 16231.00
Date MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026
4	PER CITY COMMENTS	06/10/2026

Drawing Title.
COVER SHEET - SANITARY SEWER RECORD DRAWINGS

Drawing No.
C0

CITY FILE NO: DPI-2024-12-0068



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Columbia, SC 29201

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SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No.27748
6/10/2026
JAMES K. BARNES
AE Seal
LICENSED PROFESSIONAL ENGINEER
NO. 27748

SOUTH CAROLINA
CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC.
No. C00294
AE Seal

UNIVERSITY OF SOUTH CAROLINA HEALTH SCIENCES CAMPUS SCHOOL OF MEDICINE RELOCATION

COLUMBIA, SC

CITY FILE NO: DPI-2024-12-0068

Project Number 1050-22 / 16231.00
Date MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026
4	PER CITY COMMENTS	06/10/2026

Drawing Title.

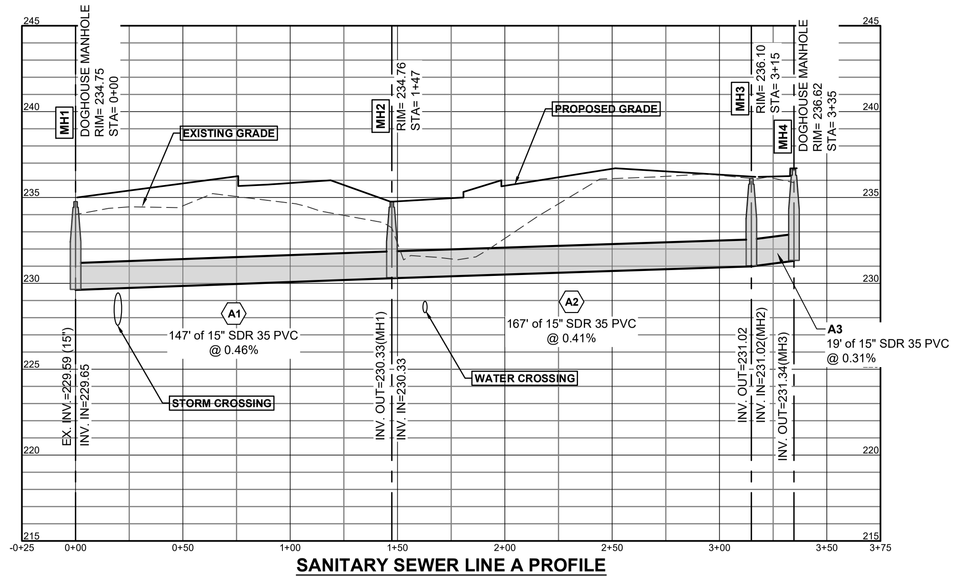
SANITARY SEWER PLAN - RECORD DRAWING

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

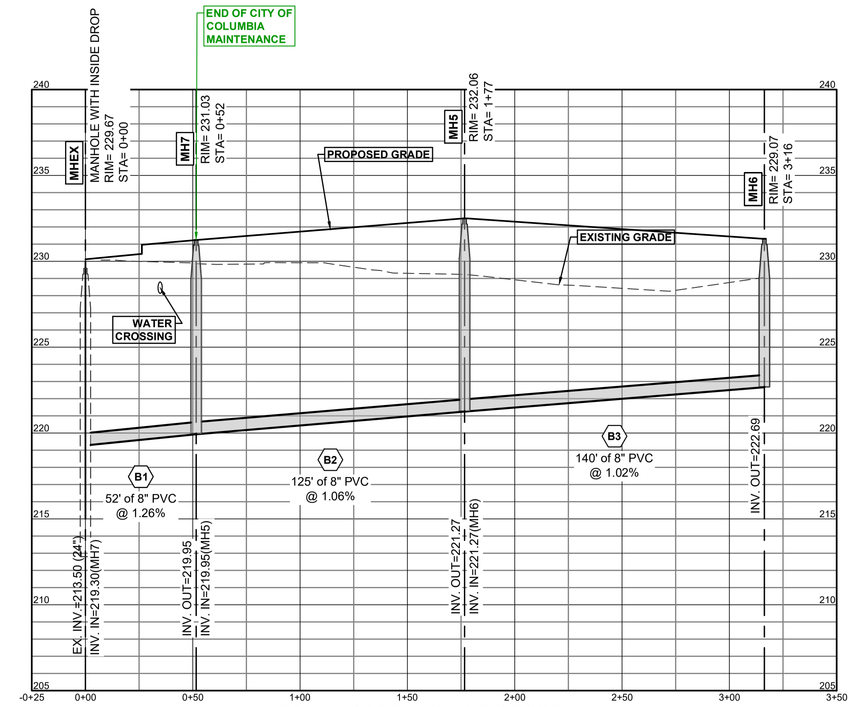
Drawing No.

C1

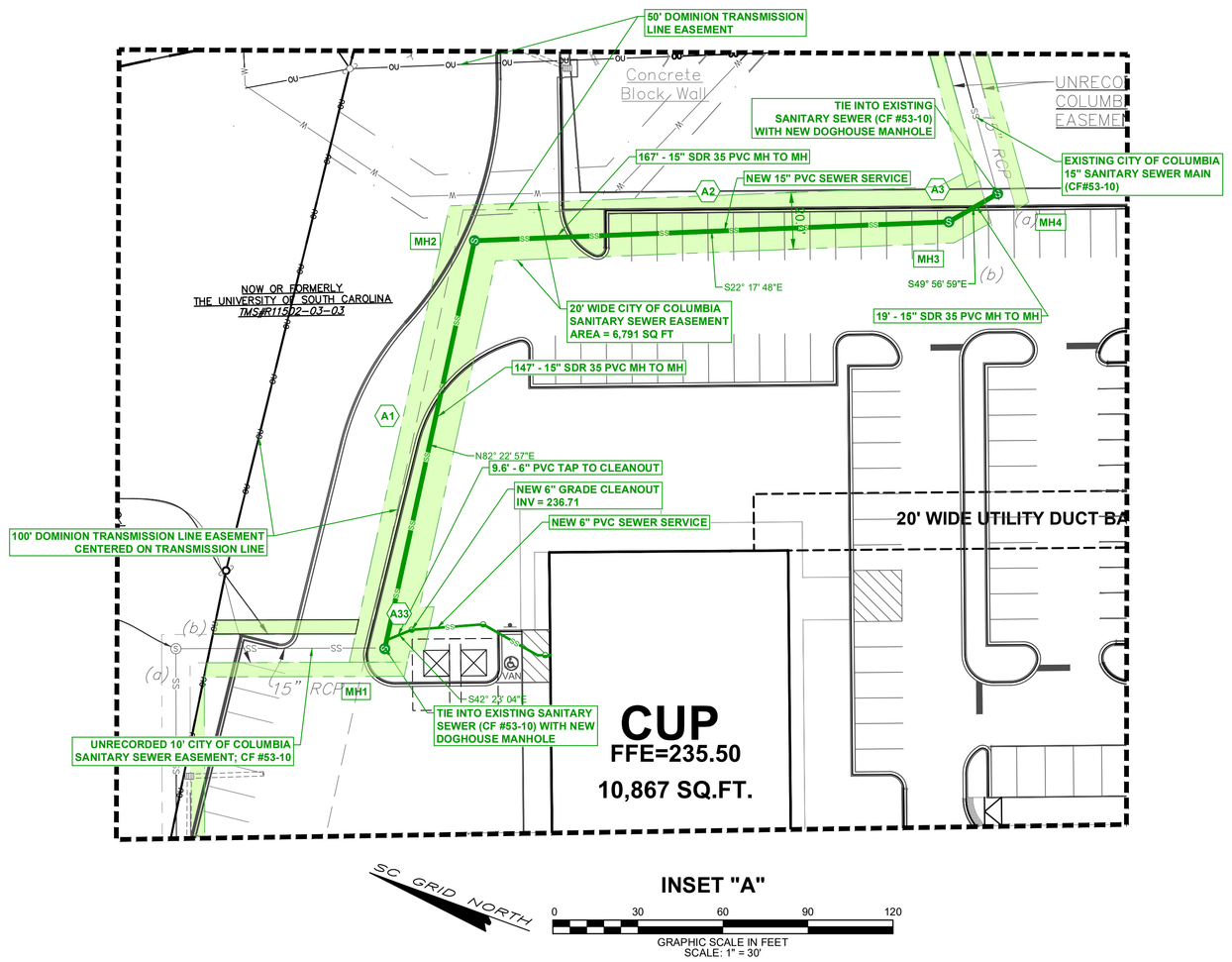
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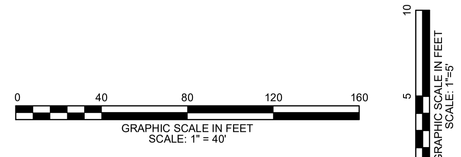
SANITARY SEWER LINE A PROFILE



SANITARY SEWER LINE B PROFILE



INSET "A"



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inspired design
1519 Sumter Street
Columbia, SC 29201
803.799.0247 p
BoudreauxGroup.com

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SOUTH CAROLINA PROFESSIONAL ENGINEER
No.27748
6/10/2026
A/E Seal
LICENSED PROFESSIONAL ENGINEER
NO. 27748

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC.
No. C00294
A/E Seal

UNIVERSITY OF SOUTH CAROLINA HEALTH SCIENCES CAMPUS SCHOOL OF MEDICINE RELOCATION

COLUMBIA, SC

CITY FILE NO: DPI-2024-12-0068

Project Number
UI-19050-22 / 16231.00
Date
MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026
4	PER CITY COMMENTS	06/10/2026

Drawing Title.

SANITARY SEWER PROFILE - RECORD DRAWING

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

Drawing No.

C2

CITY FILE NO: DPI-2024-12-0068

NOTES:

1) THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.

2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS PLAT IS FOR REFERENCE PURPOSE ONLY.

3) THIS PLAT OF PERPETUAL EASEMENT FOR BEACH RENOURISHMENT DOES NOT REPRESENT A GENERAL PROPERTY SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR SURVEYING IN SOUTH CAROLINA. ALL LOT DESCRIPTIONS ARE BASED ON DEED CALLS AND PLAT REFERENCES WITHIN SAID DEEDS WITH THE EXCEPTION OF ANY CALLS FOR HIGH WATER MARK. THE BOUNDARY INFORMATION SHOWN HEREON DOES NOT REPRESENT A TITLE SEARCH, TITLE EXAM, CONCLUSIVE BOUNDARY SURVEY OR MAPPING OF ANY OF THE PARCELS SHOWN.

4) AREA COMPUTED BY COORDINATE METHOD.

5) HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING THE SCGS VRS SYSTEM.
HORIZONTAL DATUM– SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83/2011) VERTICAL DATUM – NAVD 88. ALL DISTANCES ARE GROUND DISTANCES.

6) SUBJECT TRACTS ARE GRAPHICALLY LOCATED WITHIN FLOOD ZONE AE(MINIMUM ELEVATION 9, 10, & 11), VE(MINIMUM ELEVATION 11, 12, 13, 14, & 15) (DESIGNATED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD)PER FEMA MAPS 45029C0693G, 4502C0781G, & 4502C0777G EFFECTIVE DATE OF NOVEMBER 07, 2021 PANELS 693, 777, & 781 (REVISED DECEMBER 21, 2017).

7) ZONING INFORMATION:
TMS 358-00-00-023 (RC1)RESOURCE CONSERVATION-1 AS PER COLLETON COUNTY ZONING MAP UPDATED 3/25/2022
TMS 356-16-00-067

TMS 356-16-00-066 (C3)COMMERCIAL DISTRICT AS PER TOWN OF EDISTO BEACH
ALL OTHER TRACTS (UD1)URBAN DEVELOPMENT-1 AS PER COLLETON COUNTY ZONING MAP UPDATED 3/25/2022

8) NO EVIDENCE OF OBVIOUS OR APPARENT CEMETERIES OR BURIAL GROUNDS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY. INFORMATION OF THEIR EXISTENCE AND LOCATION WAS NOT FURNISHED TO THE SURVEYOR PRIOR TO OR DURING THE PERFORMANCE OF THE SURVEY.

LOT NUMBER	TMS #	OWNER	DB / PG	PB / PG	EASEMENT AREA (S.F.)
LOT 1	358-00-00-023	SOUTH CAROLINA DEPARTMENT OF PARKS & TOURISM	601/77	NOT FOUND	213963.116
LOT 2	356-16-00-067	STATE OF SOUTH CAROLINA	80 / 89	NOT FOUND	12097.22
LOT 3	356-16-00-066	FISH THIS, LLC, A SOUTH CAROLINA LLC	2576 / 217	PB 912 PG 2	6409.776
LOT 4	356-16-00-065	FISH THIS, LLC, A SOUTH CAROLINA LLC	2576 / 217	PB 912 PG 2	5283.801

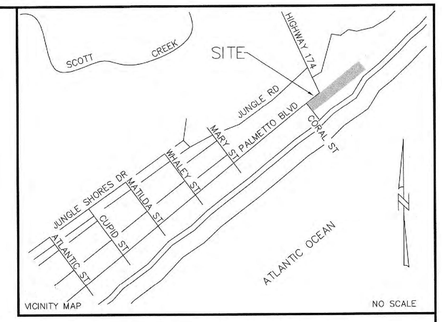
ADDITIONAL REFERENCES:

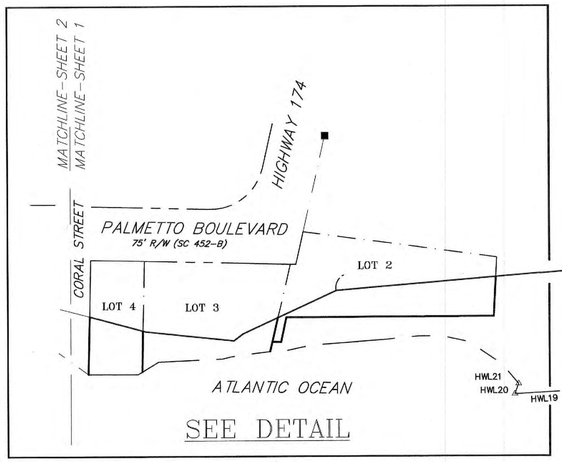
1) 452–B COLLETON COUNTY SC 174 PLANS SET ENTITLED "PLAN AND PROFILE OF PROPOSED STATE HIGHWAY STATE PROJECT NO. 452–B" DATED SEPTEMBER 19, 1938.

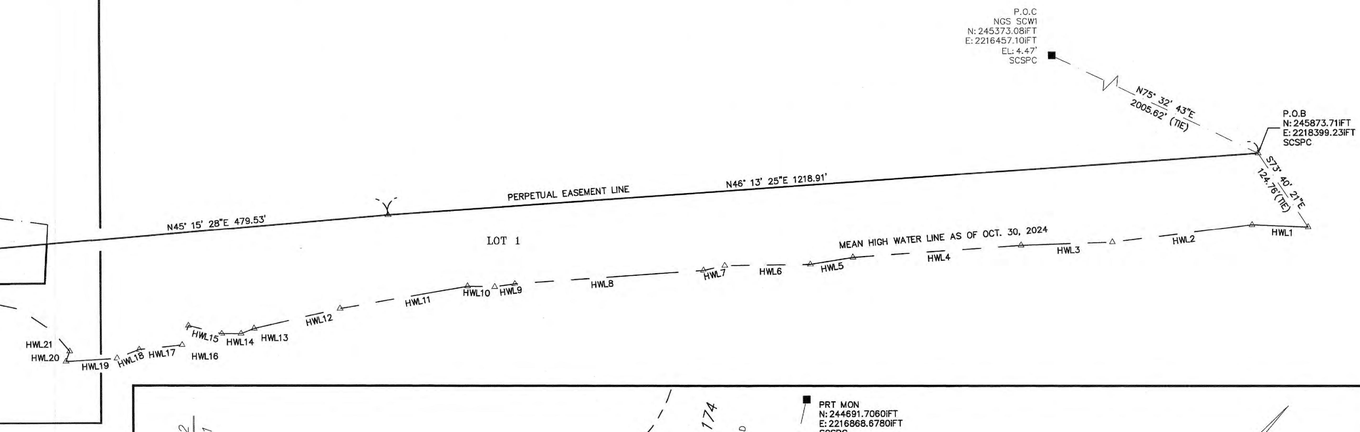
2) SUPPLEMENTAL TRACT INFORMATION OBTAINED FROM COLLETON COUNTY GIS DATA

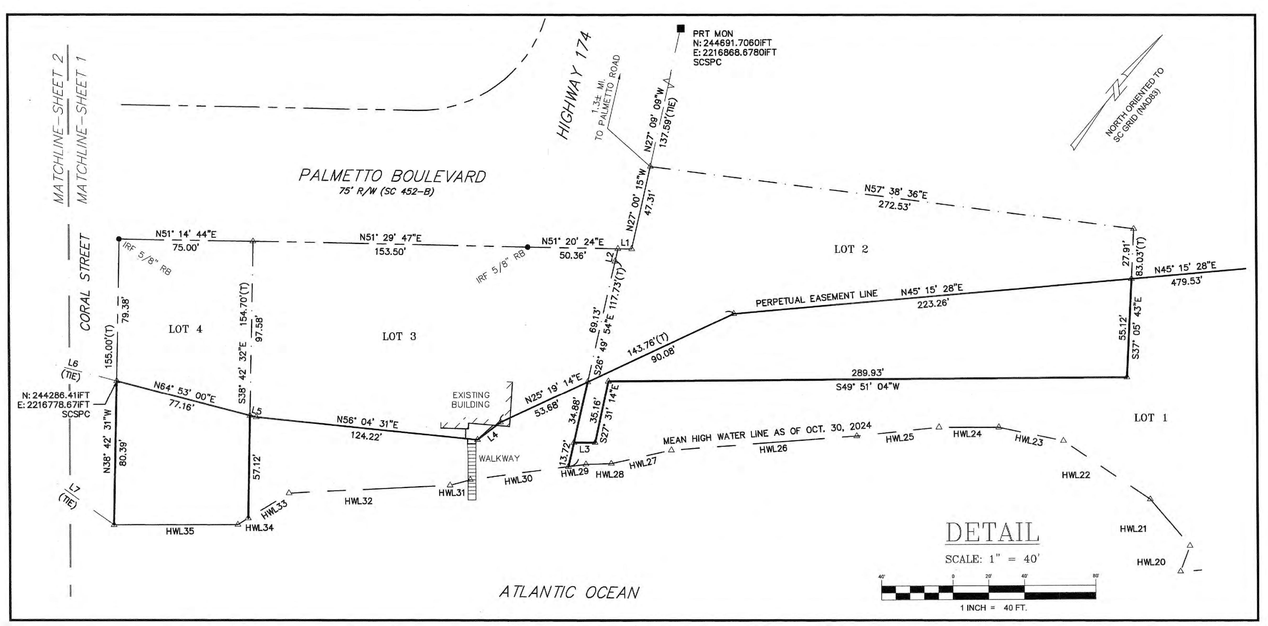
MEAN HIGH WATER LINE DETERMINATION:

MEAN HIGH WATER LINE SHOWN HEREON SET AT THE 5.95' MARK (NAVD 88)
TIDAL EPOCH: 1983–2001
VARIABLE AND AS DEPICTED FROM US ARMY CORPS OF ENGINEERS SURVEY DATA FROM 10/30/2024.









DETAIL
SCALE: 1" = 40'
1 INCH = 40 FT.

LINE TABLE		
LINE #	DIRECTION	LENGTH
HWL1	S52°28'36"W	78.19'
HWL2	S43°16'13"W	196.89'
HWL3	S48°12'57"W	127.76'
HWL4	S46°10'13"W	235.35'
HWL5	S40°57'15"W	60.14'
HWL6	S49°32'16"W	119.94'
HWL7	S37°48'34"W	30.61'
HWL8	S46°07'49"W	264.14'
HWL9	S42°26'22"W	28.70'
HWL10	S51°21'57"W	38.11'
HWL11	S40°19'31"W	180.18'
HWL12	S37°15'05"W	123.84'
HWL13	S28°11'47"W	19.44'
HWL14	S50°13'38"W	26.60'
HWL15	S63°59'28"W	48.12'
HWL16	S21°20'55"E	28.55'
HWL17	S44°14'51"W	60.42'
HWL18	S28°32'24"W	33.17'

LINE TABLE		
LINE #	DIRECTION	LENGTH
HWL19	S46°27'02"W	71.56'
HWL20	N19°36'20"W	15.29'
HWL21	N80°04'50"W	34.14'
HWL22	S84°04'19"W	58.54'
HWL23	S61°59'34"W	36.71'
HWL24	S50°18'36"W	33.57'
HWL25	S44°14'40"W	46.22'
HWL26	S45°54'03"W	103.87'
HWL27	S37°51'53"W	34.40'
HWL28	S48°32'08"W	14.22'
HWL29	S43°19'53"W	9.95'
HWL30	S42°32'53"W	55.29'
HWL31	S34°58'42"W	11.83'
HWL32	S47°33'20"W	89.83'
HWL33	S18°51'54"W	26.71'
HWL34	S17°59'26"W	6.88'
HWL35	S50°10'00"W	69.26'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N51°19'19"E	7.67'
L2	S27°03'48"E	7.14'
L3	S50°28'10"W	11.98'
L4	N12°58'17"E	16.17'
L5	N64°53'00"E	3.56'
L6	N64°53'00"E	49.96'
L7	S86°09'13"W	57.94'

SYMBOL LEGEND

■ – CONCRETE MONUMENT FOUND
● – BOUNDARY MONUMENT FOUND
△ – CALCULATED POINT

ABBREVIATION LEGEND

DB	–	DEED BOOK
PB/PC	–	PLAT BOOK/PLAT CABINET
PG	–	PAGE
NAD	–	NORTH AMERICAN DATUM
NAVD	–	NORTH AMERICAN VERTICAL DATUM
GIS	–	GEOGRAPHICAL INFORMATION SYSTEM
R/W	–	RIGHT–OF–WAY
IPF	–	IRON PIPE FOUND
OT	–	OPEN TOP PIPE
PT	–	PINCH TOP PIPE
IRF	–	IRON ROD FOUND
NLF	–	NAIL FOUND
RB	–	REBAR
CMF	–	CONCRETE MONUMENT FOUND
P.O.B	–	POINT ON BEGINNING
P.O.C	–	POINT OF COMMENCEMENT
NTS	–	NOT TO SCALE
(T)	–	TOTAL
CGF	–	COMBINED GRID FACTOR
N/F	–	NOW OR FORMERLY
S.F.	–	SQUARE FEET
PRT	–	SC PARKS, RECREATION, & TOURISM
MWL	–	MEAN HIGH WATER LINE

LINE LEGEND

- PROPERTY BOUNDARY (INSIDE EASEMENT)
- PROPERTY BOUNDARY (OUTSIDE EASEMENT)
- PERPETUAL EASEMENT LINE(PEL)
- MEAN HIGH WATER LINE
- EXISTING ROAD RIGHT OF WAY
- ADJOINING PROPERTY
- TIE LINE
- FENCE (AS NOTED)
- SHEET MATCHLINE

GRAPHIC SCALE
(IN FEET)
1 INCH = 100 FT.

RESERVED FOR STAMPS
COUNTY OF COLLETON

ESP Associates, P.A.
5900 Core Ave.
Suite 104
North Charleston, SC 29418
843-714-2040
www.espassociates.com

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR No. 40212 B. RUSSELL GARDNER

I, B. RUSSEL GARDNER, HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED WITHIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

B. RUSSEL GARDNER SCPLS NO. 40212 JULY 26, 2024 DATE
REV: JUNE 25, 2025

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ESP ASSOCIATES, INC. No. 5839

NO.	DATE	REVISION	BY
01	06/25/25	REVISE NOTE 3 AND PLAT NOTE	AWW

PLAT OF PERPETUAL EASEMENT FOR BEACH RENOURISHMENT

LOCATED IN
THE TOWN OF EDISTO BEACH
COLLETON COUNTY, SOUTH CAROLINA

CLIENT:
TOWN OF EDISTO BEACH
2414 MURRAY STEET
EDISTO BEACH, SC
29438

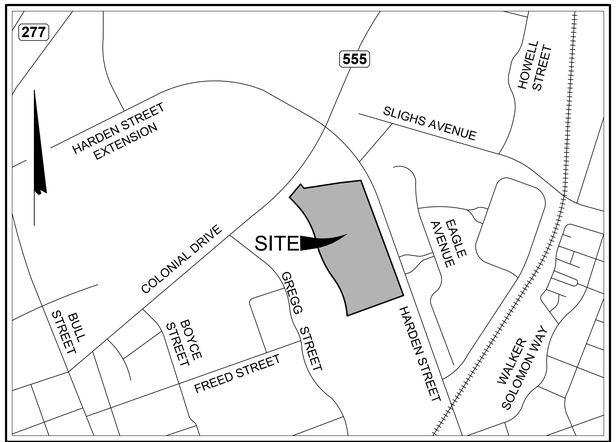
PROJECT NO: 23–01540
SCALE: 1"=100'
DATE: JUL 26, 2024
DRAWN BY: AWW
CHECKED BY: BRG
DATE SURVEYED: MAY 05, 2024
DRAWING NO: EDISTO BEACH COASTAL SCIENCE.DWG

1.0
SHEET 1 OF 13

WATER RECORD DRAWINGS
FOR

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION

LOCATED IN THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA



LOCATION MAP (1" = 1000')

SHEET INDEX:

C0 _____ COVER SHEET - WATER RECORD DRAWINGS
C1 _____ WATER DISTRIBUTION - RECORD DRAWING
C2 _____ WATER DISTRIBUTION - RECORD DRAWING

OWNER:
UNIVERSITY OF SOUTH CAROLINA
1300 PICKENS ST., OFFICE 229
COLUMBIA, SC 29208
803-777-1184

ENGINEER:
COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518

WATER & SANITARY SEWER:
CITY OF COLUMBIA
SCOTT ROGERS
1136 WASHINGTON ST.
COLUMBIA, SC 29201
803-545-3290
email: michael.rogers@columbiasc.gov

DEVELOPER:
GILBANE DEVELOPMENT COMPANY
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON, VA 22201
ATTN: JOHN D. KEEGAN, PE
OFFICE: (703) 312-7273
EMAIL: jkeegan@gilbaneco.com

SPECIAL CONDITIONS:

A HOLD-HARMLESS AGREEMENT IS REQUIRED FOR THIS PROJECT DUE TO THE FOLLOWING BEING SHOWN INSIDE PROPOSED CITY UTILITY EASEMENTS ON THE ABOVE REFERENCED RECORD DRAWING: SPECIALITY PAVERS, PLANTERS, BOLLARDS, TREES, BANDINGS, OR ANY OTHER STRUCTURES. THIS APPROVAL DOES NOT GRANT APPROVAL TO ADD ANY ADDITIONAL IMPROVEMENTS WITH IN THE CITY'S UTILITY EASEMENTS.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED AS RICHLAND COUNTY TAX MAP PARCEL PORTION OF 11502-03-09, 11502-03-03, -04, -05 & -07.
2. OWNER IS: UNIVERSITY OF SOUTH CAROLINA, USC TREASURERS OFFICE, PETIGRU, COLUMBIA, SC 29208.
3. ALL ELEVATIONS SHOWN ARE BASED UPON NAVD 88 DATUM.
4. TEN STATES STANDARDS MAINTAINED BETWEEN WATER LINE, SANITARY SEWER LINES AND STORM DRAINAGE LINES.
5. WATER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC, 29217, 803-545-3400.
6. SEWER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC 29217, 803-545-3400.
7. THE STORM DRAINAGE LINES AND APPURTENANCES TO BE OWNED AND MAINTAINED BY THE OWNER.
8. THERE ARE EXCLUSIVE CITY OF COLUMBIA WATER EASEMENTS OVER THE WATER MAINS, ALSO THERE ARE 10' EXCLUSIVE CITY OF COLUMBIA WATER EASEMENTS OVER ALL SERVICE LINES FROM THE MAIN TO A POINT 5' BEYOND THE METERS AND CITY FIRE HYDRANTS.
9. THE TOTAL SQUARE FOOTAGE OF THE PROPOSED WATER EASEMENTS IS 25,181 SQ FT (0.58 ACRES).
10. PROPOSED BARNWELL STREET TO BE CONVEYED TO THE CITY OF COLUMBIA FOR OWNERSHIP AND MAINTENANCE UPON SUBMITTAL AND APPROVAL OF ALL RECORD DRAWINGS, FINAL PLAT, DEEDS AND EASEMENTS REQUIRED, INSPECTIONS AND APPROVAL OF REPAIRS AS NEEDED.

ENGINEER'S CERTIFICATION

THESE RECORD DRAWINGS ARE A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON OBSERVATIONS DURING CONSTRUCTION, MY ASSESSMENT OF THE COMPLETE WORK AND REVIEW OF THE "AS-BUILT" SURVEY, THE PROJECT INCLUDING...

__X__ WATER MAINS ___ SEWER FORCE MAINS ___ SANITARY SEWER SYSTEM
___ LIFT STATION/PUMP STATION ___ STORM DRAINAGE SYSTEM ___ RECLAIMED WATER MAINS

WAS COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE INTENT OF THE PERMITS, APPROVED PLANS, AND SPECIFICATIONS.

ENGINEER'S SIGNATURE AND DATE: _____ DATE 5/28/2026
NAME: Laura M. Baker
SOUTH CAROLINA LICENSE NO: 27748 (AFFIX SEAL HERE)

INFORMATION PROVIDED BY:
GENERAL CONTRACTOR
NAME: Carolina Tap & Bore, Inc.
ADDRESS: 2430 Morningside Drive., West Columbia, SC 29169
PHONE NUMBER: (803) 739-7056
S.C. LICENSE NUMBER: G 15412

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

C & D PROJECT No: 23017

BOUDREAUX
inspired design
1519 Sumter Street
Columbia, SC 29201
803.799.0247 p
BoudreauxGroup.com
SLAM

AE Seal
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No.27748 5/28/2026 LAURA M. BAKER
LICENSED PROFESSIONAL ENGINEER
NO. 27748

AE Seal
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION COX AND DINKINS, INC. No. C00294

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC
CITY FILE NO: DPI-2024-12-0068

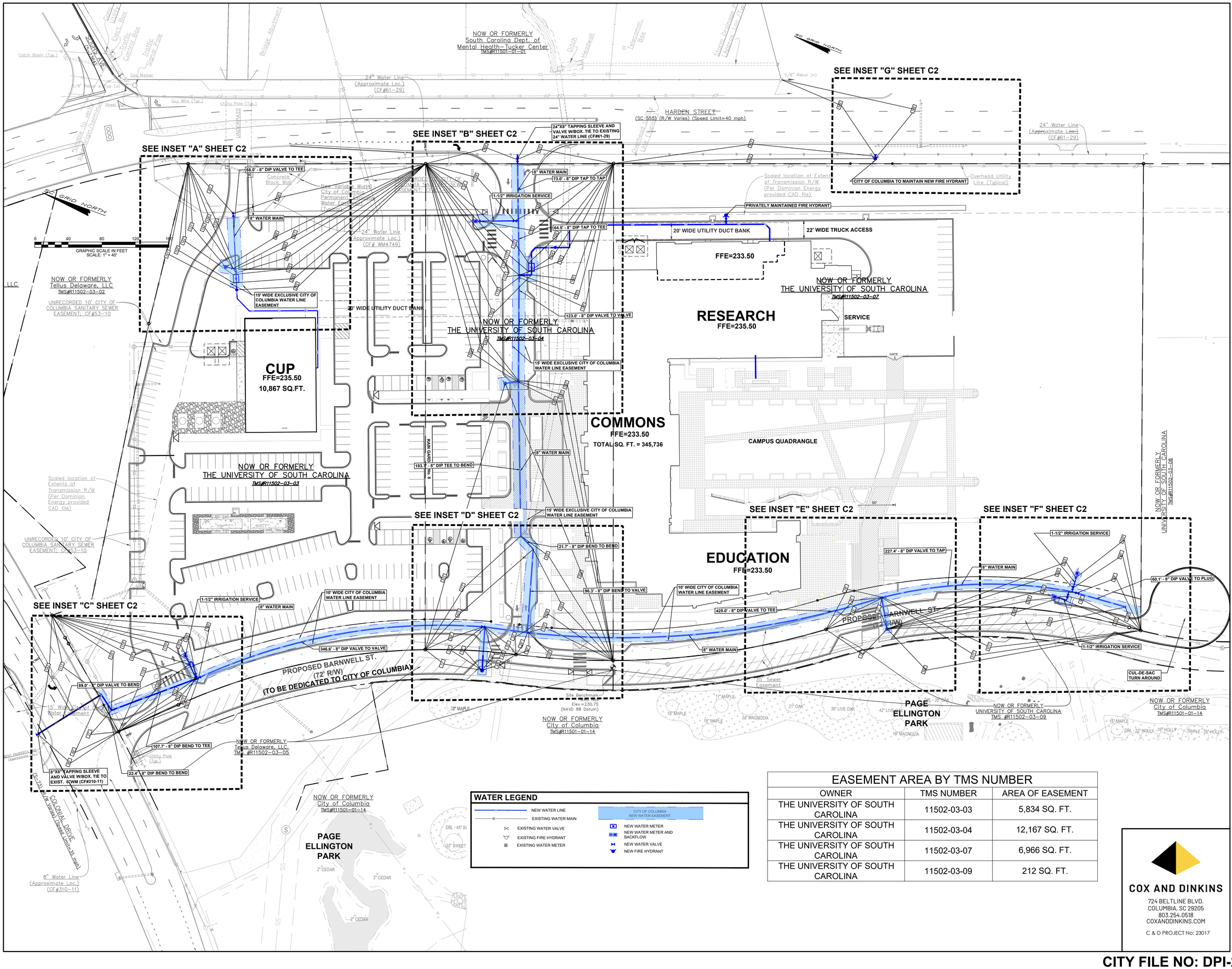
Project Number 16960-227 / 16231.00
Date MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026

Drawing Title.
COVER SHEET - WATER RECORD DRAWINGS

Drawing No.
C0

CITY FILE NO: DPI-2024-12-0068



WATER LEGEND

- NEW WATER LINE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER

CITY OF COLUMBIA NEW WATER EASEMENT

- NEW WATER METER
- NEW WATER METER AND BACKFLOW
- NEW WATER VALVE
- NEW FIRE HYDRANT

EASEMENT AREA BY TMS NUMBER

OWNER	TMS NUMBER	AREA OF EASEMENT
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-03	5,834 SQ. FT.
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-04	12,167 SQ. FT.
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-07	6,966 SQ. FT.
THE UNIVERSITY OF SOUTH CAROLINA	11502-03-09	212 SQ. FT.

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

BOUDREAUX
inspired design
803.799.0247 p
BoudreauxGroup.com
1519 Sumter Street
Columbia, SC 29201

SLAM

A/E Seal
SOUTH CAROLINA PROFESSIONAL ENGINEER
No.27748
5/28/2026
LICENSED PROFESSIONAL ENGINEER
NO. 27748

A/E Seal
SOUTH CAROLINA PROFESSIONAL ENGINEERING CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC.
No. C00294

UNIVERSITY OF SOUTH CAROLINA HEALTH SCIENCES CAMPUS SCHOOL OF MEDICINE RELOCATION

COLUMBIA, SC

CITY FILE NO: DPI-2024-12-0068

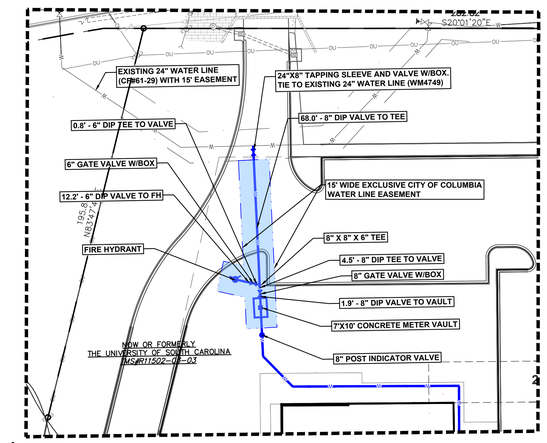
Project Number 15502.22 / 16231.00
Date MARCH 6, 2026

No.	Description	Date
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2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026

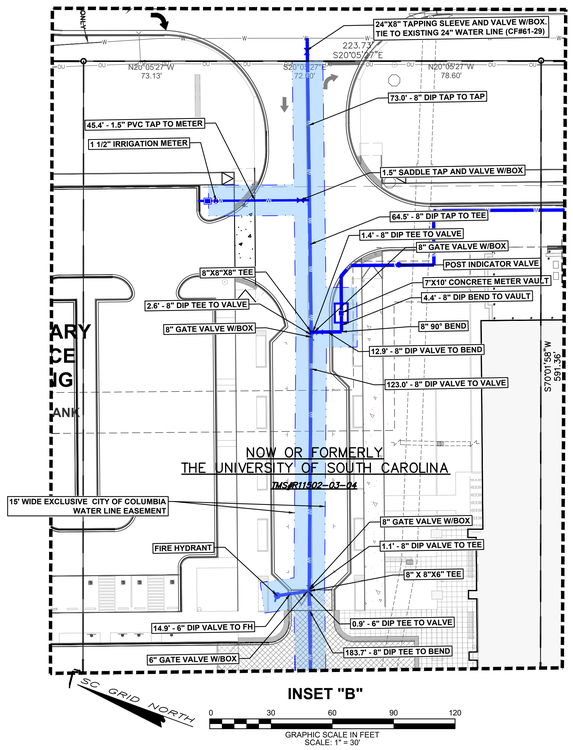
Drawing Title.
WATER DISTRIBUTION - RECORD DRAWING

Drawing No.
C1

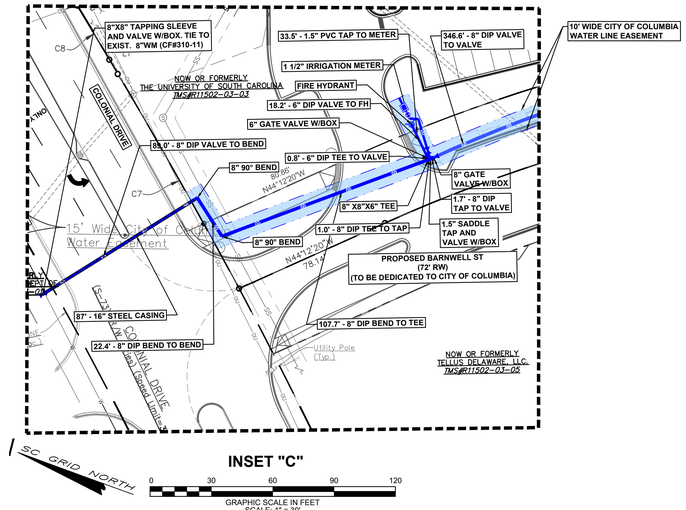
CITY FILE NO: DPI-2024-12-0068



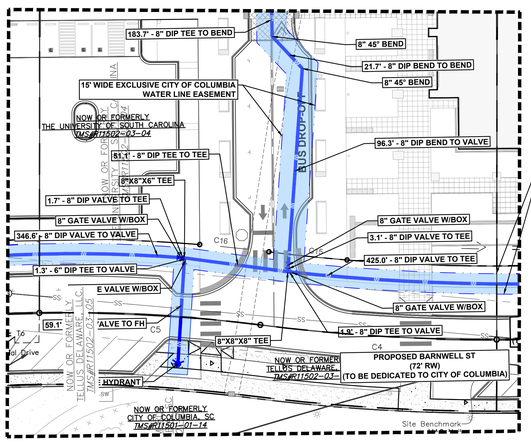
INSET "A"



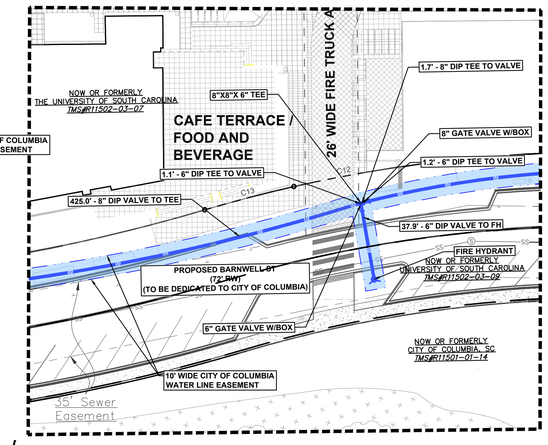
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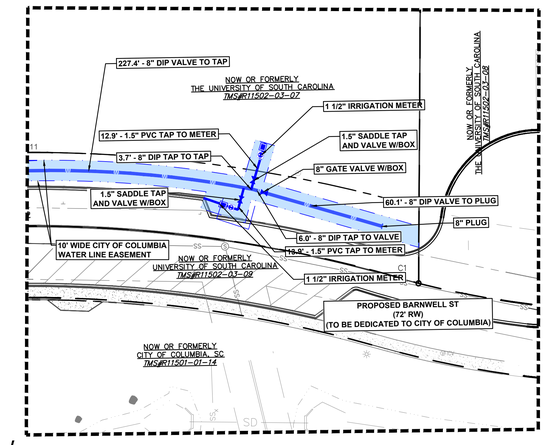
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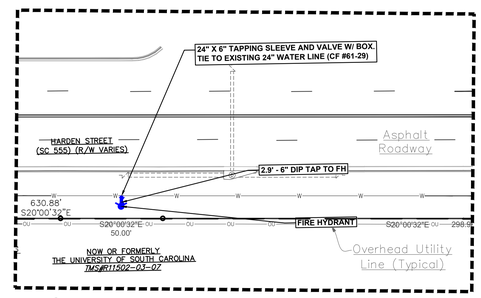
INSET "D"



INSET "E"



INSET "F"



INSET "G"

WATER LEGEND

- NEW WATER LINE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- CITY OF COLUMBIA NEW WATER EASEMENT
- NEW WATER METER
- NEW WATER METER AND BACKFLOW
- NEW WATER VALVE
- NEW FIRE HYDRANT

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

BOUDREAUX inspired design
803.799.0247 p
BoudreauxGroup.com
1519 Sumter Street
Columbia, SC 29201

SLAM

SOUTH CAROLINA PROFESSIONAL ENGINEER LAURA M. BARNWELL No.27748 5/28/2026
A/E Seal
LICENSED PROFESSIONAL ENGINEER
NO. 27748

COX AND DINKINS, INC. No. C00294 STATE OF NORTH CAROLINA
A/E Seal

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC
CITY FILE NO: DPI-2024-12-0068

Project Number: 2050-222 / 16231.00
Date: MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026

Drawing Title.
WATER DISTRIBUTION-RECORD DRAWING

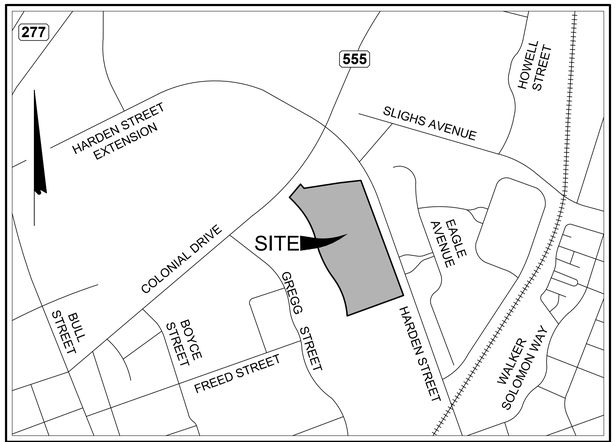
Drawing No.
C2

CITY FILE NO: DPI-2024-12-0068

SANITARY SEWER RECORD DRAWINGS
FOR

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION

LOCATED IN THE CITY OF COLUMBIA
RICHLAND COUNTY, SOUTH CAROLINA



LOCATION MAP (1" = 1000')

SHEET INDEX:

C0 _____ COVER SHEET - SANITARY SEWER RECORD DRAWINGS
C1 _____ SANITARY SEWER PLAN - RECORD DRAWING
C2 _____ SANITARY SEWER PROFILES - RECORD DRAWING

OWNER:
UNIVERSITY OF SOUTH CAROLINA
1300 PICKENS ST., OFFICE 229
COLUMBIA, SC 29208
803-777-1184

ENGINEER:
COX AND DINKINS, INC.
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803-254-0518

WATER & SANITARY SEWER:
CITY OF COLUMBIA
SCOTT ROGERS
1136 WASHINGTON ST.
COLUMBIA, SC 29201
803-545-3290
email: michael.rogers@columbiasc.gov

DEVELOPER:
GILBANE DEVELOPMENT COMPANY
1100 NORTH GLEBE ROAD, SUITE 1000
ARLINGTON, VA 22201
ATTN: JOHN D. KEEGAN, PE
OFFICE: (703) 312-7273
EMAIL: jkeegan@gilbaneco.com

SPECIAL CONDITIONS:

A HOLD-HARMLESS AGREEMENT IS REQUIRED FOR THIS PROJECT DUE TO THE FOLLOWING BEING SHOWN INSIDE PROPOSED CITY UTILITY EASEMENTS ON THE ABOVE REFERENCED PLAN: SPECIALITY PAVERS, PLANTERS, BOLLARDS, TREES, BANDINGS, OR ANY OTHER STRUCTURES. THIS APPROVAL DOES NOT GRANT APPROVAL TO ADD ANY ADDITIONAL IMPROVEMENTS WITH IN THE CITY'S UTILITY EASEMENTS.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS IDENTIFIED AS RICHLAND COUNTY TAX MAP PARCEL PORTION OF 11502-03-09, 11502-03-03, -04, -05 & -07.
2. OWNER IS: UNIVERSITY OF SOUTH CAROLINA, USC TREASURERS OFFICE, PETIGRU, COLUMBIA, SC 29208.
3. ALL ELEVATIONS SHOWN ARE BASED UPON NAVD 88 DATUM.
4. TEN STATES STANDARDS MAINTAINED BETWEEN WATER LINE, SANITARY SEWER LINES AND STORM DRAINAGE LINES.
5. WATER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC, 29217, 803-545-3400.
6. SEWER PROVIDER IS: CITY OF COLUMBIA, P.O. BOX 147, COLUMBIA, SC 29217, 803-545-3400.
7. THE STORM DRAINAGE LINES AND APPURTENANCES TO BE OWNED AND MAINTAINED BY THE OWNER.
8. THERE ARE EXCLUSIVE CITY OF COLUMBIA 2' (MINIMUM) TO 25' WIDE SANITARY SEWER EASEMENTS OVER THE SANITARY SEWER MAINS. ALSO, THERE ARE 15' EXCLUSIVE CITY OF COLUMBIA SANITARY SEWER EASEMENTS OVER ALL SERVICE LINES FROM THE MAIN LINE TO A POINT 5' BEYOND THE FIRST CLEANOUT OR AS SHOWN ON THE RECORD DRAWING.
9. THE TOTAL SQUARE FOOTAGE OF THE PROPOSED SEWER EASEMENTS IS 13,370 SQ FT (0.31 AC.).
10. PROPOSED BARNWELL STREET TO BE CONVEYED TO THE CITY OF COLUMBIA FOR OWNERSHIP AND MAINTENANCE UPON SUBMITTAL AND APPROVAL OF ALL RECORD DRAWINGS, FINAL PLAT, DEEDS AND EASEMENTS REQUIRED, INSPECTIONS AND APPROVAL OF REPAIRS AS NEEDED.

ENGINEER'S CERTIFICATION

THESE RECORD DRAWINGS ARE A COMPILED REPRESENTATION OF THE CONSTRUCTED PROJECT. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, BASED ON OBSERVATIONS DURING CONSTRUCTION, MY ASSESSMENT OF THE COMPLETE WORK AND REVIEW OF THE "AS-BUILT" SURVEY, THE PROJECT INCLUDING...

___ WATER MAINS ___ SEWER FORCE MAINS __X__ SANITARY SEWER SYSTEM
___ LIFT STATION/PUMP STATION ___ STORM DRAINAGE SYSTEM ___ RECLAIMED WATER MAINS

WAS COMPLETED BY THE CONTRACTOR IN ACCORDANCE WITH THE INTENT OF THE PERMITS, APPROVED PLANS, AND SPECIFICATIONS.

ENGINEER'S SIGNATURE AND DATE: _____ DATE 6/10/2026
NAME: Laura M. Baker
SOUTH CAROLINA LICENSE NO: 27748 (AFFIX SEAL HERE)

INFORMATION PROVIDED BY:
GENERAL CONTRACTOR
NAME: Carolina Tap & Bore, Inc.
ADDRESS: 2430 Morningside Drive., West Columbia, SC 29169
PHONE NUMBER: (803) 739-7056
S.C. LICENSE NUMBER: G 15412

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM

C & D PROJECT No: 23017

BOUDREAUX
inspired design
1519 Sumter Street
Columbia, SC 29201
803.799.0247 p
BoudreauxGroup.com
SLAM

AE Seal
SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No.27748 6/10/2026
LICENSED PROFESSIONAL ENGINEER
NO. 27748

AE Seal
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC.
No. C00294

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC
CITY FILE NO: DPI-2024-12-0068

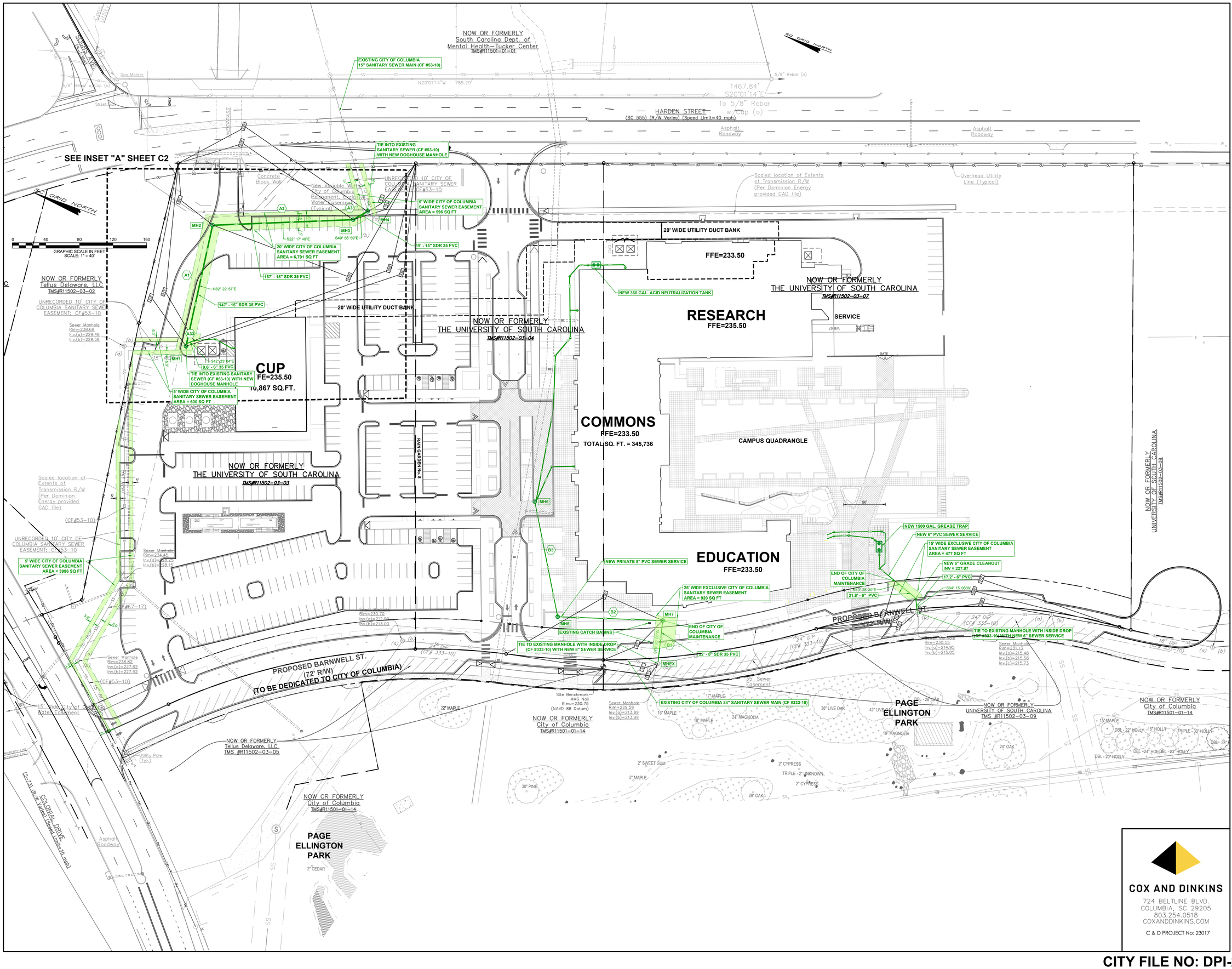
Project Number 1760-22 / 16231.00
Date MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026
4	PER CITY COMMENTS	06/10/2026

Drawing Title.
COVER SHEET - SANITARY SEWER RECORD DRAWINGS

Drawing No.
C0

CITY FILE NO: DPI-2024-12-0068



BOUDREAUX
inspired design
803.799.0247 p
BoudreauxGroup.com
1519 Sumter Street
Columbia, SC 29201

SLAM

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No.27748
6/10/2026
LICENSED PROFESSIONAL ENGINEER
NO. 27748
A/E Seal

SOUTH CAROLINA
COX AND DINKINS, INC.
No. C00294
CERTIFICATE OF AUTHORIZATION
A/E Seal

UNIVERSITY OF SOUTH CAROLINA
HEALTH SCIENCES CAMPUS
SCHOOL OF MEDICINE RELOCATION
COLUMBIA, SC

CITY FILE NO: DPI-2024-12-0068

Project Number: 1660.22 / 16231.00
Date: MARCH 6, 2026

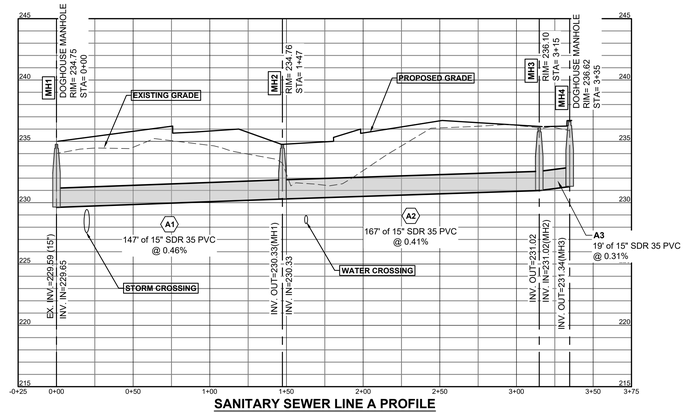
No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026
4	PER CITY COMMENTS	06/10/2026

Drawing Title:
SANITARY SEWER PLAN - RECORD DRAWING

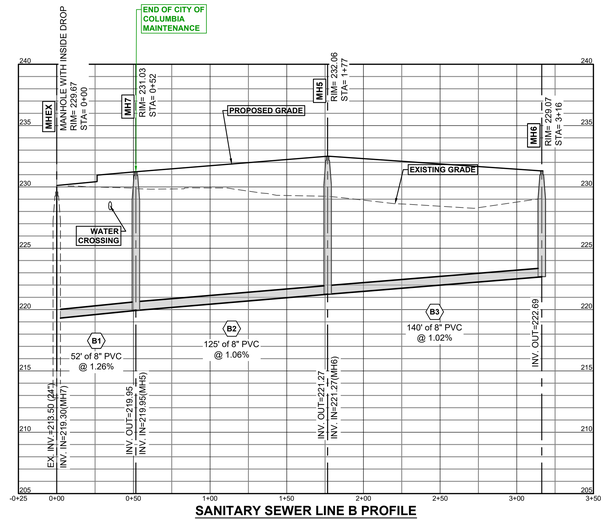
COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

Drawing No.
C1

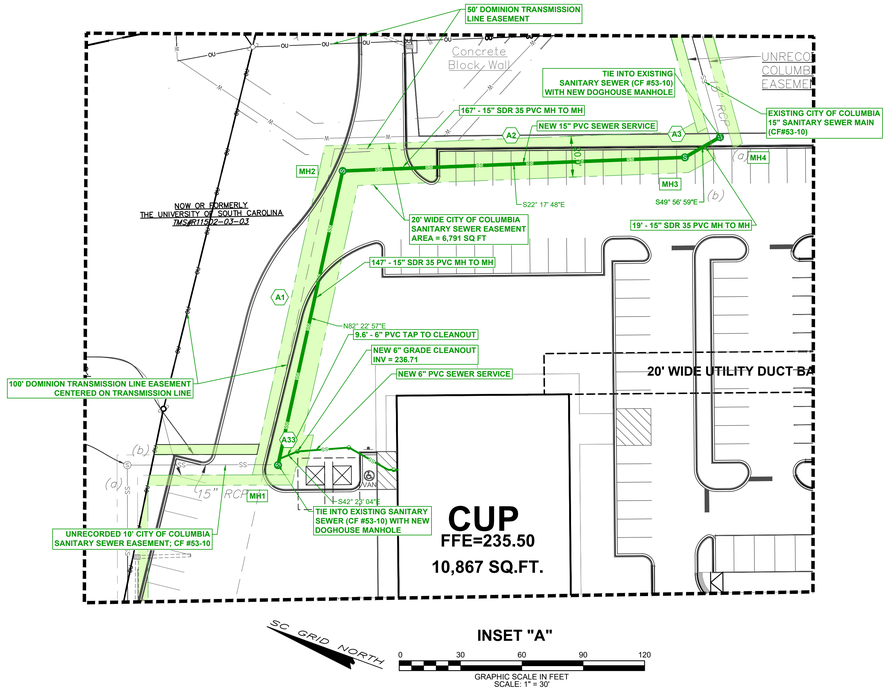
CITY FILE NO: DPI-2024-12-0068



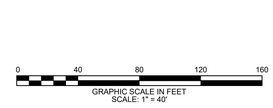
SANITARY SEWER LINE A PROFILE

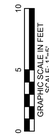


SANITARY SEWER LINE B PROFILE



INSET "A"





BOUDREAUX
inspired design
803.799.0247 p
BoudreauxGroup.com
1519 Sumter Street
Columbia, SC 29201

SLAM

A/E Seal
SOUTH CAROLINA PROFESSIONAL ENGINEER
No.27748
6/10/2026
LICENSED PROFESSIONAL ENGINEER
NO. 27748

A/E Seal
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
COX AND DINKINS, INC.
No. C00294

UNIVERSITY OF SOUTH CAROLINA HEALTH SCIENCES CAMPUS SCHOOL OF MEDICINE RELOCATION

COLUMBIA, SC

CITY FILE NO: DPI-2024-12-0068

Project Number
UI-1050-22 / 16231.00
Date
MARCH 6, 2026

No.	Description	Date
1	PER CITY COMMENTS	03/17/2026
2	PER CITY COMMENTS	04/17/2026
3	PER CITY COMMENTS	05/28/2026
4	PER CITY COMMENTS	06/10/2026

Drawing Title.
SANITARY SEWER PROFILE - RECORD DRAWING

COX AND DINKINS
724 BELTLINE BLVD.
COLUMBIA, SC 29205
803.254.0518
COXANDDINKINS.COM
C & D PROJECT No: 23017

Drawing No.
C2

CITY FILE NO: DPI-2024-12-0068

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina Department of Environmental Services Lease of 660 Mauldin Road, Greenville SC

The South Carolina Department of Environmental Services (Agency) requests approval to lease approximately three thousand nine hundred and forty-nine (3,949) square feet of office and lab space at 660 Mauldin Road in Greenville from Renewable Water Resources for its regional office supporting Cherokee, Greenville, Pickens, Spartanburg, Union counties. The Agency has been located at 660 Mauldin Road, Greenville since 2022. The current lease is at a rate of $20.00 per square foot, and it expires on February 20, 2027.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There was one (1) proposal received.

The requested lease term is ten (10) years and is expected to commence on or about February 21, 2027.

The annual rent for the term will be $104,648.50 or $26.50 per square foot (rounded) and includes operating costs, taxes and insurance and will remain consistent throughout the term.

The total rent to be paid over the lease term is $1,046,485.00.

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

	Location	**Rent per SF**
Available[1]	127 Halton Village Circle, Greenville	$30.00
Available[1]	2709 Pelham Road, Greenville	$30.00
Available[1]	301 N Main Street, Greenville	$26.00

[1] Subject to annual rent increase

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 170 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on September 14, 2026. Lease payments will be funded through divisional rate funding.

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina Department of Environmental Services Lease of 660 Mauldin Road, Greenville SC

AUTHORITY ACTION REQUESTED:

Approve the proposed ten-year lease for the South Carolina Department of Environmental Services of approximately three thousand nine hundred and forty-nine (3,949) square feet of office space at 660 Mauldin Road in Greenville from Renewable Water Resources, as recommended by the Department of Administration, Facilities Management and Property Services.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. Submitted by:
(a) Agency: Department of Administration
(b) Authorized Official Signature: Ashlie Lancaster, FMPS Director

2. Subject: South Carolina Department of Environmental Services Lease of 660 Mauldin Road, Greenville, SC

3. Summary and Background Information:

The South Carolina Department of Environmental Services (Agency) requests approval to lease approximately three thousand nine hundred and forty-nine (3,949) square feet of office and lab space at 660 Mauldin Road in Greenville from Renewable Water Resources for its regional office supporting Cherokee, Greenville, Pickens, Spartanburg, Union counties. The Agency has been located at 660 Mauldin Road, Greenville since 2022. The current lease is at a rate of $20.00 per square foot, and it expires on February 20, 2027.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There was one (1) proposal received.

The requested lease term is ten (10) years and is expected to commence on or about February 21, 2027.

The annual rent for the term will be $104,648.50 or $26.50 per square foot (rounded) and includes operating costs, taxes and insurance and will remain consistent throughout the term.

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The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 170 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on September 14, 2026. Lease payments will be funded through divisional rate funding.

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

4. What is the Authority asked to do? Approve the proposed ten-year lease for the South Carolina Department of Environmental Services of approximately three thousand nine hundred and forty-nine (3,949) square feet of office space at 660 Mauldin Road in Greenville from Renewable Water Resources.

5. What is recommendation of the submitting agency involved? Approve the ten-year lease for the South Carolina Department of Environmental Services of approximately three thousand nine hundred and forty-nine (3,949) square feet of office space at 660 Mauldin Road in Greenville from Renewable Water Resources.

6. Private Participant Disclosure – Check only one:

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

☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

8. List of Supporting Documents:

Agency Request Letter
Private Participant Disclosure
Map and Street View of Premises

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

SC DEPARTMENT of ENVIRONMENTAL SERVICES

Business Management
2600 Bull St.
Columbia, SC, 29201

September 11, 2026

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

RE: Lease for 660 Mauldin Road, Greenville, South Carolina 29607

Dear Ms. Lancaster:

The South Carolina Department of Environmental Services (SCDES) requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a ten (*10)* year lease with Renewable Water Resources for 3,949 rentable square feet of office space at 660 Mauldin Road, Greenville, South Carolina 29607. SCDES's current lease at 660 Mauldin Road, Greenville, South Carolina 29607 expires on February 20, 2027.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and one proposal was received. After careful consideration, 660 Mauldin Road, Greenville, South Carolina 29607 was selected for cost and because it was the sole proposal submitted. The cumulative cost of the lease during the term is $1,046,455.

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

Sincerely,

Chris Wimberly
Chief Financial Officer

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina State Board for Technical and Comprehensive Education Lease of 111 Executive Center Drive, Columbia, SC

The South Carolina State Board for Technical and Comprehensive Education (Agency) requests approval to lease approximately twenty-seven thousand one hundred and thirty-five (27,135) square feet of office space at 111 Executive Center Drive, Suites 100, 103 and 238 in Columbia from BV DRP Synergy II Owner, LLC. The Agency has been located at 111 Executive Center Drive, Suite 100 since 1990, Suite 103 since 2015 and Suite 238 since 2024. The current combined lease rate is $13.14 (rounded) per square foot, and all three lease agreements expire on June 30, 2027.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were four (4) proposals received. The selected location was chosen by the Agency as the most cost-effective and efficient option. The lowest option was rejected due to the estimated information technology transition costs of approximately $1.5 million.

The requested lease term is ten (10) years and is expected to commence on or about July 1, 2027.

The rent for the first year of the term, which includes two (2) months of rent abatement, will be $383,281.87 or $16.95 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

TERM	**PERIOD: FROM - TO**	**MONTHLY RENT**	**ANNUAL RENT**	**RENT PER SF**
MONTHS 1-2	7/1/2027-8/31/2027	Rent Abatement	$0	$0
MONTHS 3-10	9/1/2027-6/30/2028	$38,328.19	$383,281.87	$16.95
YEAR 2	7/1/2028-6/30/2029	$39,478.03	$473,736.40	$17.46
YEAR 3	7/1/2029-6/30/2030	$40,662.37	$487,948.49	$17.98
YEAR 4	7/1/2030-6/30/2031	$41,882.25	$502,586.95	$18.52
YEAR 5	7/1/2031-6/30/2032	$43,138.71	$517,664.57	$19.08

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina State Board for Technical and Comprehensive Education Lease of 111 Executive Center Drive, Columbia, SC

YEAR 6	7/1/2032-6/30/2033	$44,432.88	$533,194.50	$19.65
YEAR 7	7/1/2033-6/30/2034	$45,765.86	$549,190.34	$20.24
YEAR 8	7/1/2034-6/30/2035	$47,138.84	$565,666.06	$20.85
YEAR 9	7/1/2035-6/30/2036	$48,553.00	$582,636.04	$21.47
YEAR 10	7/1/2036-6/30/2037	$50,009.60	$600,115.14	$22.12

The total rent to be paid over the lease term is $5,196,020.36.

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

	Location	**Rent per SF**
Proposal[1]	1628 Browning Road, Columbia	$16.50
Proposal[1]	200 Arbor Lake Road, Columbia	$19.00
Proposal[1,2]	7 Technology Circle, Columbia	$22.00

[1] Subject to annual rent increase
[2] Subject to additional operating costs

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 198 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on September 8, 2026. Lease payments will be funded primarily through State Appropriations with approximately 4.57% of Federal funding.

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina State Board for Technical and Comprehensive Education Lease of 111 Executive Center Drive, Columbia, SC

AUTHORITY ACTION REQUESTED:

Approve the proposed ten-year lease for the South Carolina State Board for Technical and Comprehensive Education of approximately twenty-seven thousand one hundred and thirty-five (27,135) square feet of office space at 111 Executive Center Drive in Columbia from BV DRP Synergy II Owner, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. Submitted by:
(a) Agency: Department of Administration
(b) Authorized Official Signature: Ashlie Lancaster
Ashlie Lancaster, FMPS Director

2. Subject: South Carolina State Board for Technical and Comprehensive Education Lease of 111 Executive Center Drive, Columbia, SC

3. Summary and Background Information:

The South Carolina State Board for Technical and Comprehensive Education (Agency) requests approval to lease approximately twenty-seven thousand one hundred and thirty-five (27,135) square feet of office space at 111 Executive Center Drive, Suites 100, 103 and 238 in Columbia from BV DRP Synergy II Owner, LLC. The Agency has been located at 111 Executive Center Drive, Suite 100 since 1990, Suite 103 since 2015 and Suite 238 since 2024. The current combined lease rate is $13.14 (rounded) per square foot, and all three lease agreements expire on June 30, 2027.

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The rent for the first year of the term, which includes two (2) months of rent abatement, will be $383,281.87 or $16.95 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

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YEAR 10	7/1/2036-6/30/2037	$50,009.60	$600,115.14	$22.12

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2 Subject to additional operating costs

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

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4. What is the Authority asked to do? Approve the proposed ten-year lease for the South Carolina State Board for Technical and Comprehensive Education of approximately twenty-seven thousand one hundred and thirty-five (27,135) square feet of office space at 111 Executive Center Drive in Columbia from BV DRP Synergy II Owner, LLC.

5. What is recommendation of the submitting agency involved? Approve the ten-year lease for the South Carolina Board for Technical and Comprehensive Education of approximately twenty-seven thousand one hundred and thirty-five (27,135) square feet of office space at 111 Executive Center Drive in Columbia from BV DRP Synergy II Owner, LLC.

6. Private Participant Disclosure – Check only one:

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☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

8. List of Supporting Documents:

Agency Request Letter Private Participant Disclosure Map and Street View of Premises

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

SC TECHNICAL COLLEGE SYSTEM

Tim Hardee
System President

BOARD MEMBERS

Anthony G. Barker
Chairman
Third Congressional District

Terry A. Hardesty
First Congressional District

Benjamin W. Satcher
Second Congressional District

Vacant
Fourth Congressional District

Ralph A. Odom Jr.
Fifth Congressional District

Rachel T. Gainey
Sixth Congressional District

Kathleen Richardson
Seventh Congressional District

Warren A. Darby Jr.
At-Large

Roger P. Schrum
At-Large

Orville S. Smith III
At-Large

Carolyn Swinton
At-Large

Ellen Weaver
Ex Officio

Harry M. Lightsey III
Ex Officio

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

RE: Lease for 111 Executive Center Drive, Columbia, South Carolina 29210 (Suites 100, 103, and 238)

Dear Ms. Lancaster:

The South Carolina Technical College System (SCTCS) respectfully requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a ten-year lease agreement with BV DRP Synergy II for 27,135 rentable square feet of office space located at 111 Executive Center Drive, Columbia, South Carolina 29210. The leased premises include Suite 100 (23,831 RSF), Suite 103 (2,063 RSF), and Suite 238 (1,241 RSF). SCTCS's current lease at this location expires on June 30, 2027.

After confirming that no suitable state-owned space was available, the Department of Administration issued a solicitation for commercial office space and received four proposals. Three proposals were eliminated following evaluation. The property at 1628 Browning Road required substantial renovations due to its open floor plan and was not operationally suitable for SCTCS. The proposal at 200 Arbor Lake Road exceeded the cost of the BV DRP Synergy II proposal. The property at 7 Technology Circle offered only a five-year lease term and had the highest rental cost among the proposals.

In addition, relocation to a new facility would result in estimated information technology transition costs of approximately $1.5 million, along with significant operational disruption. Remaining at 111 Executive Center Drive represents the most cost-effective and efficient option, allowing SCTCS to avoid unnecessary relocation expenses and maintain continuity of services supporting the mission to enhance the quality of life for all state citizens.

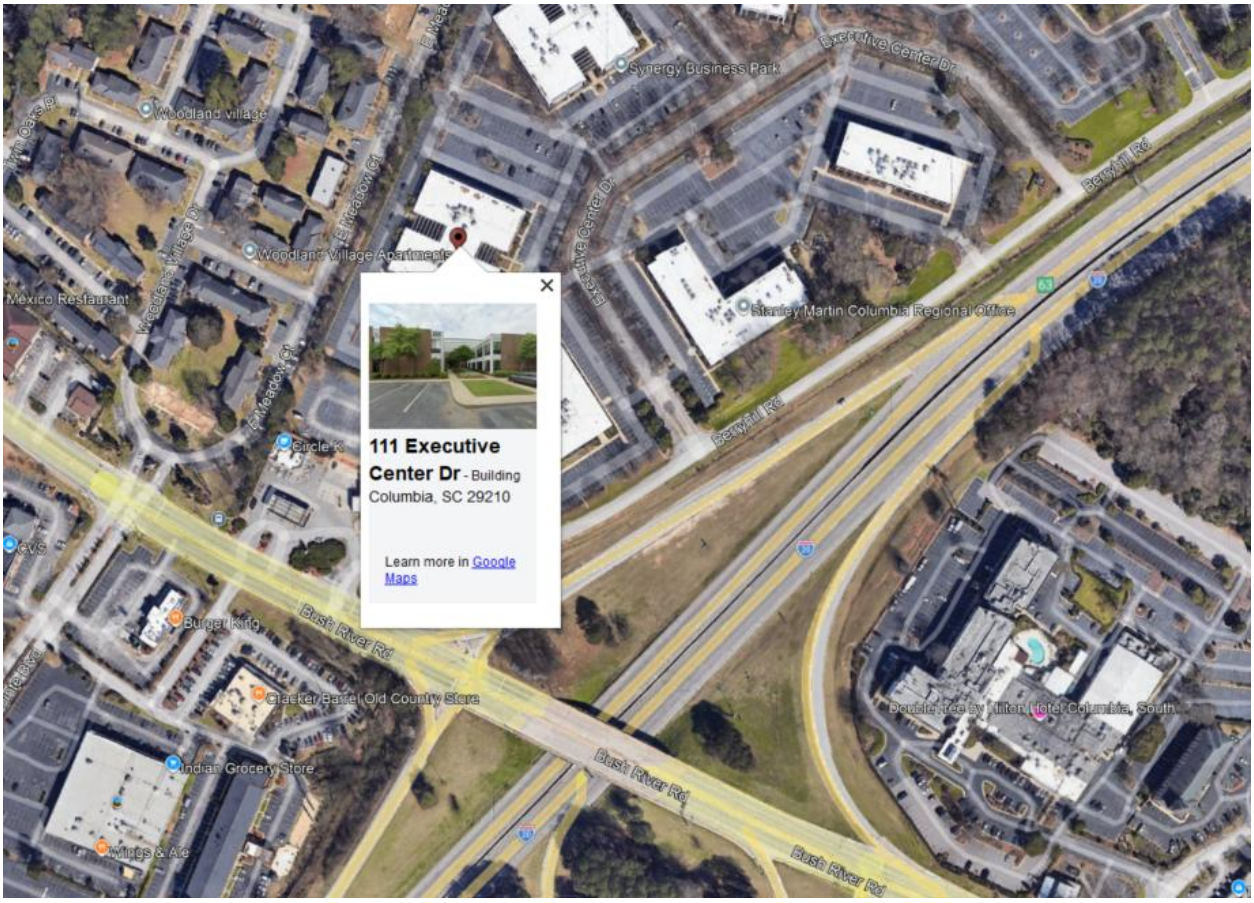
The total cost of the lease over the ten-year term is **$5,196,020.36.**

Thank you for your consideration of this request. Please let me know if additional information is needed.

Sincerely,

Evelyn Ferguson

AFFORDABLE ACCESSIBLE RELEVANT
SC TECHNICAL COLLEGE SYSTEM


Synergy Business Park
Executive Center Dr
Woodland Village
Woodland Village Apartments
Mexico Restaurant
Stanley Martin Columbia Regional Office
Berry Hill Rd
Circle K
111 Executive Center Dr - Building
Columbia, SC 29210
Learn more in Google Maps
Burger King
Bush River Rd
Glaeker Barrel Old County Store
Indian Grocery Store
Wings & Ale
Double Tree by Hilton Hotel Columbia, South



AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina Vocational Rehabilitation Department Lease of 1244 Boston Avenue, Cayce, SC

The South Carolina Vocational Rehabilitation Department (Agency) requests approval to lease approximately fifty-two thousand one hundred and eighty-eight (52,188) square feet of office space at 1244 Boston Avenue, in Cayce from Investicore Prop Co 18, LLC. The Agency has been located at 1244 Boston Avenue, Cayce since 1986. The current lease is at a rate of $16.28 per square foot, and it expires on June 30, 2027. This lease will continue to provide support for its Disability Determination Services division.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were two (2) proposals received. The selected location chosen by the Agency was the lowest option.

The requested lease term is seven (7) years and is expected to commence on or about July 1, 2027.

The rent for the first year of the term will be $939,384.00 or $18.00 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

TERM	**PERIOD: FROM - TO**	**MONTHLY RENT**	**ANNUAL RENT**	**RENT PER SF**
YEAR 1	7/1/2027-6/30/2028	$78,282.00	$939,384.00	$18.00
YEAR 2	7/1/2028-6/30/2029	$80,630.46	$967,565.52	$18.54
YEAR 3	7/1/2029-6/30/2030	$83,049.37	$996,592.49	$19.10
YEAR 4	7/1/2030-6/30/2031	$85,540.86	$1,026,490.26	$19.67
YEAR 5	7/1/2031-6/30/2032	$88,107.08	$1,057,284.99	$20.26
YEAR 6	7/1/2032-6/30/2033	$90,750.30	$1,089,003.55	$20.87
YEAR 7	7/1/2033-6/30/2034	$93,472.81	$1,121,673.66	$21.49

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina Vocational Rehabilitation Department Lease of 1244 Boston Avenue, Cayce, SC

The total rent to be paid over the lease term is $7,197,994.46.

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

	Location	**Rent per SF**
Proposal	101 N 12th Street, Columbia	$31.00
Available[1]	220 Stoneridge Drive, Columbia	$19.00
Leased[1]	220 Executive Center Drive, Columbia	$19.06

[1]Subject to annual rent increase

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 182 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on September 11, 2026. Lease payments will be funded through federal funding.

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

AUTHORITY ACTION REQUESTED:

Approve the proposed seven-year lease for the South Carolina Department of Vocational Rehabilitation of approximately fifty-two thousand one hundred eighty-eight (52,188) square feet of office space at 1244 Boston Avenue in Cayce from Investicore Prop Co 18, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. **Submitted by:**
   (a) Agency: Department of Administration
   (b) Authorized Official Signature: Ashlie Lancaster, FMPS Director

2. **Subject:** South Carolina Vocational Rehabilitation Department Lease of 1244 Boston Avenue, Cayce, SC

3. **Summary and Background Information:**

The South Carolina Vocational Rehabilitation Department (Agency) requests approval to lease approximately fifty-two thousand one hundred and eighty-eight (52,188) square feet of office space at 1244 Boston Avenue, in Cayce from Investicore Prop Co 18, LLC. The Agency has been located at 1244 Boston Avenue, Cayce since 1986. The current lease is at a rate of $16.28 per square foot, and it expires on June 30, 2027. This lease will continue to provide support for its Disability Determination Services division.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were two (2) proposals received. The selected location chosen by the Agency was the lowest option.

The requested lease term is seven (7) years and is expected to commence on or about July 1, 2027.

The rent for the first year of the term will be $939,384.00 or $18.00 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

TERM	PERIOD: FROM - TO	MONTHLY RENT	ANNUAL RENT	RENT PER SF
YEAR 1	7/1/2027-6/30/2028	$78,282.00	$939,384.00	$18.00
YEAR 2	7/1/2028-6/30/2029	$80,630.46	$967,565.52	$18.54
YEAR 3	7/1/2029-6/30/2030	$83,049.37	$996,592.49	$19.10
YEAR 4	7/1/2030-6/30/2031	$85,540.86	$1,026,490.26	$19.67
YEAR 5	7/1/2031-6/30/2032	$88,107.08	$1,057,284.99	$20.26

YEAR 6	7/1/2032-6/30/2033	$90,750.30	$1,089,003.55	$20.87
YEAR 7	7/1/2033-6/30/2034	$93,472.81	$1,121,673.66	$21.49

The total rent to be paid over the lease term is $7,197,994.46.

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

	Location	**Rent per SF**
Proposal	101 N 12th Street, Columbia	$31.00
Available[1]	220 Stoneridge Drive, Columbia	$19.00
Leased[1]	220 Executive Center Drive, Columbia	$19.06

[1]Subject to annual rent increase

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 182 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on September 11, 2026. Lease payments will be funded through federal funding.

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

4. What is the Authority asked to do? Approve the proposed seven-year lease for the South Carolina Department of Vocational Rehabilitation of approximately fifty-two thousand one hundred eighty-eight (52,188) square feet of office space at 1244 Boston Avenue in Cayce from Investicore Prop Co 18, LLC.

5. What is recommendation of the submitting agency involved? Approve the seven-year lease for the South Carolina Department of Vocational Rehabilitation of approximately fifty-two thousand one hundred eighty-eight (52,188) square feet of office space at 1244 Boston Avenue in Cayce from Investicor Prop Co 18, LLC.

6. Private Participant Disclosure – Check only one:

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

☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

8. List of Supporting Documents:

Agency Request Letter Private Participant Disclosure Map and Street View of Premises

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

Vocational Rehabilitation
Let's go to work

September 8, 2026

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

RE: Lease for 1244 Boston Avenue, West Columbia, SC 29171

Dear Ms. Jones:

The SC Vocational Rehabilitation Department (SCVRD) requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter a 7-year lease with Investicore Prop Co 18, LLC for 52,188 rentable square feet of office space at 1410 Boston Avenue, West Columbia, SC 29171.

This location houses the Disability Determination Services division of SCVRD. They are 100% federally funded and process SSA disability claims for the citizens of SC.

After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited commercial space, and two (2) proposals were received. The selected location was the lowest option.

After careful consideration, 1244 Boston Avenue, West Columbia, SC 29171 was selected because of the significant savings over the lease term. The cumulative cost of the lease during the term is $7,197,994.46.

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

Sincerely,

Felicia W. Johnson
SCVRD Commissioner

State Office • 1410 Boston Avenue • P.O. Box 15 • West Columbia, South Carolina 29170-0015 • scvrd.net
803-896-6500 (Office) • 803-896-6553 (TTY) • 800-832-7526 (Toll free) • 803-896-6558 (Fax) • info@scvrd.net

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina Workers' Compensation Commission Lease of 1333 Main Street, Columbia, SC

The South Carolina Workers' Compensation Commission (Agency) requests approval to lease approximately twenty-two thousand seven hundred and nineteen (22,719) square feet of office space at 1333 Main Street, Suite 500 in Columbia from Galium 1333 Main, LLC. The Agency has been located at 1333 Main Street, Columbia since 2009. The current lease is at a rate of $20.14 per square foot, and it expires on March 31, 2027. This lease will allow the Agency to continue to provide support for administrative staff, public hearings, operations and meeting space for the Commissioners and the public.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were three (3) proposals received. The selected location was chosen by the Agency as the lowest option when taking into consideration relocation costs and set up expenses.

The requested lease term is ten (10) years and is expected to commence on or about April 1, 2027.

The rent for the first year of the term will be $457,560.66 or $20.14 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning year two, the rental rate shall escalate 3.5% annually over the term. The following chart sets forth the rent over the term.

TERM	**PERIOD: FROM - TO**	**MONTHLY RENT**	**ANNUAL RENT**	**RENT PER SF**
YEAR 1	4/1/2027-3/30/2028	$38,130.66	$457,560.66	$20.14
YEAR 2	4/1/2028-3/30/2029	$39,464.61	$473,575.28	$20.84
YEAR 3	4/1/2029-3/30/2030	$40,845.87	$490,150.43	$21.57
YEAR 4	4/1/2030-3/30/2031	$42,275.48	$507,305.71	$22.33
YEAR 5	4/1/2031-3/30/2032	$43,755.12	$525,061.40	$23.11
YEAR 6	4/1/2032-3/30/2033	$45,286.55	$543,438.55	$23.92
YEAR 7	4/1/2033-3/30/2034	$46,871.57	$562,458.89	$24.76

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina Workers' Compensation Commission Lease of 1333 Main Street, Columbia, SC

YEAR 8	4/1/2034-3/30/2035	$48,512.08	$582,144.95	$25.62
YEAR 9	4/1/2035-3/30/2036	$50,210.00	$602,520.03	$26.52
YEAR 10	4/1/2036-3/30/2037	$51,967.35	$623,608.24	$27.45

The total rent to be paid over the lease term is $5,367,824.14. The Agency will pay an additional $489,360.00 over the term of the lease for 57 parking spaces in an adjacent garage and surface lot. Total to be paid including rent and parking over the lease term is $5,857,184.14.

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

	Location	**Rent per SF**
Proposal[1]	1600 Williams Street, Columbia	$19.75
Proposal[1]	632 Rosewood Drive, Columbia	$18.22
Available[1]	1301 Gervais Street, Columbia	$24.50

[1]Subject to annual rent increase

The lease in within approximately 8% of the State space standards with a density of approximately 226 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on September 8, 2026. Lease payments will be funded through penalties and fines fund.

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: South Carolina Workers' Compensation Commission Lease of 1333 Main Street, Columbia, SC

AUTHORITY ACTION REQUESTED:

Approve the proposed ten-year lease for the South Carolina Workers' Compensation Commission of approximately twenty-two thousand seven hundred and nineteen (22,719) square feet of office space at 1333 Main Street in Columbia from Galium 1333 Main, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. Submitted by:
(a) Agency: Department of Administration
(b) Authorized Official Signature: Ashlie Lancaster
Ashlie Lancaster, FMPS Director

2. Subject: South Carolina Workers' Compensation Commission Lease of 1333 Main Street, Columbia, SC

3. Summary and Background Information:

The South Carolina Workers' Compensation Commission (Agency) requests approval to lease approximately twenty-two thousand seven hundred and nineteen (22,719) square feet of office space at 1333 Main Street, Suite 500 in Columbia from Galium 1333 Main, LLC. The Agency has been located at 1333 Main Street, Columbia since 2009. The current lease is at a rate of $20.14 per square foot, and it expires on March 31, 2027. This lease will allow the Agency to continue to provide support for administrative staff, public hearings, operations and meeting space for the Commissioners and the public.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There were three (3) proposals received. The selected location was chosen by the Agency as the lowest option when taking into consideration relocation costs and set up expenses.

The requested lease term is ten (10) years and is expected to commence on or about April 1, 2027.

The rent for the first year of the term will be $457,560.66 or $20.14 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning year two, the rental rate shall escalate 3.5% annually over the term. The following chart sets forth the rent over the term.

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The total rent to be paid over the lease term is $5,367,824.14. The Agency will pay an additional $489,360.00 over the term of the lease for 57 parking spaces in an adjacent garage and surface lot. Total to be paid including rent and parking over the lease term is $5,857,184.14.

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

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Available[1]	1301 Gervais Street, Columbia	$24.50

[1]Subject to annual rent increase

The lease in within approximately 8% of the State space standards with a density of approximately 226 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on September 8, 2026. Lease payments will be funded through penalties and fines fund.

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

The lease was approved by the Joint Bond Review Committee at their meeting on October 6, 2026.

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4. What is the Authority asked to do? Approve the proposed ten-year lease for the South Carolina Workers' Compensation Commission of approximately twenty-two thousand seven hundred and nineteen (22,719) square feet of office space at 1333 Main Street in Columbia from Galium 1333 Main, LLC.

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5. What is recommendation of the submitting agency involved? Approve the ten-year lease for the South Carolina Workers' Compensation Commission of approximately twenty-two thousand seven hundred and nineteen (22,719) square feet of office space at 1333 Main Street in Columbia from Galium 1333 Main, LLC.

6. Private Participant Disclosure – Check only one:

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

☒ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name:

8. List of Supporting Documents:

Agency Request Letter
Private Participant Disclosure
Map and Street View of Premises

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

State of South Carolina

1333 Main St, Suite 500
P.O. Box 1715
Columbia, S.C. 29202-1715

Tel: (803) 737-5700
Fax: (803) 737-1258
www.wcc.sc.gov

Workers' Compensation Commission

September 14, 2026

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

RE: Lease for 1333 Main St., Suite 500, Columbia, SC 29201

Dear Ms. Lancaster:

The Workers' Compensation Commission requests approval from the Department of Administration, Facilities Management and Property Services (FMPS), to enter into a 10-year lease with Galium for 22,719 rentable square feet of office space at 1333 Main St., Suite 500, Columbia, SC 29201. The Commission's current lease at 1333 Main St., Suite 500, Columbia, SC 29201 expires on March 31, 2027.

The Commission seeks office, hearing, and conference space in downtown Columbia in order to accommodate the need to be within close proximity to public transportation including bus routes as well as quick access to the State House grounds for multiple meeting engagements. The space will be used to conduct public workers' compensation hearings and must also include sufficient office and conference space for the requisite administrative support staff to support hearings, operations, and meetings for the Commissioners and public. After contacting state agencies to verify that there was no adequate state space available, the Department of Administration solicited for commercial space and 3 proposals were received.

After careful consideration, 1333 Main St., Suite 500, Columbia, SC 29201 was the lowest option when also considering the estimated relocation costs. A list of estimated costs is reproduced below. For a full estimated cost listing, please see attachment.

- $67,243- technological equipment relocation
- $19,950- hearing room technology relocation
- $75,795- security cameras and associated surveillance technology relocation

- $22,240- furniture moving company costs
- $1,429,992- building renovation costs
- $100,000- recent renovations to the current office space
- $376,228- in miscellaneous costs (stationary re-print, staff productivity loss, project management, relocation of the A/V equipment and copiers, fiber internet costs, and office furniture replacement)
    - **$843,000 - $2,100,000 estimated total relocation costs.**

Also, after researching the proposed locations, it was discovered that the other locations were not wired for state Metronet and internet connectivity. As you are aware, the Workers' Compensation Commission adjudicates work-related injury claims for benefits. As such, we hold a vast amount of protected personal information for our claimant and employer stakeholders including but not limited to: names, addresses, social security numbers, dates of birth, insurance information, protected health information, and proprietary financial information. The inability to access state information security resources, without paying an exorbitant cost, places citizens protected information at risk for unintended disclosure.

The rent cost of the lease during the term is $5,367,824.14 plus an additional $489,360.00. Total cumulative amount to be paid for rent and parking is $5,857,184 for the lease term.

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

Sincerely,

Kristen S. McRee
Executive Director

Lease Comparison Options

1600 Williams St., Columbia	
RSF	22,700
USF	19,912
Rent/Sq. Ft.	$19.75
Annual Rent Increase	3%
Parking	65
Reserved	0
Parking Cost	$0.00
10 year Lease	$5,139,543.69
Term w/ Parking No Trash	$5,139,543.69
TI Allowance	$1,248,500
Janitorial/Trash	0

1333 Main St., Columbia	
RSF	22,719
USF	**19,660**
Rent/Sq. Ft.	**$20.14**
Annual Rent Increase	**3.5%**
Parking	**57**
Reserved	**36**
Parking Cost	**$489,360**
10 year Lease	**$5,367,824.00**
Term w/ Parking No Trash	**$5,857,184.00**
TI Allowance	**$0**
Janitorial/ Trash	$0

632 Rosewood Drive (Sublease)	
RSF	19,817
USF	19,817
Rent/Sq. Ft.	$18.22
Annual Rent Increase	3%
Parking	90
Reserved	90
Parking Cost	$0.00
10 year Lease	$4,139,214.07
Term w/ Parking & Trash	$4,150,509.72
TI allowance	TBD
Janitorial/Trash	$11,295.65

Costs to move:	
I. DTO	
DTO/ Network Techs to move switches, routers, and Wi-Fi access points (workstation-wire walls)	$30,635.63
Materials/ Patch cables, connection to themain fiber hub, rack setup	$9,485.62
Endpoints relocation	$18,851.99
endpoints relocation & storage	$4,870.00
Labor	$3,400
Sub total:	**$67,243**

Costs to Move:	
I. DTO	
DTO/ Network Techs to move switches, routers, and Wi-Fi access points (workstation-wire walls)	$0
Materials/ Patch cables, connection to themain fiber hub, rack setup	$0
Endpoints relocation	$0
endpoints relocation & storage	$0
Labor	$0
Sub Total:	**$0**

Costs to Move:	
I. DTO	
DTO/ Network Techs to move switches, routers, and Wi-Fi access points	$30,635.63
Materials/ Patch cables, connection to themain fiber hub, rack setup	$9,485.62
Endpoints relocation	$18,851.99
endpoints relocation & storage	$4,870.00
Labor	$3,400
Sub Total:	**$67,243**

1600 Williams St., Columbia	
II. Solutionz	
Labor- Disconnection	$8,750
Labor - Reconnection	$11,200
Sub Total:	**$19,950**
III. Sonitrol	
Move ip Camera Hardware, NVR, POE Switch- Labor Disconnect/ Reconnect	$13,200
New Purchase an install of Ip Cameras	$22,633
New Strike Plates	$39,962
Sub total:	**$75,795**
IV. Furniture	
Movers	$22,240
Sub Total:	**$22,240**
V. Renovation Costs	
Buildout	$1,272,720
A/E Cost	$30,000
Contingency	$127,272
Sub Total:	**$1,429,992**
VI. Recent Uplift:	**$100,000**
VII. Miscellaneous Costs	
Stationary re-print	$4,322
Staff Productivity Loss	**$68,231**
Re-Key all Door Locks	**$0**
Project Manager for Move	**$57,200**
Relocate A/V Equipment X2	**$27,000**

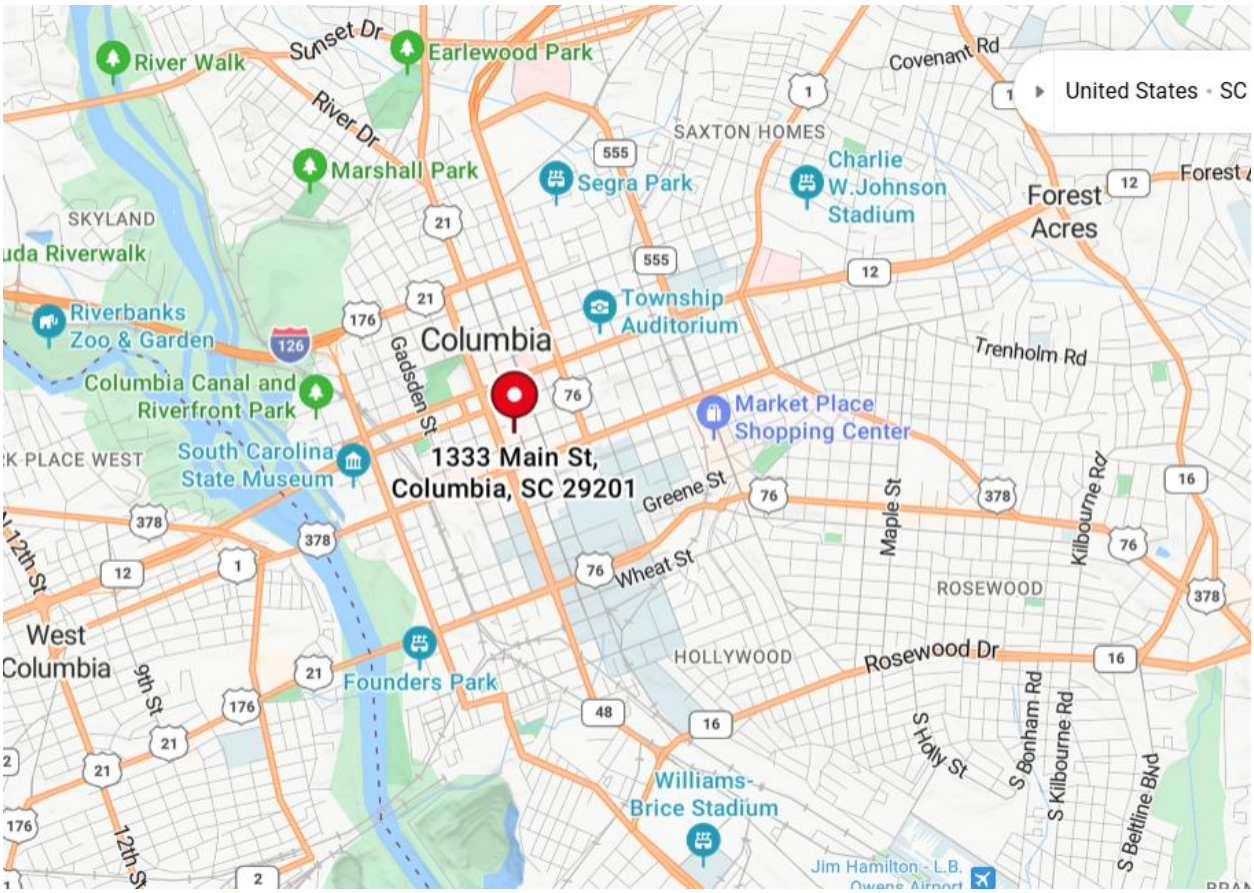
1333 Main St., Columbia	
II. Solutionz	
Labor- Disconnection	$0
Labor - Reconnection	$0
Sub Total:	**$0**
III. Sonitrol	
Move ip Camera Hardware, NVR, POE Switch- Labor Disconnect/ Reconnect	$0
New Purchase an install of Ip Cameras	$0
New Strike Plates	$0
Sub total:	**$0**
IV. Furniture	
Movers	**$12,128**
Sub Total:	**$12,128**
V. Renovation Costs	
Buildout (included in lease)	$0
A/E Cost	$0
Contingency	$0
Sub Total:	**$0**
Recent Uplift:	**$100,000**
VII. Miscellaneous Costs	
Stationary re-print	**$0**
Staff Productivity Loss	**$0**
Re-Key all Door Locks	**$4,500**
Project Manager for Move	**$0**
Relocate A/V Equipment X2	**$0**

632 Rosewood Drive (Sublease)	
II. Solutionz	
Labor- Disconnection	$8,750
Labor- Reconnection	$11,200
Sub Total:	**$19,950**
III. Sonitrol	
Move ip Camera Hardware, NVR, POE Switch- Labor Disconnect/ Reconnect	$13,200
New Purchase an install of Ip Cameras	$22,633
New Strike Plates	$39,962
Sub Total:	**$75,795**
IV. Furniture	
Movers	$22,240
Sub Total:	**$22,240**
V. Renovation Costs	
Buildout	$1,272,720
A/E Cost	$30,000
Contingency	$127,272
Sub Total:	**$1,429,992**
VI. Recent Uplift:	**$100,000**
VII. Miscellaneous Costs	
Stationary re-print	$4,322
Staff Productivity Loss	**$68,231**
Re-Key all Door Locks	**$0**
Project Manager for Move	**$57,200**
Relocate A/V Equipment X2	**$27,000**

1600 Williams St., Columbia	
Relocate Xerox Copiers	$475
SEGRA / Fiber Costs	$204,000
Office Furniture Replacement	$15,000
Sub Total:	$376,228
Total Costs to move:	$2,091,448
Renovation allowance:	$1,248,500
Additional costs incurred:	$842,948
Additional Costs incurred + Rent:	$5,982,492

1333 Main St., Columbia	
Relocate Xerox Copiers	$0
SEGRA / Fiber Costs	$0
Office Furniture Replacement	$0
Sub Total:	$4,500
Total Costs to stay:	$116,628
Renovation allowance:	$0
Additional costs incurred:	$116,628
Additional Costs incurred + Rent:	$5,973,812

632 Rosewood Drive (Sublease)	
Relocate Xerox Copiers	$475
SEGRA / Fiber Costs	$204,000
Office Furniture Replacement	$15,000
Sub Total:	$376,228
Total Costs to move:	$2,091,448
Renovation allowance:	$0
Additional Costs incurred:	$2,091,448
Additional Costs incurred + Rent:	$6,241,958


River Walk
Sunset Dr
Earlewood Park
River Dr
Marshall Park
Segra Park
SAXTON HOMES
Charlie W.Johnson Stadium
Covenant Rd
United States · SC
Forest Acres
SKYLAND
Riverbanks Zoo & Garden
Columbia
Township Auditorium
Trenholm Rd
Columbia Canal and Riverfront Park
Market Place Shopping Center
South Carolina State Museum
1333 Main St, Columbia, SC 29201
Greene St
Wheat St
Maple St
Kilbourne Rd
ROSEWOOD
West Columbia
Founders Park
HOLLYWOOD
Rosewood Dr
9th St
12th St
S Holly St
S Bonham Rd
S Kilbourne Rd
S Beltline Blvd
Williams-Brice Stadium
Jim Hamilton - L.B. Owens Airport



AGENCY: Division of Procurement Services

SUBJECT: Audit and Certification - Department of Behavioral Health and Developmental Disabilities

Through the passage of Senate Bill 2 / Act No. 3 of 2025, the State of South Carolina established the Department of Behavioral Health and Developmental Disabilities (BHDD). This legislation merged three previously independent cabinet-level and commission-governed entities: the Department of Mental Health (DMH), the Department of Disabilities and Special Needs (DDSN), and the Department of Alcohol and Other Drug Abuse Services (DAODAS). Under the unified umbrella of BHDD, these legacy agencies were reconstituted into three integrated operational components: the Office of Mental Health (OMH), the Office of Intellectual and Developmental Disabilities (OIDD), and the Office of Substance Use Services (OSUS).

The S.C. Consolidated Procurement Code and ensuing regulations (Code) authorize agencies to make direct procurements up to $50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C(1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. BHDD requests that the Authority delegate it procurement authority in the following amounts:

Procurement Area	**Certification $ Limits**
Supplies & Services	500,000 per commitment*
Pharmaceutical Drugs	1,000,000 per commitment*
Pharmaceutical Services	1,000,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	500,000 per commitment*
Construction Contract Change Order	250,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

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

On October 15, 2019, the Authority delegated procurement authority to DMH as follows:

Procurement Area	**Certification $ Limits**
Supplies & Services	500,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	150,000 per commitment*
Construction Contract Change Order	150,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

On the same date, the Authority delegated procurement authority to DDSN as follows:

Procurement Area	**Certification $ Limits**
Supplies & Services	250,000 per commitment*
Pharmaceutical Drugs	1,000,000 per commitment*
Pharmaceutical Services	1,000,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	500,000 per commitment*

AGENCY: Division of Procurement Services

SUBJECT: Audit and Certification - Department of Behavioral Health and Developmental Disabilities

Construction Contract Change Order	250,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

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

The Department of Alcohol and Other Drug Abuse Services never requested delegation of additional procurement authority.

At the time the State created BHDD, the Division of Procurement Services (DPS) was auditing both DMH and DDSN. Due to the dissolution of these entities as independent agencies, DPS did not finalize its findings in formal reports. However, DPS did share its preliminary findings with BHDD. Those findings showed that both DMH and DDSN's internal controls were not adequate to ensure compliance with the Procurement Code in all material respects, particularly regarding sole source and emergency procurement. Moreover, there were a number of findings with regard their P-Card programs. BHDD has developed an internal Procurement Procedure Manual and P-Card Manual which implement corrective action. BHDD has also reduced the number of P-Cards held by OMH and OIDD combined from a total of 390 active cards to 230 active cards, a reduction of 41%. DPS has reviewed both Manuals and finds the internal controls set up in these Manuals are adequate to ensure compliance with the Procurement Code.

Based on BHDD's internal Procurement Procedure Manual and P-Card Manual and significant reduction of P-Cards, both of which indicate that BHDD has taken corrective action with respect the preliminary findings in both DMH and DDSN's audits, DPS recommends that the Authority delegate the requested procurement authority to BHDD until it has sufficient history for DPS to conduct a meaningful audit to determine whether its implementation of procedures embodied in its internal Procurement Procedure Manual and P-Card Manual is adequate to ensure compliance, in all material respects, with the Procurement Code. However, DPS recommends that in light of the sole source and emergency findings, the Authority require BHDD to use the latest DPS published forms to prepare justifications and to submit all sole source written determinations to DPS as they approved for a period of six months. DPS will review those determinations monthly to evaluate their sufficiency and provide guidance to BHDD as needed.

AGENCY: Division of Procurement Services

SUBJECT: Audit and Certification - Department of Behavioral Health and Developmental Disabilities

AUTHORITY ACTION REQUESTED:

Authorize Behavioral Health and Developmental Disabilities (BHDD) to make direct procurements at the following limits for up to three years from date of approval:

Procurement Area	**Certification $ Limits**
Supplies & Services	500,000 per commitment*
Pharmaceutical Drugs	1,000,000 per commitment*
Pharmaceutical Services	1,000,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	500,000 per commitment*
Construction Contract Change Order	250,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

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

Require that after BHDD has operated for one year under this delegation, Division of Procurement Services (DPS) audit BHDD's implementation of its internal procurement operating policies and procedures to determine whether, in all material respects, BHDD's system of internal controls over procurement is adequate to ensure compliance with the Procurement Code. DPS will report back to the Authority if there are any material findings. Further, require BHDD to use the latest DPS published forms to prepare justifications for sole source and emergency procurements and to submit all sole source written determinations to DPS as they are approved by BHDD for a period of six months. DPS will review those determinations monthly to evaluate their sufficiency and provide guidance to BHDD as needed.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: October 13, 2026 **Regular Agenda**

1. Submitted by:

(a) Agency: Division of Procurement Services

(b) Authorized Official Signature: John St. C. White, Materials Management Officer

2. Subject: **Audit and Certification**
Department of Behavioral Health and Developmental Disabilities

3. Summary and Background Information:

Through the passage of Senate Bill 2 / Act No. 3 of 2025, the State of South Carolina established the Department of Behavioral Health and Developmental Disabilities (BHDD). This legislation merged three previously independent cabinet-level and commission-governed entities: the Department of Mental Health (DMH), the Department of Disabilities and Special Needs (DDSN), and the Department of Alcohol and Other Drug Abuse Services (DAODAS). Under the unified umbrella of BHDD, these legacy agencies were reconstituted into three integrated operational components: the Office of Mental Health (OMH), the Office of Intellectual and Developmental Disabilities (OIDD), and the Office of Substance Use Services (OSUS).

The S.C. Consolidated Procurement Code and ensuing regulations (Code) authorize agencies to make direct procurements up to $50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C(1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. BHDD requests that the Authority delegate it procurement authority in the following amounts:

Procurement Area	Certification $ Limits
Supplies & Services	500,000 per commitment*
Pharmaceutical Drugs	1,000,000 per commitment*
Pharmaceutical Services	1,000,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	500,000 per commitment*
Construction Contract Change Order	250,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

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

On October 15, 2019, the Authority delegated procurement authority to DMH as follows:

Procurement Area	Certification $ Limits
Supplies & Services	500,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	150,000 per commitment*
Construction Contract Change Order	150,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

On the same date, the Authority delegated procurement authority to DDSN as follows:

Procurement Area	Certification $ Limits
Supplies & Services	250,000 per commitment*
Pharmaceutical Drugs	1,000,000 per commitment*
Pharmaceutical Services	1,000,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	500,000 per commitment*

Construction Contract Change Order	250,000	per change order
Architect/Engineer Contract Amendment	25,000	per amendment

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

The Department of Alcohol and Other Drug Abuse Services never requested delegation of additional procurement authority.

At the time the State created BHDD, the Division of Procurement Services (DPS) was auditing both DMH and DDSN. Due to the dissolution of these entities as independent agencies, DPS did not finalize its findings in formal reports. However, DPS did share its preliminary findings with BHDD. Those findings showed that both DMH and DDSN's internal controls were not adequate to ensure compliance with the Procurement Code in all material respects, particularly regarding sole source and emergency procurement. Moreover, there were a number of findings with regard their P-Card programs. BHDD has developed an internal Procurement Procedure Manual and P-Card Manual which implement corrective action. BHDD has also reduced the number of P-Cards held by OMH and OIDD combined from a total of 390 active cards to 230 active cards, a reduction of 41%. DPS has reviewed both Manuals and finds the internal controls set up in these Manuals are adequate to ensure compliance with the Procurement Code.

Based on BHDD's internal Procurement Procedure Manual and P-Card Manual and significant reduction of P-Cards, both of which indicate that BHDD has taken corrective action with respect the preliminary findings in both DMH and DDSN's audits, DPS recommends that the Authority delegate the requested procurement authority to BHDD until it has sufficient history for DPS to conduct a meaningful audit to determine whether its implementation of procedures embodied in its internal Procurement Procedure Manual and P-Card Manual is adequate to ensure compliance, in all material respects, with the Procurement Code. However, DPS recommends that in light of the sole source and emergency findings, the Authority require BHDD to use the latest DPS published forms to prepare justifications and to submit all sole source written determinations to DPS as they approved for a period of six months. DPS will review those determinations monthly to evaluate their sufficiency and provide guidance to BHDD as needed.

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4. What is Authority asked to do?

Authorize BHDD to make direct procurements at the following limits for up to three years from date of approval

Procurement Area	**Certification $ Limits**	
Supplies & Services	500,000	per commitment*
Pharmaceutical Drugs	1,000,000	per commitment*
Pharmaceutical Services	1,000,000	per commitment*
Information Technology	100,000	per commitment*
Construction Contract Award	500,000	per commitment*
Construction Contract Change Order	250,000	per change order
Architect/Engineer Contract Amendment	25,000	per amendment

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

Require that after BHDD has operated for one year under this delegation, DPS audit BHDD's implementation of its internal procurement operating policies and procedures to determine whether, in all material respects, BHDD's system of internal controls over procurement is adequate to ensure compliance with the Procurement Code. DPS will report back to the Authority if there are any material findings. Further, require BHDD to use the latest DPS published forms to prepare justifications for sole source and emergency procurements and to submit all sole source written determinations to DPS as they are approved by BHDD for a period of six months. DPS will review those determinations monthly to evaluate their sufficiency and provide guidance to BHDD as needed.

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5. What is recommendation of the submitting agency involved?

Authorize BHDD to make direct procurements at the limits set forth in Section 4. Require BHDD and DPS to take the actions set forth in Section 4.

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

6. Private Participant Disclosure – Check one:

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

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

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

7. Recommendation of other office (as required)?

(a) Authorized Signature: _____

(b) Office Name: _____

8. List of Supporting Documents:

(a) BHDD Request

(b) S.C. Code Ann. §§ 11-35-1210 and 1230

(c) Summary Report of Preliminary Audit Findings for DMH and DDSN

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide information from the submitting agency that there are no related transactions.

BHDD

SC Department of Behavioral Health and Developmental Disabilities

Request for Procurement Certification

Date Submitted:

Date: 09/10/2026

Submitted By:

Department of Behavioral Health and Developmental Disabilities

Introduction

Through the passage of Senate Bill 2 (S.2) / Act No. 3 of 2025, the State of South Carolina established the Department of Behavioral Health and Developmental Disabilities (BHDD). This landmark restructuring legislation merged three previously independent cabinet-level and commission-governed entities: the Department of Mental Health, the Department of Disabilities and Special Needs, and the Department of Alcohol and Other Drug Abuse Services. Under the unified umbrella of BHDD, these legacy agencies were reconstituted into three integrated operational components: the Office of Mental Health (OMH), the Office of Intellectual and Developmental Disabilities (OIDD), and the Office of Substance Use Services (OSUS). This sweeping consolidation creates the critical administrative need to establish reasonable, prudent, and unified provider certification limits for the newly formed successor agency.

The current certification limits for the Offices of Mental Health, Intellectual and Developmental Disabilities, and Substance Use Services are as follows:

Office of Mental Health	
Procurement Areas	Certification Limits
Supplies and Services	$500,000 per Commitment
Information Technology	$100,000 per Commitment
Construction Contract Award	$150,000 per Commitment
Construction Contract Change Order	$150,000 per Change Order
Architect/Engineer Contract Amendment	$25,000 per Amendment

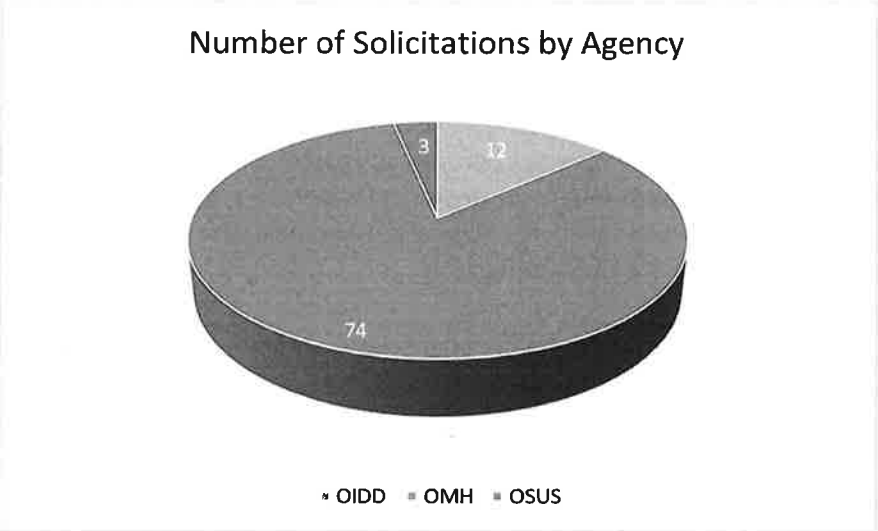
Office of Intellectual and Developmental Disabilities	
Procurement Areas	Certification Limits
Supplies and Services	$250,000 per Commitment
Pharmaceutical Drugs	$1,000,000 per Commitment
Pharmaceutical Services	$1,000,000 per Commitment
Information Technology	$100,000 per Commitment
Construction Contract Award	$500,000 per Commitment
Construction Contract Change Order	$250,000 per Change Order
Architect/Engineer Contract Amendment	$25,000 per Amendment

The Department of Behavioral Health and Developmental Disabilities (BHDD) presently manages a massive purchasing volume, issuing thousands of purchase orders annually across its combined statewide footprint. To perform this work, BHDD has central procurement officers who have been rigorously trained in the South Carolina Procurement Code and Regulations and agency procedures related to purchasing.

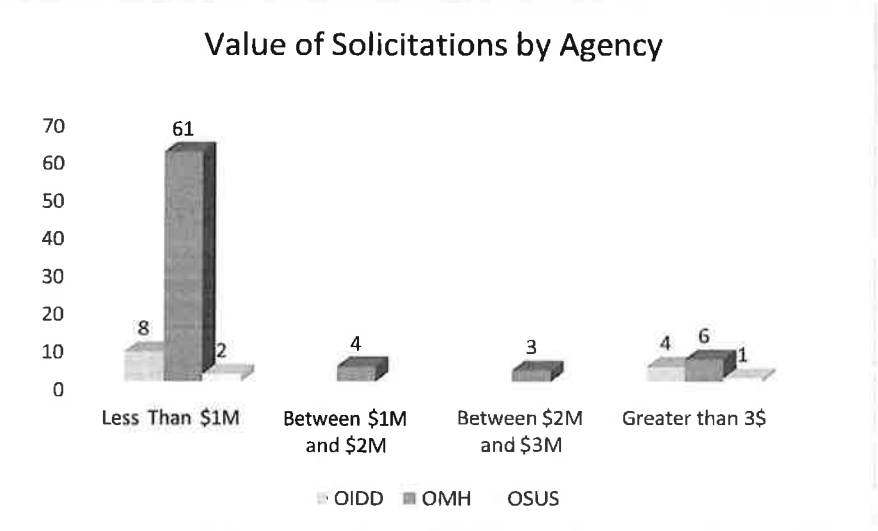
SC Code Ann. §11-35-1210 provides that governmental bodies may make purchases up to $50,000 in value and that SFAA may assign certification limits above this limit following an audit by and recommendation of the Division of Procurement Services (DPS). With the stand-up of this consolidated agency BHDD must secure its own procurement certification.

All currently trained and experienced procurement staff from OMH, OIDD, and OSUS have been integrated into a centralized BHDD procurement division. Effort has been made to match key procurement officers to specific units within the consolidated agency based on their experience and the activities and needs of this newly formed Department.

Analysis



We evaluated three years of historical procurement data from the merging entities—specifically OMH, OIDD, and OSUS—to determine the most appropriate certifications to request for the consolidated BHDD. We chose representative operational fiscal years, excluding procurement data that would be significantly skewed by atypical emergency spending, to ensure an accurate reflection of normal ongoing purchasing activity.

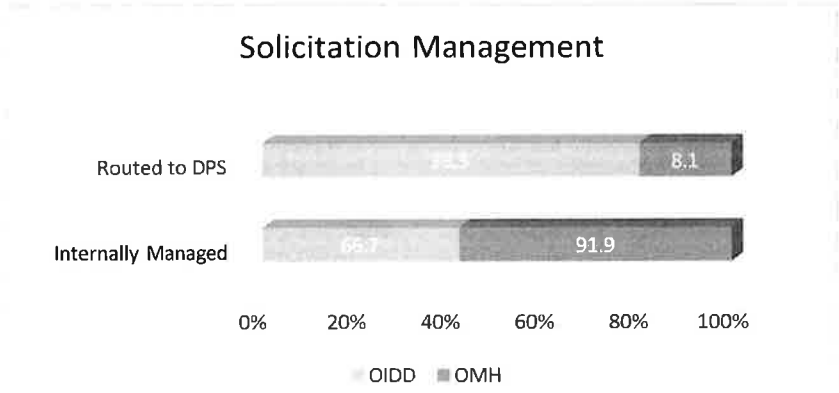


Digging deeper into the historical data, the Office of Mental Health (OMH) and the Office of Intellectual and Developmental Disabilities (OIDD) sustained the highest complexity and volume of specialized programmatic procurements. To ensure continuity of care, minimize administrative bottlenecks, and support the broader combined mandates of OMH, OIDD, and OSUS under a single umbrella, the consolidated agency requires a delegated authority structure that directly reflects these established purchasing patterns.

An analysis of the three-year historical baseline reveals that while day-to-day operations are driven by low-dollar transactions, the overall fiscal weight and operational risk are heavily concentrated in mid-to-high-value programmatic contracts across both primary divisions:

- **OMH Contract Distribution:** OMH executed 74 total solicitations. While 61 actions (82.4%) fell into the lowest contract value tier for routine operations, a critical cluster of 13 solicitations sat in the mid-to-high tiers. These represent mission-critical, multi-year facility management and clinical staffing commitments.
- **OIDD Contract Distribution:** OIDD executed 12 total solicitations. Notably, 4 of these 12 actions (33.3%) immediately crossed into the highest contract value tier. This proves that while OIDD carries a lower overall volume than OMH, its individual programmatic procurements are disproportionately high-value. This is due to the specialized, long-term nature of residential and developmental disability care infrastructures.
- **Combined High-Value Concentration:** Together, OMH and OIDD generated 10 distinct solicitations in the highest value tier. Any administrative delays in processing these large-scale commitments directly threaten institutional stability and patient care continuity across regional facilities. Many of these were conducted by DPS on behalf of the requesting Agency.

The creation of the consolidated Department of Behavioral Health and Development Disabilities (BHDD) requires the immediate integration of disparate IT infrastructures, electronic health record (EHR) systems, case management databases, and fiscal management platforms historically operated by OMH, OIDD, and OSUS. Setting this limit at $100,000 mirrors the proven historical caps of the merging entities, ensuring that the new agency maintains an established, risk-mitigated threshold that internal procurement staff are already fully trained to manage.



By aligning BHDD's baseline Supplies and Services certification limit at $500,000, the agency successfully insulates its high-volume and specialized contract streams from paralyzing administrative delays. Rather than forcing vital programmatic agreements to route through the central Office of State Procurement (OSP), a $500,000 limit allows BHDD to execute these commitments internally. This threshold guarantees that over 85% of the newly consolidated agency's combined historical solicitation types can be managed, competitively bid, and awarded directly at the agency level. Furthermore, BHDD recognizes that rare, high-dollar capital projects or massive programmatic restructurings may occasionally exceed this $500,000 ceiling. To manage these anomalies without permanently inflating the agency's baseline certification footprint, BHDD can and will utilize the established statutory avenue of requesting temporary, project-specific procurement authority from the Division of Procurement Services (DPS). This operational flexibility allows the agency to safely ramp up capacity for isolated, high-value procurements on an as-needed basis, ensuring absolute fiscal oversight while keeping day-to-day healthcare operations agile and unburdened by administrative delays.

Corrective Actions from Previous Audit

Structural Reforms & Program Consolidation

BHDD fully acknowledges the purchasing card (P-Card) audit findings for the Office of Intellectual and Developmental Disabilities (OIDD) and the Office of Mental Health (OMH). BHDD accepts full fiscal accountability and is actively executing a comprehensive restructuring of its procurement environment. By retiring legacy oversight practices, BHDD is instituting a centralized, transparent culture of strict compliance aligned directly with State P-Card Policy, Procedures, and Provisos relating to the Stat's P-Card program. BHDD is actively recruiting a dedicated, full-time Agency P-Card Administrator (PCA). This position will report directly to the Director of Procurement, ensuring centralized, independent oversight over all transactions.

Card Management & Security

- BHDD has taken proactive steps to minimize card risk exposure across all divisions. Total active purchasing cards within the Office of Mental Health (OMH) have been reduced from 300 down to 159 active cards, reflecting a 47.0% reduction in that sector. Concurrently, cardholders within the Office of Intellectual and Developmental Disabilities (OIDD) have been reduced from 90 historical users down to 71 current cardholders, a 21.1% reduction. Across both offices, the agency has contracted its footprint from 390 down to 230 active cards, achieving an immediate 41.0% overall reduction in card exposure.

Mandated Training & Sign-Off Accountability

- BHDD has implemented its Learning Management System (LMS) Coordinator to generate compliance reports for all cardholders, liaisons, approvers, and supervisors to track completion of mandatory State P-Card training.
- The PCA will place an immediate administrative hold on any active account where the

cardholder, direct supervisor, or designated liaison/approver fails to maintain up-to-date training credentials. The card will remain locked until compliance is fully validated.

- New cardholders are required to successfully pass an agency-administered P-Card competency exam following training before receiving physical cards. Additionally, BHDD is building an online renewal/refresher curriculum into the LMS for mandatory annual recertification

Sole and Emergency Procurement Corrective Actions

BHDD has fully acknowledged the audit findings regarding non-competitive procurements across the legacy DDSN and DMH systems and has centralized all oversight under the BHDD Procurement Director. To correct historical justification and authorization gaps, the agency has instituted a strict physical and digital signature protocol, revoking all unauthorized permissions and mandating the exclusive use of the Form MMO#102. No contract may be executed or purchase order issued until written determinations are officially signed, dated, and all SCBO advertising requirements are met. Further, authority to sign Sole and Emergency Procurements have been established to correct unauthorized signers from approving these requests.

To address reporting and operational timelines, BHDD has introduced the following targeted administrative safeguards:

- **Procurement Monitoring Teams:** Created dedicated internal teams within the Procurement Section tasked specifically with monitoring contracts to include renewal dates, expiration, and values as they approach their contractual limits.

- **Finance Contract Analyst:** BHDD is seeking to implement the strategic hiring of a dedicated Contract Analyst within the Finance Department to provide independent, ongoing compliance tracking for all contractual agreements.

The Department has established strict operational boundaries restricting emergency procurements exclusively to immediate, documented threats to public health, safety, or critical facility operations, effectively eliminating the non-compliant use of emergency extensions caused by administrative delays. Competitive solicitations have been targeted to secure long-term contracts for the flagged pharmacy and financial management services. Scope of Work generation has begun in critical areas to transition future acquisitions to competitive procurement methods and eliminate reliance on non-compliant Sole Source or Emergency processes. To ensure continuity of care, structured tracking timelines for these specific contracts are being established, allowing the Department to systematically phase out misaligned procurement methods.

Requested Certification

We believe that the following requested certification limits are appropriate for the consolidated agency and request that BHDD be granted this procurement authority to make direct agency procurements:

Department of Behavioral Health and Developmental Disabilities	
Procurement Areas	Certification Limits
Supplies and Services	$500,000 per Commitment
Pharmaceutical Drugs	$1,000,000 per Commitment
Pharmaceutical Services	$1,000,000 per Commitment
Information Technology	$100,000 per Commitment
Construction Contract Award	$500,000 per Commitment
Construction Contract Change Order	$250,000 per Change Order
Architect/Engineer Contract Amendment	$25,000 per Amendment

Brandon Koehler, Chief Financial Officer

Richard Schreck

Richard Schreck, Procurement Director

SECTION 11-35-1230. Auditing and fiscal reporting.

(1) The Division of Procurement Services, through consultation with the chief procurement officers, shall develop written plans for the auditing of state procurements.

(2) In procurement audits of governmental bodies thereafter, the auditors from the Division of Procurement Services shall review the adequacy of the governmental body's internal controls in order to ensure compliance with the requirement of this code and the ensuing regulations. A noncompliance discovered through audit must be transmitted in management letters to the audited governmental body and the board. The Division of Procurement Services shall provide in writing proposed corrective action to governmental bodies. Based upon audit recommendations, the board may revoke certification as provided in Section 11-35-1210 and require the governmental body to make all procurements through the appropriate chief procurement officer above a dollar limit set by the board, until such time as the board is assured of compliance with this code and its regulations by that governmental body.

SECTION 11-35-1210. Certification.

(1) Authority. In an amount up to fifty thousand dollars in actual or potential value, individual governmental bodies may make direct procurements not under term contracts. Subject to the following and subject to any ensuing regulations:

(a) the board may assign differential dollar limits below which individual governmental bodies may make direct procurements not under term contracts. The Division of Procurement Services shall review the respective governmental body's internal procurement operation, shall certify in writing that it is consistent with the provisions of this code and the ensuing regulations, and recommend to the board those dollar limits for the respective governmental body's procurement not under term contract; and

(b) the Director of the Division of Procurement Services may authorize an individual governmental body to make direct procurements not under term contracts in an amount up to one hundred fifty thousand dollars. All authority granted pursuant to this item must be in writing, and the director shall advise the board in writing of all such authorizations.

(2) Policy. Authorizations granted by the board or the Director of the Division of Procurement Services to a governmental body are subject to the following:

(a) adherence to the provisions of this code and the ensuing regulations, particularly concerning competitive procurement methods;

(b) responsiveness to user needs;

(c) obtaining the best prices for value received.

(3) Adherence to Provisions of the Code. All procurements shall be subject to all the appropriate provisions of this code, especially regarding competitive procurement methods and nonrestrictive specifications.

(4) Subject to subsection (1), the State Board for Technical and Comprehensive Education, in coordination with the appropriate chief procurement officer, may approve a cumulative total of up to fifty thousand dollars in additional procurement authority for technical colleges, provided that the Division of Procurement Services makes no material audit findings concerning procurement. As provided by regulation, any authority granted pursuant to this paragraph is effective when certified in writing by the Division of Procurement Services.

SUMMARY REPORT OF PRELIMINARY FINDINGS

Audit of Department of Disabilities and Special Needs
From October 1, 2021, to September 30, 2024
and
Audit of Department of Mental Health
From July 1, 2021, to June 30,2024

Summary of Preliminary Findings from Prior Audits
Integrated Units of BHDD
September 16, 2026

ABBREVIATIONS

Cardholder – Purchasing Card Holder
Code - SC Consolidated Procurement Code and ensuing Regulations
CPO – Chief Procurement Officer
DPS - Division of Procurement Services
PI Manual - Manual for Planning and Execution of State Permanent Improvements
MCC - Merchant Category Codes
MBE - Minority Owned Business Enterprise
MMO – Materials Management Office
PCA – Purchasing Card Administrator
P-Card – Purchasing Card
PO – Purchase Order
SCBO - South Carolina Business Opportunities
SFAA – State Fiscal Accountability Authority
SMBAO – Small and Minority Business Assistance Office
State P-Card Policy – SC Purchasing Card Policy and Procedures
State PO Policy – State of South Carolina Statewide Purchase Order Policy
STL – Single Transaction Limit

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Summary of Preliminary Findings

Preliminary findings do not necessarily equate to final findings. Through the normal process, DPS would discuss preliminary findings with the agency and give the agency an opportunity to provide information that might clear some findings. Due to the creation of BHDD, that did not happen in the case of DDSN and DMH. Nonetheless, the preliminary findings provide a sufficient basis to determine areas where improvement was needed.

I. Department of Disabilities and Special Needs (DDSN)
October 1, 2021 to September 30, 2024

A. Supplies and Services

1 - DDSN received a delegation of authority for $500k from DPS to procure a contract for security services. However, the Agency violated the Conditions of the Delegation:
a) DDSN procured a security services contract for a total contract value of $555,098 which exceeded the Agency's awarded delegated procurement authority of $500,000 without approval from the CPO per SC Code Ann § 11-35-1210.
b) DDSN then issued a Change Order increasing the total contract value to $736,503, which further exceeded the Agency's delegated procurement authority of $500,000 without approval from the CPO per SC Code Ann § 11-35-1210.
c) DDSN did not provide any documentation for the change order.
Recommendation: We recommend that DDSN develop and implement procedures to ensure that the required delegation of authority is received from DPS prior to soliciting a contract above their certification and that this procurement be reported as unauthorized or illegal per SC Regs 19-445.2015.

B. Sole Source Procurements

1. Inadequate Written Determination

DDSN had eight sole source determinations totaling approximately $1.8 M that were inadequate to justify the vendor was the only one available for the products and services purchased. The written determination failed to adequately describe the business need for the goods or services and was not supported by sufficient market research to provide

factual grounds and reasoning to justify the sole source determination as required by SC Regulations 19-445.2105 (C) (2).

a) Seven written determinations did not adequately describe the factual grounds and reasoning to justify that the vendor was the only provider available for the product or service.

b) Market research was not performed for one written determination. Without market research we were unable to determine if there was another vendor that could have performed the service.

c) DDSN did not complete written determinations for two source procurements totaling approximately $71K as required by SC Reg 19-445.2105(C). Without written determinations, we were unable to determine the justification for making these procurements without competition.

Recommendation: We recommend DDSN develop and implement procedures to ensure that all written determinations clearly describe the Agency's need and include market research or justification as to why no alternatives were viable. We also recommend that procurement personnel receive training on the required components of a compliant sole source justification, and all determinations should be subject to formal review prior to approval. We further recommend that the Agency use updated sole source determination form the DPS website (MMO#102). The Agency should report these eight sole source procurements as illegal or unauthorized as required by Regulations 19-445.2015.

2. Proper Authorization

DDSN had four sole source procurements totaling $233k that were not properly authorized per SC Regs 19-445.2105 (C) (1). The written determinations were not dated. Dating the determination is an integral part of compliance documenting that the authorization occurred prior to contract execution and without which we can only conclude that they were unauthorized or illegal.

Recommendation: We recommend that procedures be developed and implemented to ensure that all written determinations are signed and dated and that these four procurements are reported as unauthorized or illegal ad required by SC Regs 19-445-2015.

DDSN had 29 sole source procurements totaling approximately $9.4 M that were approved by someone other than the Agency director without delegation by the Agency director per SC Code Ann §11-35-1560 (A).

Recommendation: We recommend that DDSN develop and implement procedures that ensure proper approval of all sole source procurements and that these 29 procurements be reported as unauthorized or illegal as required by SC Regs 19-445-2015.

3. Not Properly Reported to DPS

DDSN did not report 14 sole source procurements totaling $5.9M to DPS per SC Code Ann. § 11-35-2440.

Recommendation: We recommend DDSN report these sole source procurements to DPS as required. We further recommend DDSN develop and implement reporting procedures to include management review and approval to ensure accurate and timely reporting of all sole source procurements.

4. Adequate Public Notice

DDSN had two sole source procurement contracts totaling approximately $1.5M that were executed before the proper notice was given as required by SC Code § 11-35-1560 (A).

Recommendation: We recommend DDSN develop and implement procedures, including management review and approval, to ensure contracts are not executed prior to the proper notice given.

5. No Cost or Pricing Data

DDSN made five sole source procurements greater than $500,000 each, totaling to approximately $8.5M, that did not include any cost or pricing data as required by SC Code 11-35-1830. Without cost and pricing data, there is no way to determine whether the pricing was fair and reasonable.

Recommendation: We recommend DDSN develop and implement procedures to ensure that sole source contracts are not executed prior to obtaining cost and pricing data per Section 11-35-1830 for sole source procurements greater than $500,000.

C. Emergency Procurements

1. Inappropriate Use of an Emergency

DDSN had three emergency procurements totaling approximately $4.4M that did not meet the definition of an emergency as required by SC Reg 19-445.2110 (B).

a) DDSN declared one emergency for pharmacy services due to a new contract not being in place. A pharmacy contract was awarded in July of 2018 for a term of one year or until a new contract was in place. As of August 2022, a contract had not been established although the Agency had ample time to solicit competition and secure a new contract.

b) DDSN declared an emergency for two different vendors for financial management services. There was no explanation as to why a contract had not been previously solicited for these services.

Recommendation: We recommend DDSN develop and implement procedures to ensure emergency procurements are properly performed. Furthermore, we recommend the Agency immediately procure legal contracts for these procurements. We also recommend DDSN report these purchases as unauthorized or illegal procurements to DPS in accordance with Reg. 19-445-2015.

2. Not Properly Reported to DPS

DDSN failed to report ten emergency procurements totaling approximately $620K to DPS and reported 4 emergency procurements late per SC Code § 11-35-2440.

Recommendation: We recommend DDSN report these emergency procurements to DPS as required. We further recommend DDSN develop and implement reporting procedures to include management review and approval to ensure accurate and timely reporting of all emergency procurements.

D. P-Cards

Active P-Card Holders

There were 212 cardholders during the audit period.

There were 57 active cardholders as of 9/30/2024.

DDSN's P-Card expenditures during the audit period were approximately $2.8M with 21,765 transactions.

1. P-Card Program Admin

Inactive P-Cards Not Cancelled

DDSN had three P-Cards that had not been used in over a year. State P-Card Policy III (A) (1) (a)(xi) requires monitoring for inactive cards and promptly closing accounts and cards no longer needed.

Recommendation: We recommend DDSN perform a documented review for inactive P-Cards annually and promptly close all inactive accounts or document the reason(s) for keeping them open. We further recommend DDSN to update its Internal P-Card Manual to include the requirement for annual review for unused P-Cards.

Independent Audit of P-Cards Not Performed

Independent audits of P-Card activity had not been performed by DDSN as required by Section (V) (6) of the State P-Card Policy.

Recommendation: We recommend that DDSN develop and implement procedures to require independent audits of the P-Card program are conducted, at least annually, including program administration and transaction testing. We further recommend that these audits be performed by individuals not associated with the P-Card program.

No Documented Level I P-Card Training

DDSN did not have a documented Level I training program for P-Cardholders as required by Section III (A) (4) (a) of the State P-Card Policy.

Recommendation: We recommend the Agency develop and implement procedures requiring that all P-Card holders, supervisors/approvers, and liaisons be trained prior to being issued a P-Card and that the cardholder agreement includes acknowledgement of that training.

STLs Greater Than $2,500 Not Approved

DDSN had nine cardholders with permanent STLs greater than $2,500 for which no governing board or Agency head approval was obtained.

Seven Agency cardholders made 14 purchases totaling approximately $62k above their STLs without the required prior authorization from the governing board or Agency head

for purchases greater than $2,500 but less than $10,000 as required by the State P-Card Policy Section II (B) (2).

Recommendation: We recommend the Agency develop and implement procedures to ensure compliance with the State P-Card Policy by requiring governing board or Agency head approval to increase STLs over $2,500. We also recommend that the liaison review checklist includes a more effective review to identify STL increases.

2. P-Card Transaction Testing

Split Transactions

DDSN had four cardholders that split 24 purchases totaling approximately $15k during the audit period to avoid their STL. State P-Card Policy Section IV (C) prohibits splitting transactions to avoid the STL and further provides that doing so may result in revocation of P-Card privileges.

Recommendation: We recommend DDSN comply with State P-Card Policy Section IV (C), as well as its Internal policy, which prohibits split purchases and we further recommend that cardholders receive additional training, and that documented liaisons reviews include checking for split purchases. Additionally, we recommend that any cardholders who split transactions have their P-Cards revoked.

Blocked MCCs

DDSN made 77 purchases with blocked MCCs during the audit period. Nineteen transactions were selected to test for proper approvals to unblock the MCCs prior to purchases. Sixteen out of 19 purchases tested were made without prior approval from the OCG to unblock MCC's per State P-Card Policy II (C) (4).

Recommendation: We recommend DDSN require documented justification and prior approval for any MCC override request. Temporary requests must be time-limited and reviewed for closure after use. We further recommend the agency conduct training for administrators and cardholders on the proper use of MCC.

Supporting Documentation Not on File

No evidence to demonstrate that bank statements were ever reconciled and approved by the respective Cardholder, supervisor and liaison. Furthermore, DDSN did not provide

three bank statements of the 37 transactions selected for testing as required by State P-Card Policy III (D) (1) (i).

Recommendation: We recommend DDSN comply with the State P-Card Policy as well as their Internal policy pertaining to maintaining required documentation.

Prohibited Purchases

DDSN had fifteen P-Card purchases that appear to be personal purchases including; food, tobacco products, grills, and Amazon Prime Memberships totaling $1,579. State P-Card Policy IV (E) (1) prohibits personal purchases of any kind. DDSN's P-Card Manual requires the PCA to close an account if a cardholder makes an unauthorized or personal purchase.

Recommendation: We recommend DDSN close the accounts of the Cardholders that made personal purchases per DDSN's Internal procedures and retrain cardholders to comply with State P-Card and Internal P-Card policies. We also recommend that cardholders who violate state P-Card Policy by making prohibited purchases have their P-Cards revoked.

Purchase not made by named Cardholder

Two P-Cards were used to make purchases totaling $2,533 by someone other than the cardholder. Use of a P-Card by a person other than the cardholder is forbidden per State P-Card Policy IV (A).

Recommendation: We recommend the Agency close the accounts of the cardholders that allowed someone other than themselves to use their P-Card per DDSN's Internal procedures. We also recommend that the Agency retrain cardholders to comply with State P-Card and Internal P-Card policies.

Bank Statements Lacked Supervisor and Cardholder Approval

DDSN cardholders failed to sign 37 of the bank statements tested per State P-Card Policy III (D) (4) and DDSN's P-Card supervisor/approvers failed to sign nine of the 37 bank statements tested per State P-Card Policy III (B) (8).

Recommendation: We recommend DDSN develop and implement procedures requiring timely approval and signing of monthly bank statements by both the cardholders and

supervisor/approvers. We also recommend that the Agency provide refresher training for cardholders and supervisors who have oversight responsibility for P-Cards.

Ineffective Liaison Reviews

DDSN did not provide documented liaison reviews for any of the 37 transactions tested as required by Part III (C) of the State P-Card Policy. The Agency's Internal policy includes a liaison role for reconciling the P-Card statements but does not require that the review be documented.

Recommendation: We recommend that DDSN develop clear and effective procedures for liaison reviews, consistent with State P-Card Policy, and provide training. Accepted practice is to use a checklist to document and ensure an effective review of each transaction.

E. Unauthorized or Illegal Procurements

1. Not Properly Authorized

1 - DDSN did not obtain the concurrence for ratification from the CPO for one unauthorized or illegal procurement totaling approximately $325k and DDSN did not obtain the proper authorization for eight unauthorized or illegal procurements totaling approximately $329K per SC Reg. 19-445-2015(G).

Recommendation: We recommend that the Agency develop and implement procedures to ensure that CPO concurrence is obtained for unauthorized or illegal procurements greater than $100k and that all unauthorized or illegal procurements are authorized by the appropriate official. Furthermore. DPS has provided new guidance for unauthorized or illegal procurements on their website.

2. Not Reported to MMO

DDSN did not report nine unauthorized procurements to DPS totaling approximately $43K as required by SC Reg. 19-445.2015(I).

Recommendation: We recommend DDSN report these unauthorized procurements to DPS as required by SC Reg. 19-445.2015(I). We further recommend the Agency develop and implement reporting procedures to include management review and approval to ensure accurate reporting of all unauthorized procurements.

II. Department of Mental Health (DMH)
July 1, 2021 to June 30,2024

A. Supplies and Services

1. Inadequate Internal Procurement Manual

DMH does not have an updated internal procurement manual that complies with the most recent changes that were effective as of May 13, 2019. Most of the policies relating to procurements were last updated in October 2018.

Criteria: 11-35-540(3)

Recommendation: We recommend DMH revise their procurement procedures to ensure compliance with the current Code as required by SC Code Ann. § 11-35-540(3).

B. Sole Source Procurements

1. Inadequately Justified

DMH had ten written determinations that were inadequate to justify the vendor was the only one available for the services purchased. The determinations failed to adequately describe the business need for the goods or services and was not supported by sufficient market research to provide factual grounds and reasoning to justify the sole source determinations.

Criteria - 19-445.2105(C)

Recommendation: We recommend DMH develop and implement procedures to ensure that written determinations provide adequate factual grounds and reasoning to justify sole source procurements as required by Reg. 19-445-2105(C)2. We further recommend those procedures require documented pre-solicitation procedures in support of sole source procurements as required.

2. Not Properly Authorization

2 - Six written determinations did not have a date next to the authorized signature. Without a signature date, we cannot determine if the written determination was properly authorized prior to the procurement.

Criteria: 19-445.2105 (C)

Recommendation: We recommend DMH develop and implement procedures, including management review and approval, to ensure the timeliness of authorization of written sole source determinations as required by the Code.

3. Inappropriate Use of a Sole Source Procurement

There were two sole source procurements for accounting services. Auditing and accounting services must be approved of the State Auditor's Office. [E-2-2(91-97) are for the same PO and vendor]

Criteria: 11-35-1250

Recommendation: We recommend DMH comply with 11-35-1250 when acquiring audit and accounting services.

4. Not Reported to DPS

Nine Sole Source Procurement were not reported to DPS as required.

Criteria: 11-35-2440(1)(a)

Recommendation: We recommend DMH report these sole source procurements to DPS as required. We further recommend DMH develop and implement reporting procedures to include management review that ensures accurate and timely reporting of all sole source procurements.

5. Proper Notice: No Written Determination Provided Within the SCBO Ad

Four SCBO Ads did not contain the written determination. The written determinations were signed after the date of the SCBO ads.

Criteria: 19-445.2105(D)(2)

Recommendation: We recommend DMH develop and implement procedures to ensure that written determinations are provided in the Public Notices as required by Reg. 19-445-2105(D)2.

C. Emergency Procurements

1. Inappropriate Use of an Emergency

Two written determinations for Emergency procurements did not adequately contain sufficient factual grounds and reasoning to provide an informed, objective explanation for the decision - 19-445.2110(G):

The declared emergency was due to a failed inspection of fire doors. The inspection was performed in April 2018, with a report published in May 2018, seven months prior to this declared emergency. The written determination was signed 12-3-2018. The purchase order dates were 12/4/2018 and 1/1/2019. The written determination does not clearly show the chronological timeline of events which required the need for an emergency procurement where DMH's response was delayed by months.

Criteria: 19-445-2110(B)(G)

Recommendation: We recommend DMH develop and implement procedures to ensure emergency procurements are limited to circumstances that meet the definition of an emergency per Reg. 19-445.2110(B).

2. Not Reported to DPS

Four Emergency procurements were not reported to MMO as required.

Criteria: 11-35-2440

Recommendation: We recommend DMH report these emergency procurements to DPS as required. We further recommend DMH develop and implement reporting procedures to include management review and approval to ensure accurate and timely reporting of all emergency procurements.

D. P-Cards

Active P-Card Holders

There were 553 cardholders during the audit period.

There were 320 active cardholders as of 10/1/24.

The total Expenditure for P-Cards during the audit period was $8,051,046.

1. Annual P-Card Review

DMH did provide an annual review per the P-Card program as required by the State P-Card Policy

There is a provision in DMH's P-Card Policy & Procedure Manual that states P-Card files are subject to periodic audit (page 23.)

However, it is not clear how this would comply with the requirements of the State P-Card Policy for reviewing the agency's P-Card process

Criteria: State P-Card Policy V.A

Recommendation: We recommend that DMH develop and implement procedures to require independent audits of the P-Card program are conducted, at least annually, including program administration and transaction testing. We further recommend that these audits be performed by individuals not associated with the P-Card program.

2. State Contracts Not Utilized

DMH made two purchases that should have been purchased from State Term Contracts. Items purchased include office supplies, ink and toner for the printer, and medical supplies.

Criteria: 11-35-310(37)

Recommendation: We recommend DMH implement the use of checklists in the monthly liaison review to identify purchases which violate State and internal P-Card policies.

E. Unauthorized Procurements

1. Not Properly authorized

1 - DMH did not obtain CPO concurrence for the disposition of five unauthorized procurements greater than $100k, totaling approximately $1.72M.

Criteria: R. 19-445.2015 (G) (1)

Recommendation: We recommend DMH develop and implement procedures to ensure CPO concurrence is obtained for ratifications when required.

2. Not Reported to MMO

2 - DMH did not report eighteen unauthorized procurements to MMO as required.

Criteria: R. 19-445.2015 (H)

Recommendation: We recommend DMH develop and implement reporting procedures, including management review and approval, to ensure complete, accurate, and timely reporting of unauthorized procurements.

SECTION 11-35-1230. Auditing and fiscal reporting.

(1) The Division of Procurement Services, through consultation with the chief procurement officers, shall develop written plans for the auditing of state procurements.

(2) In procurement audits of governmental bodies thereafter, the auditors from the Division of Procurement Services shall review the adequacy of the governmental body's internal controls in order to ensure compliance with the requirement of this code and the ensuing regulations. A noncompliance discovered through audit must be transmitted in management letters to the audited governmental body and the board. The Division of Procurement Services shall provide in writing proposed corrective action to governmental bodies. Based upon audit recommendations, the board may revoke certification as provided in Section 11-35-1210 and require the governmental body to make all procurements through the appropriate chief procurement officer above a dollar limit set by the board, until such time as the board is assured of compliance with this code and its regulations by that governmental body.

SECTION 11-35-1210. Certification.

(1) Authority. In an amount up to fifty thousand dollars in actual or potential value, individual governmental bodies may make direct procurements not under term contracts. Subject to the following and subject to any ensuing regulations:

(a) the board may assign differential dollar limits below which individual governmental bodies may make direct procurements not under term contracts. The Division of Procurement Services shall review the respective governmental body's internal procurement operation, shall certify in writing that it is consistent with the provisions of this code and the ensuing regulations, and recommend to the board those dollar limits for the respective governmental body's procurement not under term contract; and

(b) the Director of the Division of Procurement Services may authorize an individual governmental body to make direct procurements not under term contracts in an amount up to one hundred fifty thousand dollars. All authority granted pursuant to this item must be in writing, and the director shall advise the board in writing of all such authorizations.

(2) Policy. Authorizations granted by the board or the Director of the Division of Procurement Services to a governmental body are subject to the following:

(a) adherence to the provisions of this code and the ensuing regulations, particularly concerning competitive procurement methods;

(b) responsiveness to user needs;

(c) obtaining the best prices for value received.

(3) Adherence to Provisions of the Code. All procurements shall be subject to all the appropriate provisions of this code, especially regarding competitive procurement methods and nonrestrictive specifications.

(4) Subject to subsection (1), the State Board for Technical and Comprehensive Education, in coordination with the appropriate chief procurement officer, may approve a cumulative total of up to fifty thousand dollars in additional procurement authority for technical colleges, provided that the Division of Procurement Services makes no material audit findings concerning procurement. As provided by regulation, any authority granted pursuant to this paragraph is effective when certified in writing by the Division of Procurement Services.

STATE FISCAL ACCOUNTABILITY AUTHORITY REGULAR SESSION

MEETING OF October 13, 2026 ITEM NUMBER 11

AGENCY: Division of Procurement Services

SUBJECT: State Fiscal Accountability Authority – Guidelines and Procedures for Implementation of 2026 Act 256, U.S. produced iron and steel.

Effective June 30, 2026, the State adopted 2026 Act 256 adding Section 11-35-5350 to the Consolidated Procurement Code requiring that a state public entity entering into a contract for a public works project paid for in whole or part with state appropriated funds or state funds administered by the public entity include in the contract a requirement that any iron or steel product permanently incorporated in the project be produced in the United States. The Act requires the State Fiscal Accountability Authority to develop guidelines and procedures by rule to implement its requirements. The Act further requires these guidelines and procedures be consistent with federal policies implementing the American iron and steel preference law applied to the "Safe Drinking Water Act," pursuant to 42 U.S.C. 300j-12(a)(4)(C). Per this requirement, Authority staff have prepared attached South Carolina Guidelines & Procedures for U.S. Iron and Steel in Public Works Projects for the Authority to adopt.

AUTHORITY ACTION REQUESTED:

Under authority of 2026 Act 256, adopt the South Carolina Guidelines & Procedures for U.S. Iron and Steel in Public Works Projects, as recommended by the Division of Procurement Services.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. **Submitted by:**
   (a) Agency: SFAA, Division of Procurement Services
   (b) Authorized Official Signature: John St. C. White
   Materials Management Officer
   Division of Procurement Svcs.

2. **Subject:** State Fiscal Accountability Authority – Guidelines and Procedures for Implementation of 2026 Act 256, U.S. produced iron and steel.

3. **Summary and Background Information:**
   Effective June 30, 2026, the State adopted 2026 Act 256 adding Section 11-35-5350 to the Consolidated Procurement Code requiring that a state public entity entering into a contract for a public works project paid for in whole or part with state appropriated funds or state funds administered by the public entity include in the contract a requirement that any iron or steel product permanently incorporated in the project be produced in the United States. The Act requires the State Fiscal Accountability Authority to develop guidelines and procedures by rule to implement its requirements. The Act further requires these guidelines and procedures be consistent with federal policies implementing the American iron and steel preference law applied to the "Safe Drinking Water Act," pursuant to 42 U.S.C. 300j-12(a)(4)(C). Per this requirement, Authority staff have prepared attached South Carolina Guidelines & Procedures for U.S. Iron and Steel in Public Works Projects for the Authority to adopt.

4. **What is the Authority asked to do?** Under authority of 2026 Act 256, adopt the South Carolina Guidelines & Procedures for U.S. Iron and Steel in Public Works Projects.

5. **What is recommendation of the submitting agency involved?** Under authority of 2026 Act 256, adopt the South Carolina Guidelines & Procedures for U.S. Iron and Steel in Public Works Projects.

6. **Private Participant Disclosure – Check one:**
   ☒ No private participants will be known at the time the Authority considers this agenda item.
   ☐ A Private Participant Disclosure form has been attached for each private participant.
   As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. **Recommendation of other office (as required)?** Approve the Authority action requested.

   (a) Authorized Signature: _____
   (b) Office Name:

8. List of Supporting Documents:

A- South Carolina Guidelines & Procedures for U.S. Iron and Steel in Public Works Projects
B- 2026 Act 256

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

South Carolina Guidelines & Procedures for State Funded Projects
United States Produced Iron and Steel (American Iron and Steel)
SC Code Ann. § 11-35-5350

*A copy of the Act is found in **Appendix A**.*

Nothing in these Guidelines & Procedures supersedes requirements for compliance with federal procedures for public works projects subject to the requirements of the Safe Drinking Water Act 42 U.S.C. 300j-12(a)(4).

Project Coverage

1. Q: What projects fall under SC Code Ann. § 11-35-5350 (AIS)?

A: All public works projects that are submitted to the Authority Having Jurisdiction/Building Code Official (AHJ) after June 30, 2026 and are paid for with any state-appropriated funds or state funds administered by a public entity which consists of the construction, maintenance, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion owned in whole or in part by any public entity.
A "Public works project" is subject to the requirements of this section and notwithstanding the provisions of Section 11-35-710(A)(1) to the contrary, means an activity paid for with any state-appropriated funds or state funds administered by a public entity which consists of the construction, maintenance, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion owned in whole or in part by any public entity.

2. Q: Are emergency procurements subject to the American Iron and Steel (AIS requirements)?

A: No. Repairs undertaken in response to an emergent situation affecting public health, safety, or property are excluded.

3. Q: What projects are excluded from the AIS requirements?

A: Public works projects that were submitted to the AHJ prior to June 30, 2026, are not subject to the AIS requirements.

4. Q: What if a project has multiple sources of funding?

A: Public works projects paid in whole or in part with state-appropriated funds or state funds administered by a public entity are subject to AIS.

5. Q: Are there any exceptions to the AIS requirements?

A: Yes. The use of iron and steel products produced in the United States is not required if:

1) They are not produced in sufficient quantities, reasonably available, or of satisfactory quality.

2) They will increase the total cost of the project by more than twenty-five percent.

3) The use of such products is inconsistent with the public interest.

4) The iron and steel materials are (a) incidental or ancillary to the primary product and are not separately identified in the project specifications, and (b) the cost of such materials does not exceed one-tenth of one percent of the project's total steel and iron costs or two thousand five hundred dollars, whichever is greater (for purposes of this subitem, the cost of such materials is shown to be the value of the iron or steel products as they are delivered to the project).

5) The materials consist of components comprising five percent or less of the materials cost of an otherwise United States produced steel or iron product.

6) The iron and steel materials are part of electrical components, equipment, systems, and appurtenances, including supports, covers, shielding, and other appurtenances related to an electrical system, necessary for operation or concealment, except transmission and distribution poles.

7) The iron and steel materials are provided through contracts procured by the Department of Transportation subject to the Buy America requirements of 23 C.F.R. 635.410, which are exempted from the Act.

6. Q: Who determines if any exception(s) apply?

A: The Act provides that the head of the public procurement unit of the public entity administering the funds for a public works project or the purchase of materials for a public works project solely determines exceptions. The funds at issue are state funds, so the head of the public procurement unit for the state entity that is administering the state funds shall determine whether an exception applies. (For example, if the Rural Infrastructure Authority (RIA) is providing grant funding to a local water system, RIA shall determine whether an exception applies.) The determination and supporting documentation must be retained in an official contract file. The determination must be documented in sufficient detail to satisfy the requirements of an audit.

7. Q: What public entities are subject to the AIS requirements?

A: "Public entity" means the State, or any political subdivision of the State, including a school district or agency, department, institution, or other public entity of them.

8. Q: Are construction products procured through a change order subject to the AIS requirements?

A: Change orders for projects submitted to the AHJ after June 30, 2026, are subject to AIS requirements, while change orders for projects that were submitted to the AHJ prior to June 30, 2026, are not.

Product Questions

1. Q: What products are required to be made in the US?

A: Any product composed primarily of greater than fifty percent iron or steel measured by component cost, volume, or weight including, but not limited to, lined or unlined pipes and fittings; bars and rods; wire, wire ropes, and link chains; forgings; grating and drainage products; access covers, hatches, manhole covers, and other castings; hydrants; electric transmission and distribution poles; tanks; flanges; pipe clamps and restraints; valves; structural steel and other steel mill products; materials made primarily of iron and steel within precast concrete; and other construction materials made primarily of iron or steel.

Construction materials are those articles, materials, or supplies made primarily of iron and steel, that are permanently incorporated into the project. This includes, but is not limited to the following products: wire rod, bar, angles, concrete reinforcing bar, wire, wire cloth, wire rope and cables, tubing, framing, joists, trusses, fasteners (i.e., nuts and bolts), welding rods, decking, grating, railings, stairs, access ramps, fire escapes, ladders, wall panels, dome structures, roofing, ductwork, surface drains, cable hanging systems, manhole steps, fencing and fence tubing, guardrails, doors, and stationary screens.

However, mechanical, and electrical, elevator, and escalator equipment are not considered construction materials. Mechanical equipment is typically that which has motorized parts and/or is powered by a motor. Electrical equipment is typically any machine powered by electricity and includes components that are part of the electrical distribution system. Permanent supports for mechanical equipment are construction materials.

The following examples (including their appurtenances necessary for their intended use and operation) are NOT considered construction materials: lighting fixtures, electrical conduit, emergency life systems, HVAC (excluding ductwork), water heaters, heat exchangers, elevators, escalators, pumps, motors, gear reducers, drives (including variable frequency drives (VFDs)), electric/pneumatic/manual accessories used to operate

valves, mixers, gates, motorized screens (such as traveling screens), blowers/aeration equipment, compressors, meters, sensors, controls and switches, supervisory control and data acquisition (SCADA), membrane bioreactor systems, membrane filtration systems, filters, clarifiers and clarifier mechanisms, rakes, grinders, disinfection systems, presses (including belt presses), conveyors, cranes, generators, cabinetry and housings (such as electrical boxes/enclosures), metal office furniture, shelving, laboratory equipment, analytical instrumentation, and dewatering equipment.

2. Q: What is the definition of "produced in the United States"?

A: "Produced in the United States" means that, with respect to iron and steel, all manufacturing processes, from initial melting through application of coatings, occur in the United States, other than metallurgical processes to refine steel additives.

"Manufacturing process" means the application of a process to alter the form or function of materials or elements of a product in a manner that adds value and transforms the materials or elements into a new finished product functionally different from a finished product produced merely from assembling materials or elements into a product without applying such a process.

3. Q: If iron or steel is recycled or manufactured from raw materials, will certification be required for the recycled or raw materials?

A: No. Recycled or raw source materials used in the production of iron and steel products do not have to come from the United States produced iron or steel scrap and are considered raw materials that may come from anywhere. While certification is not required for the raw material, the additional final processing of iron and steel must be certified to have occurred in the United States.

4. Q: Must temporary construction products such as shoring, scaffolding, formwork, equipment, etc. be manufactured in the United States?

A: No. Only products permanently incorporated into the project must be produced in the United States. Products which are removed from the project site upon completion of the project, are not required to be made of United States iron or Steel.

5. Q: What is the definition of "steel"?

A: Steel means an alloy that includes at least 50 percent iron, between .02 and 2 percent carbon and may include other elements. Metallic elements such as chromium, nickel, molybdenum, manganese, and silicon may be added during the melting of steel for the purpose of enhancing properties such as corrosion resistance, hardness, or strength. The definition of steel covers carbon steel, alloy steel, stainless steel, tool steel and other specialty steels.

6. Q: If the iron or steel is produced in the United States, may other steps in the manufacturing process take place outside of the United States, such as assembly?

A: No. Production in the United States of iron or steel in a listed product requires that all manufacturing processes must take place in the United States, except metallurgical processes involving refinement of steel additives.

7. Q: What processes must occur in the United States to be compliant with the AIS requirements for reinforced precast concrete?

A: While reinforced precast concrete may not be at least 50% iron or steel, in this particular case, the reinforcing bar and wire must be produced in the United States and meet the same standards as for any other iron or steel product. The cement and other raw materials used in concrete production are not required to be of domestic origin.

If the reinforced concrete is cast at the construction site, the reinforcing bar and wire are considered to be a construction material and must be produced in the United States.

8. Q: What constitutes "satisfactory quality" as defined in the AIS statute, in reference to the exceptions?

A: "Satisfactory quality" means the product meets the design specifications. An exception could be considered if the head of the public procurement unit determines that the project plans and design would be compromised because there are no United States produced products available that meet the project design specifications.

Compliance

1. Q: Who provides compliance documentation and who determines compliance?

A: In order to ensure compliance with the AIS requirements, specific AIS contract language must be included in each contract. See Appendix C.

The use of a manufacturer certification process must be implemented. The manufacturer certification is to ensure that producers adhere to the AIS requirement and assistance recipients can verify that products comply with the AIS requirement. The process also establishes accountability and better enables the State to take enforcement actions against violators. The manufacturer provides a certification letter that includes the location of the manufacturing facility where the product or process took place (not its headquarters), a description of the product or item being delivered, and a signature by a manufacturer's responsible party. Attached, as Appendix B, are sample certifications. These certifications should be collected from the prime contractor and maintained by the owner. The prime contractor has the contractual responsibility to provide any and all documentation to establish certification that AIS requirements are met upon request.

2. **Q: What happens if non-compliant iron or steel has been permanently incorporated into a project?**

   A: If a potentially non-compliant product is identified, the contractor is given the opportunity to propose a solution and correct the matter. The owner may take whatever remedies are available under the contract and at law.

3. **Q: Can the contractor rely on markings that read "Made in the USA" as evidence that all processes took place in the United States.**

   A: No. This designation is not consistent with AIS requirements that all manufacturing processes of iron and steel products must take place in the United States.

4. **Q: When determining what constitutes a product made "primarily" of iron or steel, who makes this determination?**

   A: The manufacturer will show if its product qualifies as primarily made of iron or steel. The contractor should expect the manufacturer to provide documentation/certification that its product is AIS compliant.

5. **Q: How can public entities assist contractors to be compliant with the AIS requirements?**

   A: In order to ensure compliance with the AIS requirements, specific AIS language must be included in the procurement contracts. See Appendix C for recommended contract language.

   It is further recommended that AIS language be included in project specifications.

6. **Q: How should state agencies providing state appropriated grant funding to public entities ensure grant recipients are compliant with the AIS requirements?**

   A: To ensure compliance with the AIS requirements, the state agency should require the grantee to acknowledge the applicability of the requirement and certify compliance. The state agency may accomplish this requirement by including appropriate language in any grant agreement and requiring the grantee to certify to best of its knowledge that the project is compliant at the end of the project. See Appendix D for sample language and certification form.

Submit other questions to:

State Fiscal Accountability Authority
Office of State Engineer
AIS@mmo.sc.gov

Appendix A

S.C. Code Ann. §11-35-5350.

(A) As used in this section:

(1) "Head of the public procurement unit" means the individual with ultimate responsibility for the administration and operations of the state or local public procurement unit, as applicable.

(2) "Iron or steel product" means any product made primarily of iron or steel including, but not limited to, lined or unlined pipes and fittings; bars and rods; wire, wire ropes, and link chains; forgings; grating and drainage products; access covers, hatches, manhole covers, and other castings; hydrants; electric transmission and distribution poles; tanks; flanges; pipe clamps and restraints; valves; structural steel and other steel mill products; materials made primarily of iron and steel within precast concrete; and other construction materials made primarily of iron or steel.

(3) "Made primarily of iron or steel" means composed primarily of greater than fifty percent iron or steel measured by component cost, volume, or weight.

(4) "Manufacturing process" means the application of a process to alter the form or function of materials or elements of a product in a manner that adds value and transforms the materials or elements into a new finished product functionally different from a finished product produced merely from assembling materials or elements into a product without applying such a process.

(5) "Produced in the United States" means that, with respect to iron and steel, all manufacturing processes, from initial melting through application of coatings, occur in the United States, other than metallurgical processes to refine steel additives.

(6) "Public entity" means the State, or any political subdivision of the State, including a school district or agency, department, institution, or other public entity of them.

(7) "Public works project" subject to the requirements of this section and notwithstanding the provisions of Section 11-35-710(A)(1) to the contrary, means an activity paid for with any state-appropriated funds or state funds administered by a public entity which consists of the construction, maintenance, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion owned in whole or in part by any public entity. For purposes of this section, repairs undertaken in response to an emergent situation affecting public health, safety, or property are excluded from this definition.

(B)(1) Except as provided otherwise in this section, a public entity entering into a contract for a public works project or for the purchase of materials for a public works project must include in the contract a requirement that any iron or steel product permanently incorporated in the project be produced in the United States.

(2) Item (1) does not apply if the head of the public procurement unit of the public entity administering the funds for a public works project or the purchase of materials for a public works project solely determines that any of the following applies:

(a) Iron or steel products produced in the United States are not produced in sufficient quantities, reasonably available, or of satisfactory quality.

(b) The use of iron or steel products produced in the United States will increase the total cost of the project by more than twenty-five percent.

(c) Complying with item (1) is inconsistent with the public interest.

(3) Notwithstanding item (1), the following exceptions shall apply:

(a) When steel and iron materials are used in a public works project, item (1) does not prevent a minimal use of foreign steel and iron materials if:

(i) such materials are incidental or ancillary to the primary product and are not separately identified in the project specifications; and

(ii) the cost of such materials does not exceed one-tenth of one percent of the project's total steel and iron costs or two thousand five hundred dollars, whichever is greater. For purposes of this subitem, the cost of such materials is shown to be the value of the iron or steel products as they are delivered to the project; and

(b) the foreign steel and iron material is a component or are components comprising five percent or less of the materials cost of an otherwise domestically produced steel or iron product.

(4) Electrical components, equipment, systems, and appurtenances, including supports, covers, shielding, and other appurtenances related to an electrical system, necessary for operation or concealment, except transmission and distribution poles, are not considered iron or steel products and are exempt from the requirements of item (1).

(C) This section must be applied in a manner consistent with, and may not be construed to impair, the state's obligations under any international agreement.

(D) The State Fiscal Accountability Authority shall develop guidelines and procedures by rule to implement this section. The rules must be implemented consistent with federal policies implementing the American iron and steel preference law applied to the "Safe Drinking Water Act," pursuant to 42 U.S.C. 300j-12(a)(4)(C).

(E) This section does not apply to contracts procured by the Department of Transportation subject to the Buy America requirements of 23 C.F.R. 635.410.

(F) As used in this section, any state appropriated funds or state funds administered by a public entity shall not include bonds administered or awarded by the South Carolina Housing Finance and Development Authority or state tax credits.

Appendix B

The following information is provided as a sample letter of manufacturer certification for AIS compliance. Documentation must be provided on company letterhead.

Date:

Company Name:

Company Address:

City, State Zip:

Subject: United States Produced Iron and Steel Certification

Owner:

Project Name & Project #:

Project Location:

I, (company representative), certify that the (melting, bending, coating, galvanizing, cutting, etc.) process for (manufacturing or fabricating) the following products and/or materials shipped or provided for the subject project is in full compliance with the US Produced Iron and Steel SC Code Ann. § 11-35-5350.

Item, Products and/or Materials:
1. Xxxx
2. Xxxx
3. Xxxx

Such process took place at the following location:
_____

If any of the above compliance statements change while providing material to this project we will immediately notify the prime contractor and the owner.

Signed by company representative

Above sample letter can be obtained here: https://procurement.sc.gov/manual

The following information is provided as a sample letter of certification for AIS compliance. Documentation must be provided on company letterhead.

Date

Company Name

Company Address

City, State Zip

Subject: United States Produced Iron and Steel Certification

Owner:

Project Name & Project #:

Project Location:

I, (company representative), certify that (company name) has obtained manufacturer certifications for all products and/or materials shipped/provided to the project which are required to be US Produced Iron and Steel per SC Code Ann. § 11-35-5350 certifying that those products and/or materials are United States Produced Iron and Steel.

Signed by company representative

Above sample letter can be obtained here: https://procurement.sc.gov/manual

Appendix C

Recommended AIS contract language

The Contractor acknowledges that it understands all of the iron and steel products used in the project is to be produced in the United States according to S.C. Code Ann. § 11-35-5350 (AIS) The Contractor hereby represents and warrants to and for the benefit of the owner that (a) the Contractor has reviewed and understands the AIS, (b) all of the iron and steel products used in the project will be and/or have been produced in the United States in a manner that complies with the AIS, unless an exception of the requirement is approved, and (c) the Contractor will provide any verified information, certification or assurance of compliance with this paragraph, or information necessary to support an exception of the AIS, as required by guidelines and procedures adopted by the State Fiscal Accountability Authority per Section 11-35-5350, and as may be requested by the owner. Notwithstanding any other provision of this Agreement, any failure to comply with this paragraph by the Contractor shall permit the owner to recover as damages against the Contractor any loss, expense, or cost (including without limitation attorney's fees) incurred by the owner.

Above language can be obtained here: https://procurement.sc.gov/manual

Appendix D

Sample clause for inclusion in agreements with grantees:

United States Produced Iron and Steel: Grantee shall comply with the requirements of Section 11-35-1350 of the South Carolina Code of Laws as amended and any guidelines and procedures adopted by the State Fiscal Accountability Authority per that Section.

Recommended Grantee Certification can be obtained here: https://procurement.sc.gov/manual

United States Produced Iron and Steel Certification

Project Name:

Project Location:

Administrator of State Grant:
(State Agency)

State Funds Grantee:
(Public Entity)

I certify, to the best of my knowledge and belief, the above referenced project complies with the requirements of SC Code Ann. § 11-35-5350 and the SC Guidelines & Procedures for State Funded Projects adopted pursuant to this section.

Signature of Grantee Representative

Printed name and Title of Grantee Representative

**A copy of this form must be in each parties' official contract file.*

South Carolina General Assembly
126th Session, 2025-2026

A256, R273, H4709

STATUS INFORMATION

General Bill
Sponsors: Reps. Yow, C. Mitchell, M.M. Smith, Williams, Willis, Schuessler, Erickson, Bradley, Kirby, Brewer and Anderson
Companion/Similar bill(s): 687
Document Path: LC-0316DG26.docx

Introduced in the House on January 13, 2026
Introduced in the Senate on February 25, 2026
Last Amended on June 25, 2026
Currently residing in the House
Governor's Action: June 30, 2026, Signed

Summary: US produced iron and steel

HISTORY OF LEGISLATIVE ACTIONS

Date	Body	Action Description with journal page number
12/16/2025	House	Prefiled
12/16/2025	House	Referred to Committee on **Labor, Commerce and Industry**
1/13/2026	House	Introduced and read first time
1/13/2026	House	Referred to Committee on **Labor, Commerce and Industry** (House Journal-page 63)
1/14/2026	House	Member(s) request name added as sponsor: M.M. Smith (House Journal-page 63)
1/27/2026	House	Member(s) request name added as sponsor: Williams
1/28/2026	House	Member(s) request name added as sponsor: Willis, Schuessler, Erickson, Bradley
2/19/2026	House	Member(s) request name added as sponsor: Kirby, Brewer
2/19/2026	House	Committee report: Favorable **Labor, Commerce and Industry** (House Journal-page 9)
2/24/2026		Scrivener's error corrected
2/24/2026	House	Requests for debate-Rep(s). Bamberg
2/24/2026	House	Member(s) request name added as sponsor: Anderson
2/24/2026	House	Read second time (House Journal-page 22)
2/24/2026	House	Roll call Yeas-105 Nays-0 (House Journal-page 23)
2/25/2026	House	Read third time and sent to Senate (House Journal-page 16)
2/25/2026	Senate	Introduced and read first time (Senate Journal-page 8)
2/25/2026	Senate	Referred to Committee on **Finance** (Senate Journal-page 8)
4/29/2026	Senate	Committee report: Favorable **Finance** (Senate Journal-page 19)
5/7/2026	Senate	Read second time (Senate Journal-page 46)
5/13/2026	Senate	Amended (Senate Journal-page 45)
5/14/2026		Scrivener's error corrected
5/14/2026	Senate	Amended (Senate Journal-page 100)

5/14/2026	Senate	Read third time and returned to House with amendments (Senate Journal-page 100)
5/14/2026	Senate	Roll call Ayes-40 Nays-0 (Senate Journal-page 100)
5/14/2026	House	Non-concurrence in Senate amendment (House Journal-page 115)
5/14/2026	House	Roll call Yeas-0 Nays-100 (House Journal-page 115)
6/25/2026	House	Conference committee appointed Yow, Oremus and Kirby
6/25/2026	Senate	Conference committee appointed Grooms, Bennett, Hutto (Senate Journal-page 100)
6/25/2026	Senate	Conference report received and adopted (Senate Journal-page 101)
6/25/2026	Senate	Roll call Ayes-36 Nays-2 (Senate Journal-page 101)
6/25/2026	House	Conference report received and adopted
6/25/2026	House	Roll call Yeas-100 Nays-0
6/25/2026	House	Ordered enrolled for ratification
6/29/2026		Ratified R 273
6/30/2026		Signed By Governor
7/1/2026		Effective date 06/30/26
7/1/2026		Act No. 256

View the latest legislative information at the website

VERSIONS OF THIS BILL

12/17/2025
02/19/2026
02/24/2026
04/29/2026
05/13/2026
05/14/2026
05/14/2026-A
06/25/2026

NOTE: THIS IS A TEMPORARY VERSION. THIS DOCUMENT WILL REMAIN IN THIS VERSION UNTIL FINAL APPROVAL BY THE LEGISLATIVE COUNCIL.

(A256, R273, H4709)

AN ACT TO AMEND THE SOUTH CAROLINA CODE OF LAWS BY ADDING SECTION 11-35-5350 SO AS TO REQUIRE A PUBLIC ENTITY ENTERING INTO A CONTRACT FOR A PUBLIC WORKS PROJECT OR FOR THE PURCHASE OF MATERIALS FOR A PUBLIC WORKS PROJECT MUST INCLUDE IN THE CONTRACT A REQUIREMENT THAT ANY IRON OR STEEL PRODUCT PERMANENTLY INCORPORATED IN THE PROJECT BE PRODUCED IN THE UNITED STATES, AND TO PROVIDE EXCEPTIONS.

Be it enacted by the General Assembly of the State of South Carolina:

U.S. produced iron and steel

SECTION 1. Article 23, Chapter 35, Title 11 of the S.C. Code is amended by adding:

Section 11-35-5350. (A) As used in this section:

(1) "Head of the public procurement unit" means the individual with ultimate responsibility for the administration and operations of the state or local public procurement unit, as applicable.

(2) "Iron or steel product" means any product made primarily of iron or steel including, but not limited to, lined or unlined pipes and fittings; bars and rods; wire, wire ropes, and link chains; forgings; grating and drainage products; access covers, hatches, manhole covers, and other castings; hydrants; electric transmission and distribution poles; tanks; flanges; pipe clamps and restraints; valves; structural steel and other steel mill products; materials made primarily of iron and steel within precast

concrete; and other construction materials made primarily of iron or steel.

(3) “Made primarily of iron or steel” means composed primarily of greater than fifty percent iron or steel measured by component cost, volume, or weight.

(4) “Manufacturing process” means the application of a process to alter the form or function of materials or elements of a product in a manner that adds value and transforms the materials or elements into a new finished product functionally different from a finished product produced merely from assembling materials or elements into a product without applying such a process.

(5) “Produced in the United States” means that, with respect to iron and steel, all manufacturing processes, from initial melting through application of coatings, occur in the United States, other than metallurgical processes to refine steel additives.

(6) “Public entity” means the State, or any political subdivision of the State, including a school district or agency, department, institution, or other public entity of them.

(7) “Public works project” subject to the requirements of this section and notwithstanding the provisions of Section 11-35-710(A)(1) to the contrary, means an activity paid for with any state-appropriated funds or state funds administered by a public entity which consists of the construction, maintenance, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion owned in whole or in part by any public entity. For purposes of this section, repairs undertaken in response to an emergent situation affecting public health, safety, or property are excluded from this

definition.

(B)(1) Except as provided otherwise in this section, a public entity entering into a contract for a public works project or for the purchase of materials for a public works project must include in the contract a requirement that any iron or steel product permanently incorporated in the project be produced in the United States.

(2) Item (1) does not apply if the head of the public procurement unit of the public entity administering the funds for a public works project or the purchase of materials for a public works project solely determines that any of the following applies:

(a) Iron or steel products produced in the United States are not produced in sufficient quantities, reasonably available, or of satisfactory quality.

(b) The use of iron or steel products produced in the United States will increase the total cost of the project by more than twenty-five percent.

(c) Complying with item (1) is inconsistent with the public interest.

(3) Notwithstanding item (1), the following exceptions shall apply:

(a) When steel and iron materials are used in a public works project, item (1) does not prevent a minimal use of foreign steel and iron materials if:

(i) such materials are incidental or ancillary to the primary product and are not separately identified in the project specifications; and

(ii) the cost of such materials does not exceed one-tenth of one percent of the project's total steel and iron costs or two thousand five hundred dollars, whichever is greater. For purposes of this subitem, the cost of such materials is shown to be the value of the iron or steel products as they are delivered to the project; and

(b) the foreign steel and iron material is a component or are components comprising five percent or less of the materials cost of an otherwise domestically produced steel or iron product.

(4) Electrical components, equipment, systems, and appurtenances, including supports, covers, shielding, and other appurtenances related to an electrical system, necessary for operation or concealment, except transmission and distribution poles, are not considered iron or steel products and are exempt from the requirements of item (1).

(C) This section must be applied in a manner consistent with, and may not be construed to impair, the state's obligations under any international agreement.

(D) The State Fiscal Accountability Authority shall develop guidelines and procedures by rule to implement this section. The rules must be implemented consistent with federal policies implementing the American iron and steel preference law applied to the "Safe Drinking Water Act," pursuant to 42 U.S.C. 300j-12(a)(4)(C).

(E) This section does not apply to contracts procured by the Department of Transportation subject to the Buy America requirements of 23 C.F.R. 635.410.

(F) As used in this section, any state appropriated funds or state funds administered by a public entity shall not include bonds administered or awarded by the South Carolina Housing Finance and Development Authority or state tax credits.

Time effective

SECTION 2. This act takes effect upon approval by the Governor.

Ratified the 29th day of June, 2026.

Approved the 30th day of June, 2026.

_____

STATE FISCAL ACCOUNTABILITY AUTHORITY REGULAR SESSION

MEETING OF October 13, 2026 ITEM NUMBER 12

AGENCY: Division of Procurement Services

SUBJECT: Procurement - Proposal for Staff Credentialing & Agency Certification

See attached Proposal for Staff Credentialing & Agency Certification.

AUTHORITY ACTION REQUESTED:

Approve the proposal by the Division of Procurement Services to develop and implement both a statewide credentialing program for all procurement staff and a proposed approach for revising and standardizing the categories and differential dollar thresholds by which agencies are delegated procurement authority.

ATTACHMENTS:

Agenda item worksheet and attachment

STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET

Meeting Scheduled for: 10/13/2026 **Regular Agenda**

1. **Submitted by:**
   (a) Agency: SFAA, Division of Procurement Services
   (b) Authorized Official Signature: _____

John St. C. White
Materials Management Officer
Division of Procurement Svcs

2. **Subject:** Procurement – Proposal for Staff Credentialing & Agency Certification

3. **Summary and Background Information:**
   See attached Proposal for Staff Credentialing & Agency Certification.

4. **What is the Authority asked to do?** Approve the proposal by Procurement Services to develop and implement both a statewide credentialing program for all procurement staff and a proposed approach for revising and standardizing the categories and differential dollar thresholds by which agencies are delegated procurement authority.

5. **What is recommendation of the submitting agency involved?** Approve.

6. **Private Participant Disclosure – Check one:**
   ☒ No private participants will be known at the time the Authority considers this agenda item.
   ☐ A Private Participant Disclosure form has been attached for each private participant.
   As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. **Recommendation of other office (as required)?** Approve the Authority action requested.

   (a) Authorized Signature: _____
   (b) Office Name:

8. **List of Supporting Documents:**
A - Proposal for Staff Credentialing & Agency Certification
B - Key Laws - Staff Accreditation & Agency Certification

9. **Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.**

Proposal for Staff Credentialing & Agency Certification

South Carolina's procurement laws apply the term "certification" to two distinct concepts: (a) the delegation of procurement authority to an agency, and (b) the professional credentialing of individual procurement officers.

Background

Over the last twenty years, State agencies have struggled with waves of retirement, frequent turnover, and the increasing complexity of procurement.[i] The result is a growing gap between the skills the State's procurement responsibilities demand and the skills its staff possess. To address this gap, the Division of Procurement Services (DPS) recommends two reforms: (1) recalibrate and standardize how agencies receive certification, and (2) establish a professional credentialing program for procurement staff.

Agency Certification

The Consolidated Procurement Code centralizes the State's procurement authority in its chief procurement officers (CPOs), granting them unlimited authority to conduct procurements for all governmental bodies governed by the Consolidated Procurement Code. The Code also authorizes those governmental bodies to make direct procurements up to $50,000 without going through a CPO. The Code further authorizes Procurement Services to permit a governmental body to make direct procurements up to $150,000 and permits the Authority to authorize direct agency procurements of any amount. The procurement laws refer to such delegated authority as "certification".[ii]

Although the law contemplates certification in "procurement areas," it does not define those areas or categories. By long-standing practice, the Authority has certified agencies by acquisition category. The primary and most common categories are Supplies and Services, Information Technology, and Construction (with subcategories for Change Orders regarding Construction or A/E Services). Additional special categories are specific to particular agencies or agency types. Examples include Revenue Generating Contracts (Higher Education), Food Products (Corrections), Pharmaceutical Drugs or Services (DDSN), and School Bus Supplies and Maintenance (Education).

Agency Certification Proposal

Procurement Services proposes recalibrating and standardizing these categories to better tailor certification to each agency's needs, to grant agencies greater authority at lower risk, and to better address the compliance risks arising from shortcomings in the qualifications of procurement staff.

Currently, agency certification is granted by broad categories, such as Supplies and Services. Because these categories are not tied to the skills required, they can result in an agency being either under-certified or over-certified. For example, an agency certified to $250,000 in Supplies and Services may be under-certified for purchasing commodities on a firm-fixed-price contract awarded on a low-bid basis—a relatively straightforward procurement—while being over-certified for acquiring complex consulting services on a level-of-effort contract awarded on a best-value basis and involving negotiations. The two scenarios demand substantially different skill sets. By refining the categories through which certification is granted, the Authority could better tailor certification to both an agency's capabilities and its needs, while granting greater authority where warranted.

Professional Credentials for Procurement Staff

Since first adopted in 1981, the State's procurement laws have required a procurement training program and *allowed* Procurement Services to require that procurement officers be professionally credentialed. Procurement Services has long maintained a modest training program. For a time, Procurement Services also maintained a professional credentialing program, but it did not involve knowledge assessments, and over time–with diminishing resources and the disruption of COVID–that program lapsed.

Professional Credentialling Proposal

Procurement Services proposes adopting multiple levels of professional procurement credentials, with those levels tied to the skill sets involved. DPS has identified multiple roles ranging from personnel who make non-competitive purchases under $10,000 to agency procurement directors, and each requires different skill sets. We are also considering tying credentials to source-selection method, distinguishing between contracts awarded solely on a low-bid basis versus those using non-price factors. If approved by the Authority, Procurement Services will fully develop and implement a credentialing program for all State procurement staff. That program will require implementation of a robust training program that involves knowledge assessments and course offerings tied to the categories of professional credentials.

Agency Certification Tied to Professional Credentials

If professional credentials do not benefit State employees directly, they will have little motivation to seek them. While each agency controls its hiring decisions and qualification requirements, the Authority controls how it delegates procurement authority—and that leverage can create the necessary alignment.

If an agency's ability to acquire and maintain agency certification is tied to the professional credentials of its procurement staff, agencies will be incentivized to hire, promote, and support the training of procurement officers with professional credentials. Accordingly, Procurement Services recommends that the Authority tie agency certification to the employment of professionally credentialed procurement officers.

Authority Action

If the Authority votes to approve this approach, Procurement Services will proceed to:

(a) develop and implement a multi-tiered credentialing program for all State procurement staff;

(b) develop and submit to the Authority for information a proposed framework for (i) recalibrating and standardizing the categories and differential dollar thresholds by which agencies are delegated procurement authority; and (ii) tying agency certification closely to the qualifications of agency procurement staff, and ultimately to their professional credentials; and

(c) develop and submit to the Authority for information a phased approach to gradually implement the requirement that agencies employ credentialed professionals as a condition of maintaining agency certification, including transition periods.

Drafts of items (a) through (c) will be vetted with Authority offices for input prior to finalization.

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[i] Procurement has grown increasingly complex in three respects: how we procure (a move from low-bid awards toward source-selection methods involving non-price factors and negotiations); what we procure (a shift from routine supplies and services to complex services); and the contracts we enter (evolving complexity in both contract terms and contractual arrangements). In addition to this growing complexity, high turnover has hindered systematic knowledge transfer and succession planning.

[ii] An overview of Certification is available here: https://procurement.sc.gov/doing-biz/certification

Key Laws - Staff Accreditation & Agency Certification

Statutes

Section 11-35-1030 calls for a system of training procurement staff and allows the CPOs to determine that their system of "training must include a requirement for the certification of the procurement officer of each purchasing agency."

Regulations

Regulation 19-445.2000B(2) makes the MMO [i.e., the management of the Division of Procurement Services] specifically responsible for: (a) developing a system of training and certification for procurement officers of governmental bodies in accordance with Section 11-35-1030; [and] (b) recommending differential dollar limits for direct procurements on the basis of but not limited to the following: (1) procurement expertise, (2) commodity, (3) service, [and] (4) dollar;

In the context of evaluating an agency's internal procurement operation in response to a request for increased authority, Regulation 19-445.2020(A)(2) provides that the MMO "shall review and report on the particular governmental body's entire internal procurement operation to include, but not be limited to the following: . . . (b) Procurement staff and training . . .."

R. 19-445.2020B(3) requires that "Certification [granted by the Authority] shall be in writing and specify: . . (b) Any conditions, limits or restrictions on the exercise of the certification; [and] (d) The procurement areas in which the governmental body is certified." Item D. goes further and provides that "Such certification [by the Authority] shall be subject to maintaining an adequate staff of qualified or certified procurement officers."

STATE FISCAL ACCOUNTABILITY AUTHORITY REGULAR SESSION

MEETING OF October 13, 2026 ITEM NUMBER 13

AGENCY: Executive Director

SUBJECT: 2027 South Carolina State Ceiling Allocation Plan – Designation of Allocation Dates

At its meeting of August 19, 2026, and after favorable review by the Joint Bond Review Committee, the Authority approved a 2027 State Ceiling Allocation Plan.

The Plan establishes two allocation periods for 2027, one beginning February 1st and one beginning August 1st. The Plan contemplates that the Authority will consider authorized requests during each period at a date established and announced by the Executive Director.

For the 2026 Plan year the Executive Director has announced one date for each period: February 9 and August 17. Both dates were approved by the Authority for regularly scheduled meetings in 2026.

A copy of the announcement is attached.

AUTHORITY ACTION REQUESTED:

Receive as information the Executive Director's selection and announcement of dates on which the Authority will consider authorized requests, as defined by the Plan.

ATTACHMENTS:

1. Memorandum of Grant Gillespie dated September 1, 2026
2. 2027 South Carolina State Ceiling Allocation Plan

HENRY MCMASTER, CHAIR
GOVERNOR
CURTIS M. LOFTIS, JR.
STATE TREASURER
BRIAN J. GAINES
COMPTROLLER GENERAL

State Fiscal Accountability Authority
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HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE
BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

MEMORANDUM

FROM: Grant Gillespie, SFAA Executive Director

DATE: September 1, 2026

SUBJECT: 2027 Dates for Allocation of State Ceiling to Authorized Requests

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At its meeting on August 19, 2026, and after favorable review by the Joint Bond Review Committee, the Authority approved a 2027 South Carolina State Ceiling Allocation Plan.

The Plan establishes two allocation periods for 2027, one beginning February 1st and one beginning August 1st. Pursuant to Section F of the Plan, authorized requests (as defined by Section A of the Plan) "will be considered on one or more dates on or after the beginning of each allocation period, as established and announced by the Executive Director of the State Authority." Further, Section F of the Plan provides that "all authorized requests for the same permitted purpose during a single allocation period must be made at only one meeting during that period."

For the 2027 Plan year, authorized requests as defined in the 2027 State Ceiling Allocation Plan, will only be considered at the regularly scheduled meetings currently scheduled for February 09 and August 17, as and if rescheduled.

2027 South Carolina State Ceiling Allocation Plan

SECTION A. CONVENTIONS, DEFINITIONS AND EXHIBITS

Authorized Request includes any request submitted pursuant to §1-11-530(A) or (B) and any request for Issuance Approval as defined below using prior-year carryforward.

Issuance approval means approval by the State Authority for the issuance by State Housing of private activity bonds for a multi-family housing project, as required by Section 31-13-90.

Plan Year refers to the year to which this plan applies, which is noted in the header on each page.

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Commerce means the South Carolina Department of Commerce.

Committee means the Joint Bond Review Committee.

JEDA means the Jobs-Economic Development Authority.

Secretary means the Secretary of the State Fiscal Accountability Authority.

State Authority means the State Fiscal Accountability Authority.

State Housing means the State Housing Finance Development Authority.

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Exhibit	Subject
A	Competitive Criteria for Industrial and Economic Development Projects, and Projects Proposed for Other Qualified Purposes

SECTION B. AUTHORITY AND ADOPTION

The State Authority approved this plan at its meeting of August 18, 2026. Unless the State Authority provides otherwise herein, the Plan is effective upon adoption.

The Committee favorably reviewed this plan at its meeting of August 11, 2026.

Section 1-11-520(A) requires the annual publication of a State Ceiling Allocation Plan no later than September thirtieth of the year preceding the Plan Year. The State Authority intends to adopt each year's plan at its last regularly scheduled meeting prior to September thirtieth.

SECTION C. PLAN UPDATES AND AMENDMENTS; PLAN PUBLICATION

Administrative Updates

The Plan may be updated administratively as provided herein. An administrative update authorized by this plan is deemed not to constitute an amendment to the Plan.

By the second Monday in January, the Secretary shall publish an administrative update of the plan that (a) updates Section D to state the actual certified amount of state ceiling for the Plan Year, (b) updates Section D to recalculate the limits on authorized requests using the total state ceiling for the Plan Year, (c) updates Section E to state the then-current amounts identified in that Section (d) adds to Section E the amount of any carryforward designated in the prior calendar year pursuant to Section 1-11-520(G), and (e) using the Category Percentages previously approved, recalculates the dollar amounts in Section G based on the actual certified amount of state ceiling for the Plan year.

At the State Authority's first regularly scheduled meeting for the Plan Year, the Secretary will submit a summary of the updates to the State Authority as an informational agenda item.

Plan Amendments

The Plan may be amended as allowed by Title 1, Chapter 11. Section 1-11-520 expressly contemplates amendments to the annual allocation plan upon a finding of exceptional and compelling circumstances by the State Authority. Amendments are subject to review and comment by the Committee. See Section H.

Publication of the Plan

Section 1-11-520(A) requires the State Authority to publish the plan. Once approved, the Secretary is directed to publish the approved plan, as well as any amendment or update, by posting it to the State Authority's website. The initial plan and every update or amendment shall remain on the State Authority's website until the end of the Plan Year.

All updates or amendments shall be sequentially numbered. With each update or amendment, the header shall be revised to include the number and date of the update or amendment, as applicable.

SECTION D. DETERMINATION OF STATE CEILING AND LIMITS ON STATE CEILING FOR AUTHORIZED REQUESTS

The total state ceiling on the issuance of private activity bonds for the current Plan Year is $751,927,050, as certified by the Secretary pursuant to Section 1-11-500.

Unless authorized pursuant to Section 1-11-520(D), the amount of state ceiling that may be allocated to an authorized request may not exceed 10% of the total state ceiling $75,192,705) in the case of an industrial or economic development project, or 5% $37,596,352.50) for any other authorized request.

The total state ceiling for the Plan Year will not be known until the January following the plan's adoption; accordingly, for purposes of the plan's publication, the State Authority will use the state ceiling for the year in which the plan is published. As reflected above, the limits on authorized requests are calculated against the total state ceiling for the year preceding this Plan Year. As reflected in Section E below, the plan will also use an estimate of the carryforward the Secretary anticipates will be unused and available for the Plan Year. These and other tentative amounts will be updated pursuant to Section C.

SECTION E. DETERMINATION OF AMOUNTS SUBJECT TO THIS ALLOCATION PLAN

In addition to the amount determined pursuant to Section 1-11-500, certain amounts available from carryforward from prior-years and other adjustments are subject to the provisions of this Allocation Plan, as follows:

Amount determined pursuant to Section 1-11-500	$751,927,050
Plus amounts expired, relinquished, revoked, or otherwise no utilized for issuance	$0
Plus amount carried forward from prior calendar years that remain unused:	
• Allocated to Multi-Family Housing (2024; expires 2027)	$271,694,375
• Allocated to Multi-Family Housing (2025; expires 2028)	$219,748,030
Total:	$1,243,369,455[1]

SECTION F. ALLOCATION PERIODS & DATES FOR ALLOCATIONS TO AUTHORIZED REQUESTS

Pursuant to Section 1-11-520(B), the State Authority hereby provides for two allocation periods for authorized requests and hereby designates February 1 and August 1 as the beginning of each period. On those dates, 50% of the state ceiling assigned to each category is made available for subsequent allocation to authorized requests.

Authorized requests will be considered on one or more dates on or after the beginning of each allocation period, as established and announced by the Executive Director of the State Authority, and may be amended by the Executive Director for compelling circumstances. Notwithstanding the foregoing, all authorized requests for the same permitted purpose during a single allocation period must be made at only one meeting during that period.

[1] The State Authority allocated and designated as carryforward $694,748,030 of the 2025 state ceiling to State Housing on December 31, 2025. Of that amount, State Housing elected to apply $219,748,030 to its multi-family housing program and $475,000,000 to its single-family program.

SECTION G. CATEGORIES OF PERMITTED PURPOSES; PERCENTAGE ASSIGNMENTS TO CATEGORIES

In accordance with Section 1-11-520(A), the State Authority adopts the following categories of permitted purposes and assigns percentages of the current-year state ceiling to those categories.

Categories of Permitted Purposes[2]	Category Percentage	Category Amount	Amount Available for Allocation on or after February 1 of the Plan Year	Amount Available for Allocation on or after August 1 of the Plan Year
Industrial and Economic Development[3]	40%	$300,770,820	$150,385,410	$150,385,410
Multi-Family Housing[4]	0%	$0.00	$0.00	$0.00
Single-Family Housing[5]	20%	$150,385,410	$75,192,705	$75,192,705
Other Qualified Purposes[6]	40%	$300,770,820	$150,385,410	$150,385,410
Totals	100%	$751,927,050	$375,963,525	$375,963,525

The above amounts are subject to revisions pursuant to the update required by Section C.

As noted in Section E, there is carryforward available for Multi-Family Housing that will expire during the plan year unless otherwise utilized. Accordingly, no assignment of state ceiling is contemplated for Multi-Family Housing until the available carryforward is exhausted.

Any unused state ceiling from the first period shall automatically carry over to the same category for the second period unless reassigned by State Authority pursuant to 1-11-520(C).

If an authorized request submitted to the Secretary cannot be approved pursuant to the then-current plan even with a reassignment pursuant to Section 1-11-520(C), the Secretary is authorized not to place the request on the State Authority's agenda. In such an event, Secretary will notify the State Authority's members as soon as practicable prior to the scheduled meeting date.

[2] Generally, see IRS Publication 4078 (Rev. 9-2019) for a complete list of permitted purposes prescribed by the IRC.

[3] Facilities for the furnishing of water; sewage facilities; privately owned solid waste disposal facilities; facilities for the local furnishing of electric energy or gas; local district heating or cooling; qualified hazardous waste facilities; qualified enterprise zone facilities; qualified small issue bonds.

[4] Qualified residential rental projects.

[5] Qualified mortgage bonds.

[6] Mass commuting facilities; privately owned high-speed intercity rail facilities; qualified redevelopment bond; and qualified student loan bonds.

SECTION H. PLAN AMENDMENTS

Any change to the amount of state ceiling allocated to a category that cannot be accomplished by a reassignment pursuant to Section 1-11-520(C) can only be effected by an amendment to the annual allocation plan in accordance with Section 1-11-520(B) following review and comment by the Joint Bond Review Committee.

SECTION I. EVALUATION AND RANKING BY STATE HOUSING AND COMMERCE

Pursuant to Section 1-11-520(E), the State Authority hereby directs that State Housing perform the periodic evaluation and ranking of all authorized requests for multi-family housing projects. In performing this evaluation and ranking, State Housing will use the competitive criteria adopted in this plan.

Pursuant to Section 1-11-520(E), the State Authority hereby directs that the South Carolina Department of Commerce perform the periodic evaluation and ranking of any non-housing project involving an authorized request for state ceiling. In performing this evaluation and ranking, Commerce will use the competitive criteria adopted in this plan and provide a report as described herein.

SECTION J. SUBMISSION FOR 2026 RANKING

No authorized request will be considered by the State Authority until the project associated with the request has been evaluated and ranked by either State Housing or Commerce, as applicable.

Timely submissions are essential for all authorized requests. Any delay can undermine the ability of the State Authority to timely adopt any plan amendment necessary to modify the category assignments. Reference Section H.

Industrial and Economic Development

Any Industrial or Economic Development project making an authorized request during an allocation period must submit all necessary information to Commerce by any due date established by Commerce for the applicable allocation period. Once the State Authority adopts

a schedule for its regular meetings in the Plan Year, Commerce should announce all applicable due dates for each allocation period.

Not later than the published bond due date for the applicable State Authority meeting, Commerce must provide the State Authority with its allocation recommendations and its evaluation and ranking for any non-housing project seeking an allocation of state ceiling, provided the request was timely received by Commerce.

As noted in Item 6 of Section P below, Commerce must provide the State Authority with written confirmation of the Coordinating Council's allocation recommendations no later than the published bond due date for the applicable State Authority meeting.

Multi-Family Housing

All multi-family housing projects making an authorized request during an allocation period must submit all necessary information to State Housing by the due date established by State Housing for the applicable allocation period. Once the State Authority adopts a schedule for its regular meetings in the Plan Year, State Housing should announce all applicable due dates for each allocation period.

Not later than the published bond due date for the applicable State Authority meeting, State Housing must provide the State Authority with a report of its evaluation and ranking of all projects making an authorized request.

As noted in Item 7 of Section P below, State Housing must provide the State Authority with written confirmation of its Board's allocation recommendations for State Housing projects no later than the published bond due date for the applicable State Authority meeting.

SECTION K. REQUIRED REPORTS

No later than September 30th each year, the State Authority must adopt a plan for the next calendar year. In order to develop that plan, the State Authority needs reliable information before it begins drafting. To gather that information, the State Authority requests the following reports be submitted by August 1st of each year.

The State Authority acknowledges that specific project details may not be known in all cases for the coming plan year; accordingly, specificity is expected to the extent known, accompanied by reasonable estimates of anticipated requests.

These reports will also inform any decisions to reassign state ceiling pursuant to section 1-11-520(C), to reallocate by amending the plan pursuant to section 1-11-520(B), or to reserve current-year state ceiling for year-end designation as carryforward.

Industrial and Economic Development Bonds

Commerce and JEDA, in consultation with the South Carolina Coordinating Council for Economic Development (Coordinating Council), must provide a coordinated report for proposed industrial and economic development projects to the State Authority identifying all known requests for state ceiling for the year following the plan year. The response must include the project name,[7] amount of the state ceiling request, year of allocation, and tentative recommendation of Commerce in accordance with the competitive criteria described below.

Separate from its report, Commerce must submit proposed deadlines for the year following the plan year by which those seeking state ceiling for Industrial and Economic Development projects or projects proposed for other qualified purposes must submit their proposals to Commerce in order for Commerce to provide the State Authority with its final ranking and recommendations no later than the bond submission deadline for the meetings at which state ceiling allocation requests will be considered for the applicable allocation period. Commerce must submit proposed deadlines on the 10th business day following the Authority's adoption of a meeting schedule for the Plan Year.

Commerce may also submit a request for the State Authority to assign up to 40 percent of state ceiling for Industrial and Economic Development, less any allocation requested for known projects, to accommodate future but presently unidentifiable requests; provided, however, that once known, each such request shall identify the project, amount of the allocation request, year of allocation, and include a recommendation of Commerce in accordance with the competitive criteria.

Multi-Family and Single-Family Housing Bonds

State Housing must provide a report for proposed single-family and multi-family housing projects to the State Authority identifying all pending and expected authorized requests for the year following the plan year. The response must include the project name, amount of the state ceiling request, amount of state tax credit (if any), and year of allocation.

The report must also include recommendations for the amount of carryforward from prior-years needed for State Housing to continue each of its programs in the year following the plan year.

[7] Or other identifying information in the event the name of the project is not yet public.

With its report, Housing must submit proposed deadlines for the year following the plan year by which those seeking state ceiling for multi-family housing projects must submit their proposals to Housing in order for Housing to provide the State Authority with its final ranking and recommendation no later than the bond submission deadline for the meetings at which state ceiling allocation requests will be considered for the applicable allocation period.

State Housing must provide the Secretary with a year-end account of any unused remaining carryforward from prior-years no later than first business day of January each year.

SECTION L. COMPETITIVE CRITERIA - GENERALLY

Section 1-11-520(E) requires that the allocation plan establish competitive criteria for allocation of state ceiling to authorized requests, and further provides that competitive criteria may be unique to each category but must be uniform within each category and established to achieve highest value and greatest public benefit.

For purposes of this Allocation Plan, determinations of highest value and greatest public benefit will be made on the basis of the relationship of the state resources requested to the measurable benefit of the proposed project.

SECTION M. COMPETITIVE CRITERIA FOR INDUSTRIAL AND ECONOMIC DEVELOPMENT ALLOCATION AND ALLOCATION TO OTHER PERMITTED PURPOSES

Commerce must provide each year to the State Authority for inclusion in the annual State Ceiling Allocation Plan its recommendations for determining highest value and greatest public benefit for allocation of state ceiling to industrial and economic development projects, and projects proposed for other qualified purposes.

Determinations of highest value and greatest public benefit must include at a minimum and without limitation such measures as the number of new permanent jobs[8] that will be created by the project; the capital investment of the project sponsor independent of state incentives and resources; and a cost benefit analysis generally reflecting a positive financial benefit to the state. The Coordinating Council must submit its proposed recommendations for the year following the plan year to the State Authority no later than August 1 of the plan year. Commerce will use these measures to evaluate any ceiling allocation requests for Industrial and Economic Development projects and projects proposed for other qualified purposes, and such evaluations shall be presented to the Coordinating Council for approval at a public meeting.

For projects seeking state discretionary incentives such as job development credits and/or state grant funding, a definitive agreement with the Coordinating Council must have been finalized prior to consideration by the State Authority. Such agreements with the Coordinating Council may include a preliminary revitalization, grant performance or other incentive agreement

[8] Generally, maintenance of existing jobs will not meet this criterion.

provided that it contains minimum new permanent job and investment commitments by the entity seeking an allocation.

For projects that are not seeking state discretionary incentives, such information as is requested and determined by Commerce to be sufficient for Commerce to evaluate the feasibility and competitiveness of the proposal must be submitted to Commerce prior to consideration by the State Authority.

If multiple projects will be submitted for consideration by the State Authority within a single allocation period, Commerce must rank those projects from highest to lowest value and public benefit as determined by provisions of this section.

In addition to the foregoing, Commerce must, after the project has been fully vetted and all due diligence conducted, provide a definitive recommendation for the amount of state ceiling proposed to be allocated to the project, following an affirmative vote of the Coordinating Council in a public meeting.

For the current year, the competitive criteria for Industrial and Economic Development projects recommended by Commerce are adopted by the State Authority, attached as **Exhibit A**, and incorporated into this Plan by reference.

SECTION N. COMPETITIVE CRITERIA FOR MULTI-FAMILY HOUSING ALLOCATION

State Housing creates an annual Qualified Allocation Plan (QAP)[9], which establishes uniform criteria for the distribution of federal and state Low-Income Housing Tax Credits. The criteria outlined in the QAP provide a competitive process that promotes the highest value and greatest public benefit.

The criteria to be applied to all authorized requests for multi-family housing allocation shall be the criteria appearing in the annual QAP for the calendar year immediately proceeding the Plan Year.

If multiple multi-family project submissions (for ceiling allocation and/or issuance approval for use of carryforward) will be considered by the State Authority within a single allocation period, State Housing must rank those projects from highest to lowest value and public benefit, as determined by the provisions of this section.

These criteria will be applied uniformly to all authorized requests for multi-family housing projects. State Housing must submit its proposed recommendations for the coming year to the State Authority no later than August 1 of the plan year.

[9] The annual Qualified Allocation Plan is subject to review and comment by the Joint Bond Review Committee and the State Housing Board of Commissioners, and approval by the Governor. (see Internal Revenue Code Section 42 and §12-6-3795, South Carolina Code of Laws)

In addition to the foregoing, State Housing must, after the projects are fully vetted and all due diligence conducted, provide a definitive recommendation for the amount of state ceiling proposed to be allocated to any State Housing project, following an affirmative vote of its governing board in a public meeting.

For the current year, the competitive criteria for Multi-family Housing projects are those criteria appearing in the 2026 QAP and incorporated into this Plan by reference.

SECTION O. COMPETITIVE CRITERIA FOR SINGLE-FAMILY HOUSING ALLOCATION

Multiple competing requests during a single allocation period are not expected for submissions in this category. Accordingly, the State Authority has determined that the highest value and greatest public benefit are most appropriately determined at the programmatic level, rather than by allocations to specific requests.

SECTION P. SUBMISSION REQUIREMENTS FOR AUTHORIZED REQUESTS

All authorized requests must be complete at the time of submission. The Secretary is authorized not to place any incomplete submission on the agenda. The request must be in accordance with the statutory provisions of Section 1-11-530. In addition to the foregoing, all authorized requests must meet all of the following requirements, as applicable:

1. If issuance of the private activity bonds requires approval of the State Authority, any associated request for allocation of state ceiling must be made at the same time. A request for an allocation of state ceiling associated with a contemporaneous request for issuance approval is not complete unless it includes all items required by the State Authority for the issuance approval request.

2. If the applicable private activity bonds require the approval of an entity other than the State Authority, the issuer, or a state constitutional officer, a certified statement from the other approving entity must be submitted with the allocation request. For example, an issuance of bonds by JEDA must be approved by the Coordinating Council (§ 41-43-110(A)).

3. If an authorized request regards private activity bonds for a multi-family housing project, either (i) the petition making the request must be accompanied by both a preliminary determination of the project's eligibility for the South Carolina housing tax credit (§12-6-3795(B)(5)(d)) and all comments provided by a county and city pursuant to Section 12-6-3795(C)(3)); or (ii) the petition making the request must include an irrevocable waiver of any claim for a state tax credit pursuant to Section 12-6-3795, accompanied by proof that the petition has been filed with State Housing.

4. If an authorized request regards a multi-family housing project, the request must undergo a feasibility and underwriting review by State Housing; accordingly, the request must be accompanied by a Certificate of Allocating Agency (42(m) Letter). This requirement applies even if the project includes an irrevocable waiver of any claim for state tax credits pursuant to Section 12-6-3795.

5. The petition submitted for each authorized request must include an acknowledgement that any amount of allocation subsequently requested will constitute a new authorized request and a representation that "the allocation amount requested constitutes all of the private activity bond financing contemplated at the time for the project and any other facilities located at or used as a part of an integrated operation with the project." Reference Section 1-11-530(C).

6. In the case of a proposed industrial or economic development project using state ceiling from either the Industrial and Economic Development or Other Qualified Purposes categories, the authorized request must be accompanied by a letter signed by an executive officer of the project sponsor establishing the project scope and expenditure schedule for proceeds of bonds to which the ceiling allocation applies.

7. In the case of a proposed industrial or economic development project using state ceiling from either the Industrial and Economic Development or Other Qualified Purposes categories, the project must appear on the list of projects ranked by the Coordinating Council for Economic Development and must have received a definitive recommendation from the Coordinating Council for the amount of state ceiling proposed to be allocated to the project.

8. All authorized requests for multi-family housing projects must appear on a single consolidated list of projects ranked by State Housing and must have received a definitive recommendation from State Housing for the amount of state ceiling proposed to be allocated to the project.

9. A request to take any of the following actions must be accompanied by a letter signed by an executive officer of the project sponsor providing a thorough explanation of the compelling circumstances leading to the request and a justification for why those circumstances were not successfully avoided: A request (a) to reinstate or extend the validity of previously allocated state ceiling, (b) to allocate state ceiling to a project if previously allocated state ceiling was allowed to expire, or (c) to allocate additional state ceiling to a project. In addition, a request to allocate additional state ceiling to a project must be accompanied by supporting financial analysis demonstrating the further amount necessary to accomplish financial feasibility of the project. A responsible officer of the project sponsor is expected to attend the applicable State Authority meeting.

10. A request (a) to approve single-project allocations for carry-forward election, or (b) to approve carryforward elections prior to the fourth quarter of the calendar year to which the state ceiling applies must be accompanied by a letter signed by an executive officer of the project sponsor that provides a compelling justification for such action and a thorough explanation of why it is in the best interest of the state to approve the request. As noted below, such requests are considered extraordinary and will receive a heightened level of review. A responsible officer of the project sponsor is expected to attend the applicable State Authority meeting.

11. In the case of an industrial or economic development project, an authorized request seeking more than ten percent of the total state ceiling for the Plan Year must be accompanied by a thorough and compelling statement of facts justifying such an extraordinary allocation of state ceiling to a single project and sufficient to support the finding required by Section 1-11-520(D). The petition must be accompanied by a statement of position by the Coordinating Council regarding the relative size of the request.

12. In the case of a project for any purpose other than for industrial or economic development, an authorized request seeking more than five percent of the total state ceiling for the Plan Year must be accompanied by a thorough and compelling statement of facts justifying such an extraordinary allocation of state ceiling to a single project and sufficient to support the finding required by Section 1-11-520(D).

13. If any part of the submission is subject to review, comment or other action of the Joint Bond Review Committee, the item must be submitted to the committee prior to consideration of the submission by the State Authority.

If a request does not meet each and every published requirement by the submission deadline for the applicable State Authority meeting, the State Authority's Secretary is authorized not to place the item on the State Authority's agenda.

The State Authority reserves its discretion to amend and supplement these procedures as circumstances dictate.

The State Authority and its members reserve the right to require additional information for any particular item.

SECTION Q. EXTENSIONS AND CARRYFORWARDS

Section 1-11-530(C) provides that each authorized request must demonstrate that the allocation amount requested constitutes all of the private activity bond financing contemplated at the time for the project and any other facilities located at or used as a part of an integrated operation with the project. In addition to the foregoing, the State Authority must be reasonably assured that any allocation of state resources will be utilized prior to expiration. Accordingly, the State Authority will undertake a heightened level of review and exercise conservative discretion in addressing any request to (1) reinstate or extend the validity of previously allocated state ceiling, (2) allocate state ceiling to a project if previously allocated state ceiling was allowed to expire, (3) allocate additional state ceiling to a project, (4) approve single-project allocations for carry-forward election, (5) or approve carryforward elections prior to the fourth quarter of the calendar year to which the state ceiling applies.

SECTION R. BACKGROUND

On August 30, 2022, the State Fiscal Accountability Authority adopted the inaugural South Carolina State Ceiling Allocation Plan pursuant to Act 202 of 2022. Section A of the 2022 State Ceiling Allocation Plan provided the background and purpose of the plan. The background and purpose of the inaugural plan and Act 202 of 2022 has not changed and need not be repeated on an annual basis. However, the Background and Purpose as written in the 2022 State Ceiling Allocation Plan remains relevant and is incorporated by reference for this South Carolina State Ceiling Allocation Plan.

EXHIBIT A

2027 COMPETITIVE CRITERIA FOR ECONOMIC DEVELOPMENT AND OTHER PROJECTS

SUMMARY OF PROCEDURES FOR EVALUATING REQUESTS FOR STATE CEILING ALLOCATIONS

The following briefly summarizes the procedures applicable to the methodology employed by the South Carolina Department of Commerce (the "Department") in evaluating industrial and economic development projects that are requesting an allocation of the state private activity bond limit by the State Fiscal Accountability Authority (SFAA).

Background

The Department was designated by the South Carolina General Assembly to assist SFAA in determining the allocation of the state private activity bond limit for industrial and economic development projects. As required by Act 202 of 2022 and the South Carolina State Ceiling Allocation Plan, Commerce has established competitive criteria to evaluate industrial and economic development project. These criteria are designed to achieve highest value and greatest public benefit.

Review Procedures and Scoring

During the review process, Department staff will evaluate the following factors for each industrial and economic development project requesting allocation of the state ceiling and will give scores weighted in the ranges set forth on the attached Scoring Criteria for Bond Applicants and as discussed below.

1. **Tier ranking of the county in which the project will be located as determined by the South Carolina Department of Revenue for the year in which allocation is sought.**
   Projects in the most rural counties will be given the higher scores to encourage development in those counties. The rural counties are most in need of industrial development to sustain and improve those counties.

2. **Type of Project.**
   Projects that improve public infrastructure will score higher than projects that only benefit the public through job creation and investment. Manufacturing projects will score higher than non-manufacturing projects because they attract suppliers that generate further new job creation and investment to South Carolina.

3. **Number of existing jobs to be maintained at the project.**
   The larger the current employment, the higher the score because larger companies have the greatest impact on the economy of the local region and the state as a whole.

4. **Number of net new jobs to be created at the project.**
   The more jobs being created, the greater the impact on the economy of the local region and the state as a whole by providing more employment for residents and resulting in increased income to the state.

5. **Average salary of the new jobs to be created at the project.**
   Jobs with higher wages will increase income to the state, and jobs with wages above the per capita income of the county have a greater impact on the economic well-being of that county.

6. **Existing investment of the entity.**
   The greater the existing investment the more property taxes that will be received to benefit the economy of the local region and the state as a whole.

7. **New investment to be made at the project.**
   Similarly, the greater the new investment, the more property taxes that will be received and will benefit the county and local school districts.

8. **Financing available to support the project.**
This category is the most subjective, but a vital consideration. A project's ability to support the project financially is essential to the success.

9. **Cost Benefit**
The South Carolina Coordinating Council for Economic Development (the "Coordinating Council") will perform a cost benefit analysis on each project. Absent extenuating circumstances, a project that does not have a positive financial benefit to the state will not be recommended for state ceiling allocation; provided, however, projects locating in Tier 3 and 4 counties will not be excluded from consideration because of a negative return on investment resulting from the estimated value of job tax credits. While the cost benefit analysis assumes all job tax credits earned and accrued are used, as a practical matter, companies rarely have sufficient income tax liability to use the maximum value of the credits. This is particularly true in the most rural counties because of the extremely high value of the job tax credits under state law.

After consideration of each factor and allocation of appropriate scores, the Department will then calculate the final score using the following formula:

((County Designation X (New Jobs + New Investment)) + Type of Project + Existing jobs + Existing Investment + Average Salary + Financing+ Cost Benefit

Scoring Criteria for Bond Applicants

County Designation	
Tier 4	3
Tier 3	2
Tier 2	1
Tier 1	1
Type of Project	
Public Infrastructure	4
Manufacturing	2
Other Business	0
Existing Jobs	
> 500	2
100-500	1
0-100	0
New Jobs	
>300	5
150-300	4
50-149	3
25-49	2
>25	1
Existing Investment	
>$300,000,000	3
$100,000,000- $300,000,000	2
$70,000,000-$100,000,000	1
<$70,000,000	0
New Investment	
>$20,000,000	4
$10,000,000-$20,000,000	3
$5,000,000-$10,000,000	2
<$5,000,000	1
Avg. Salary	
>150% of per capita income	2
100% of per capita income	1
>100%	0
Financing	
Financing in place	5
Financing not sufficient to sustain project	0
Cost Benefit	
Positive State Benefit > $10 million	4
Estimate positive state benefit < $9.9 Million	2
Negative	-30

South Carolina General Assembly
124th Session, 2021-2022

R228, H5075

STATUS INFORMATION

General Bill
Sponsors: Reps. G.M. Smith and West
Document Path: l:\council\bills\nbd\11339dg22.docx
Companion/Similar bill(s): 1120

Introduced in the House on March 3, 2022
Introduced in the Senate on April 7, 2022
Last Amended on May 4, 2022
Passed by the General Assembly on May 10, 2022
Governor's Action: May 16, 2022, Signed

Summary: Housing tax credit

HISTORY OF LEGISLATIVE ACTIONS

Date	Body	Action Description with journal page number
3/3/2022	House	Introduced and read first time (House Journal-page 23)
3/3/2022	House	Referred to Committee on **Ways and Means** (House Journal-page 23)
3/31/2022	House	Committee report: Favorable with amendment **Ways and Means** (House Journal-page 31)
4/5/2022	House	Member(s) request name added as sponsor: West
4/5/2022		Scrivener's error corrected
4/6/2022	House	Amended (House Journal-page 77)
4/6/2022	House	Read second time (House Journal-page 77)
4/6/2022	House	Roll call Yeas-99 Nays-5 (House Journal-page 85)
4/7/2022	House	Read third time and sent to Senate
4/7/2022	Senate	Introduced and read first time (Senate Journal-page 11)
4/7/2022	Senate	Referred to Committee on **Finance** (Senate Journal-page 11)
4/7/2022		Scrivener's error corrected
4/12/2022	Senate	Recalled from Committee on **Finance** (Senate Journal-page 6)
4/13/2022		Scrivener's error corrected
4/20/2022	Senate	Amended (Senate Journal-page 32)
4/20/2022	Senate	Read second time (Senate Journal-page 32)
4/20/2022	Senate	Roll call Ayes-44 Nays-0 (Senate Journal-page 32)
4/21/2022	Senate	Read third time and returned to House with amendments (Senate Journal-page 8)
4/21/2022		Scrivener's error corrected
4/25/2022		Scrivener's error corrected
4/27/2022	House	Debate adjourned (House Journal-page 33)
5/4/2022	House	Senate amendment amended (House Journal-page 52)
5/4/2022	House	Roll call Yeas-106 Nays-3 (House Journal-page 53)
5/4/2022	House	Returned to Senate with amendments (House Journal-page 54)
5/5/2022		Scrivener's error corrected
5/10/2022	Senate	Concurred in House amendment and enrolled (Senate Journal-page 83)
5/10/2022	Senate	Roll call Ayes-41 Nays-2 (Senate Journal-page 83)
5/12/2022		Ratified R 228 (Senate Journal-page 229)
5/16/2022		Signed By Governor

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VERSIONS OF THIS BILL

3/3/2022
3/31/2022
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5/4/2022
5/5/2022

NOTE: THIS IS A TEMPORARY VERSION. THIS DOCUMENT WILL REMAIN IN THIS VERSION UNTIL FINAL APPROVAL BY THE LEGISLATIVE COUNCIL.

(R228, H5075)

AN ACT TO AMEND SECTION 12-6-3795, CODE OF LAWS OF SOUTH CAROLINA, 1976, RELATING TO THE SOUTH CAROLINA HOUSING TAX CREDIT, SO AS TO DEFINE TERMS AND LIMIT THE CREDIT; TO PROVIDE A ONE-TIME AUTHORIZATION OF SOUTH CAROLINA HOUSING TAX CREDITS FOR CERTAIN PROJECTS APPROVED BEFORE 2022; TO AMEND ARTICLE 3 OF CHAPTER 11, TITLE 1, RELATING TO THE ALLOCATION OF STATE CEILING ON ISSUANCE OF PRIVATE ACTIVITY BONDS, SO AS TO REQUIRE THE STATE FISCAL ACCOUNTABILITY AUTHORITY TO DEVELOP A STATE CEILING ALLOCATION PLAN ANNUALLY, TO SPECIFY REQUIREMENTS OF THE PLAN, AND TO PROVIDE A PROCESS FOR PERIODIC ALLOCATIONS OF THE STATE CEILING; AND TO REPEAL SECTION 1-11-370 RELATING TO INDEBTEDNESS INCLUDED WITHIN ANY LIMITS ON PRIVATE ACTIVITY BONDS.

Be it enacted by the General Assembly of the State of South Carolina:

South Carolina Housing Tax Credit

SECTION 1. A. Section 12-6-3795 of the 1976 Code, as added by Act 137 of 2020, is amended to read:

"Section 12-6-3795. (A) As used in this section:

(1) 'Eligibility statement' means a statement authorized and issued by the South Carolina State Housing and Finance Development Authority certifying that a given project qualifies for the South Carolina housing tax credit, including any preliminary determination thereof.

(2) 'Federal housing tax credit' means the federal tax credit as provided in Section 42 of the Internal Revenue Code of 1986, as amended.

(3) 'Median income' means those incomes that are determined by the federal Department of Housing and Urban Development guidelines and adjusted for family size.

(4) 'Project' means a housing project that has restricted rents that do not exceed thirty percent of income for at least forty percent of its units occupied by persons or families having incomes of sixty percent or less of the median income, or at least twenty percent of the units occupied by persons or families having incomes of fifty percent or less of the median income.

(5) 'Qualified project' means a qualified low-income building as that term is defined in Section 42 of the Internal Revenue Code of 1986, as amended, that is located in South Carolina and receives approval for tax credits from the South Carolina Housing and Finance Development Authority provided pursuant to this section.

(6) 'Taxpayer' means a sole proprietor, partnership, corporation of any classification, limited liability company, or association taxable as a business entity that is subject to South Carolina taxes pursuant to Section 12-6-510, Section 12-6-530, Chapter 11, Title 12, or Chapter 7, Title 38.

(7) 'Federal 9 percent tax credit' means the federal housing tax credit described in Section 42(b)(1)(B)(i) of the Internal Revenue Code.

(8) 'Federal 4 percent tax credit' means the federal housing tax credit described in Section 42(b)(1)(B)(ii) of the Internal Revenue Code.

(9) 'Credit period' has the meaning defined in Section 42(f)(1) of the Internal Revenue Code.

(10) 'State housing authority' means the South Carolina State Housing Finance and Development Authority.

(11) 'Department of Revenue' means the South Carolina Department of Revenue.

(B)(1) A state tax credit pursuant to this section may be claimed against income taxes imposed by Section 12-6-510 or 12-6-530, bank taxes imposed pursuant to Chapter 11, Title 12, corporate license fees imposed pursuant to Chapter 20, Title 12, and insurance premium and retaliatory taxes imposed pursuant to Chapter 7, Title 38, to be termed the South Carolina housing tax credit, and is allowed with respect to each qualified project placed in service after January 1, 2020, and before December 31, 2030, in an amount not to exceed the federal housing tax credit allowed with respect to such qualified project, subject to the limitations of item (5). In computing a tax payable by a taxpayer pursuant to Section 38-7-90, the credit allowed pursuant to this section must be treated as a premium tax paid pursuant to Section 38-7-20.

(2)(a) If under Section 42 of the Internal Revenue Code of 1986, as amended, a portion of any federal housing tax credit taken on a project is required to be recaptured, the taxpayer claiming any South Carolina housing tax credit with respect to such project also is required to recapture a portion of any South Carolina housing tax credit authorized by this section. The state recapture amount is equal to the proportion of

the South Carolina housing tax credit claimed by the taxpayer that equals the proportion the federal recapture amount bears to the original federal housing tax credit amount subject to recapture.

(b) In the event that recapture of any South Carolina housing tax credit is required, any return submitted to the Department of Revenue, as provided in this section, shall include the proportion of the South Carolina housing tax credit required to be recaptured, the identity of each taxpayer subject to the recapture, and the amount of South Carolina housing tax credit previously allocated to such taxpayer. Any recapture of the South Carolina housing tax credit is reported in the same manner as any recapture of the federal housing tax credit.

(3) The total amount of the South Carolina housing tax credit allowed by this section for a taxable year may not exceed the taxpayer's income tax liability. Any unused South Carolina housing tax credit may be carried forward to apply to the taxpayer's next five succeeding years' tax liability. The taxpayer may not apply the credit against any prior tax years' tax liability.

(4) The South Carolina housing tax credit and any recaptured tax credit, must be allocated among some or all of the partners, members, or shareholders of the entity owning the project in any manner agreed to by such persons, regardless of whether such persons are allocated or allowed any portion of the federal housing tax credit with respect to the project.

(5)(a) The South Carolina housing tax credit allowed for any project must supplement but not supplant the federal housing tax credit and must be limited to an amount necessary only to achieve financial feasibility of the project.

(b) The total amount of all South Carolina housing tax credits that may be allocated in any calendar year must not exceed twenty million dollars, plus the total of all unallocated tax credits, if any, for any preceding years, and the total amount of any previously allocated tax credits that have been recaptured, revoked, canceled, or otherwise recovered but not otherwise reallocated.

(c) Of the dollar limitation prescribed in subitem (b), the total amount of South Carolina housing tax credits allocated to qualified projects utilizing the federal 9 percent tax credit must not exceed forty percent of the dollar limitation prescribed in subitem (b). Of the South Carolina housing tax credits allocated to qualified projects utilizing the federal 9 percent tax credit, no less than fifty percent of the South Carolina housing tax credits must be allocated to qualified projects located in an eligible rural area as designated by the United States Department of Agriculture, with the remainder allocated to (i) qualified projects serving older persons or persons with special needs, irrespective

of rural eligibility criteria; (ii) qualified projects supporting workforce development as certified by the South Carolina Department of Commerce, irrespective of rural eligibility criteria; and (iii) other qualified projects, irrespective of rural eligibility criteria.

(d) Compliance with the dollar limitations of subitems (b) and (c) must be determined by the total amount of South Carolina housing tax credits allocated for one full year of the credit period applicable to each qualified project, and not the total amount of South Carolina housing tax credits allocated for the entire credit period applicable to each qualified project. Compliance with the dollar limitations of subitems (b) and (c) must be determined within each calendar year at the time the state housing authority makes a preliminary determination of any qualified project's eligibility for the South Carolina housing tax credit.

(e) In addition to the dollar limitation of subitem (b), allocation of any South Carolina housing tax credit to any qualified project utilizing the federal 4 percent tax credit is conditioned on among other things availability and allocation to the extent necessary for the qualified project of any state ceiling made pursuant to Article 3, Chapter 11, Title 1.

(C)(1) The state housing authority shall promulgate rules establishing criteria upon which the eligibility statements are issued which must include consideration of evidence of local support for the project. The eligibility statement must specify the amount of the South Carolina housing tax credit allowed, and must include: (i) the annual amount of South Carolina housing tax credit allocated to the qualified project for each year of credit the period; and (ii) the total amount of South Carolina housing tax credit allocated to the qualified project for the entire credit period.

(2) The state housing authority may not issue an eligibility statement until the taxpayer provides a report to the state housing authority detailing how the South Carolina housing tax credit will benefit the tenants of the project, once placed in service, including without limitation, reduced rent, and why the South Carolina housing tax credit is essential to the financial feasibility of the project.

(3) The state housing authority must establish uniform criteria for allocating the South Carolina housing tax credit to eligible projects pursuant to a competitive process that promotes highest value and greatest public benefit. The state housing authority must establish the criteria required by this section as part of any qualified allocation plan adopted to administer the federal housing tax credit, which must include without limitation: (i) written notice by the state housing authority to the county and city within which any project is proposed to be located; (ii)

following such notice, an opportunity for public comment on the proposed project at a public hearing conducted by the state housing authority no less than ten business days following notice of such public hearing, notification of which must be made by publication in a newspaper of general circulation in the county and city within which the proposed project is to be located; and (iii) an opportunity for the county and the city within which the project is proposed to be located to provide comment within no less than ten business days following such public hearing. The criteria established pursuant to this section, and any qualified allocation plan, are subject to the prior review and comment of the Joint Bond Review Committee.

(4) The state housing authority must furnish no later than January thirty-first of each year an annual report of South Carolina housing tax credits allocated pursuant to this section, which must include for the preceding calendar year the total amount of South Carolina housing tax credits allocated, and for each project, the project name and location, the amount of the South Carolina housing tax credits allocated to the project, project ownership, total number of units assisted, and the public benefit achieved by the project. The annual report must be furnished to the President of the Senate, the Speaker of the House of Representatives, the Chairman of the Senate Finance Committee, the Chairman of the House of Representatives Ways and Means Committee, the Joint Bond Review Committee, and the State Fiscal Accountability Authority.

(D) The Department of Revenue, in consultation with the state housing authority, may adopt rules and policies necessary to implement and administer the provisions of this section; provided, however, that the state housing authority has the responsibility for: (i) allocation and administration of the South Carolina housing tax credit; and (ii) ensuring that the limits prescribed by subsection (B)(5)(b) and (c) are not exceeded.

(E) Notwithstanding any other provision of law, the provisions of this section and administration thereof are subject to the oversight, and review and comment as appropriate, of the Joint Bond Review Committee."

B.1. Notwithstanding the limitations prescribed by Section 12-6-3795(B)(5)(b), (c), and (d) in SECTION 1.A., the General Assembly hereby provides a one-time authorization of South Carolina housing tax credits in an amount necessary but not exceeding one hundred million dollars for qualified projects approved before December 31, 2021, by the State Fiscal Accountability Authority or the South Carolina State Housing and Finance Development Authority, as applicable. Any allocations of South Carolina housing tax credits made

pursuant to this provision are subject to the review and comment of the Joint Bond Review Committee. No later than thirty days following enactment hereof, the South Carolina State Housing and Finance Development Authority must identify and report to the President of the Senate, the Speaker of the House of Representatives, the Chairman of the Senate Finance Committee, the Chairman of the House of Representatives Ways and Means Committee, the Joint Bond Review Committee, and the State Fiscal Accountability Authority all qualified projects to which this one-time authorization of South Carolina housing tax credits is proposed to apply. The report must be made in such form and substance as may be directed by the Joint Bond Review Committee. Nothing in this provision grants any rights to, or in the processes used in the determination of, allocation of this one-time authorization of South Carolina housing tax credits. Decisions made pursuant to this provision are final and are not subject to judicial or administrative review.

2. This subsection B takes effect upon approval by the Governor.

C. This SECTION takes effect upon approval by the Governor and first applies to tax years beginning after 2021.

State ceiling allocation

SECTION 2. Article 3, Chapter 11, Title 1 of the 1976 Code is amended to read:

"Article 3

Allocation of State Ceiling on Issuance of Private Activity Bonds

Section 1-11-500. The state ceiling on the issuance of private activity bonds as defined in Section 146 of the Internal Revenue Code of 1986 established in the act must be certified annually by the Secretary of the State Fiscal Accountability Authority (the state authority) based upon the provisions of the act. The secretary of the state authority shall make this certification as soon as practicable after the estimates of the population of the State of South Carolina to be used in the calculation are published by the United States Bureau of the Census but in no event later than February first of each calendar year.

Section 1-11-510. (A) The private activity bond limit for all issuing authorities must be allocated by the state authority in response to

authorized requests as described in Section 1-11-530 by the issuing authorities, or as otherwise provided in Section 1-11-520(G).

(B) The aggregate private activity bond limit amount for all South Carolina issuing authorities is allocated initially to the State for further allocation within the limits prescribed herein.

(C) Nothing in this article or the State Ceiling Allocation Plan adopted pursuant to this article grants any rights to, or in the processes used in the allocation or disposition of, state ceiling. Decisions made pursuant to this article are final and are not subject to judicial or administrative review.

Section 1-11-520. (A) No later than September thirtieth of the year preceding the calendar year to which the state ceiling applies, and subject to review and comment by the Joint Bond Review Committee, the state authority must publish a State Ceiling Allocation Plan that assigns percentages of the state ceiling to categories of any of the permitted purposes prescribed by the Internal Revenue Code. Without limitation, categories of permitted purposes may include industrial and economic development bonds; single family housing bonds; multifamily housing bonds; student loan bonds; and any other bonds eligible for tax exemption as a private activity bond pursuant to the Internal Revenue Code. No initial assignment to any single category may exceed forty percent of the state ceiling, and no minimum assignment is required for any category.

(B) Further, the allocation plan must provide for a process of periodic allocations of the state ceiling within each category, which for any period generally may not exceed an amount of the state ceiling allocated to that category equally divided among the number of periods in the year during which allocations are to be made; provided, however, that the state authority may, upon findings of exceptional and compelling circumstances, amend the annual allocation plan following review and comment by the committee.

(C) Notwithstanding the assigned percentages set forth in the allocation plan, the state authority may but need not reassign any state ceiling unused in prior periods as a supplement to and means to address demand for ceiling allocation in a subsequent period. Such reassignment may be made for any allocation category, notwithstanding its original assignment.

(D) Unless otherwise approved in writing by the state authority following justification and substantial findings of significance, no authorized request may receive an allocation of state ceiling applicable to that calendar year exceeding ten percent of the total state ceiling in the

case of an industrial or economic development project, or five percent of the total state ceiling for any other allocation category.

(E) The allocation plan must establish competitive criteria for allocation of state ceiling to authorized requests. Competitive criteria may be unique to each category but must be uniform within each category and established to achieve highest value and greatest public benefit. Discussions of matters related to the periodic evaluation of authorized requests may be conducted in executive session. The state authority may utilize the services of the South Carolina Department of Commerce, the South Carolina State Housing Finance and Development Authority, any other state agency, and any other public or private resources to inform and provide services for the development of the allocation plan, including the evaluation and competitive criteria; and the periodic evaluation of authorized requests. The Department of Commerce and the State Housing Finance and Development Authority are directed to provide to the state authority such assistance as may be requested or required to accomplish the purposes of this article.

(F) Allocations of state ceiling to authorized requests must be made in accordance with the provisions of the allocation plan and policies and procedures adopted by the state authority.

(G) The state authority must determine the disposition of any remaining, unused state ceiling during the final period of the calendar year pursuant to a petition submitted in accordance with Section 1-11-530(D).

Section 1-11-530. (A) For private activity bonds proposed for issue by other than state government issuing authorities, an authorized request is a request included in a petition to the state authority that a specific amount of the state ceiling be allocated to the bonds for which the petition is filed. The petition must be accompanied by: (i) a copy of the Inducement Contract, Inducement Resolution, or other comparable preliminary approval entered into or adopted by the issuing authority, if any, relating to the bonds, and (ii) such other supporting documentation as the state authority may by policy prescribe.

(B) For private activity bonds proposed for issue by any state government issuing authority, an authorized request is a request included in a petition to the state authority that a specific amount of the state ceiling be allocated to the bonds for which the petition is filed. The petition must be accompanied by: (i) a bond resolution or comparable action by the issuing authority authorizing the issuance of the bonds, and (ii) such other supporting documentation as the state authority may by policy prescribe.

(C) Each authorized request must demonstrate that the allocation amount requested constitutes all of the private activity bond financing contemplated at the time for the project and any other facilities located at or used as a part of an integrated operation with the project.

(D) An issuing authority seeking an allocation of any remaining unused state ceiling for carry-forward designation must submit to the state authority a petition identifying the types of tax-exempt bonds to which the carry-forward designation will apply. The petition must be accompanied by such other supporting documentation as the state authority may by policy prescribe. Such allocations are not subjected to the provisions of Section 1-11-520(D), (E), and (F).

(E) Notwithstanding any other provision of this article, the state authority may disapprove, reduce, or defer any authorized request or petition for carryforward.

(F) The state authority must periodically furnish to the Joint Bond Review Committee a report of petitions received, along with their dispositions.

Section 1-11-540. Reserved.

Section 1-11-550. (A) An allocation of the state ceiling approved by the state authority is made formal initially by a certificate which allocates tentatively a specific amount of the state ceiling to the bonds for which the allocation is requested. This tentative allocation certificate must specify the state ceiling amount allocated, the issuing authority and the project involved, and the time period during which the tentative allocation is valid. This certificate must remind the issuing authority that the tentative allocation is made final after the issuing authority chairman or other duly authorized official or agent of the issuing authority, before the issue is made, certifies the issue amount and the projected date of issue, as is required by subsection (B) of this section. It also may include other information considered relevant by the secretary of the state authority.

(B) The chairman or other authorized official or agent of an issuing authority issuing any private activity bond for which a portion of the state ceiling has been allocated tentatively shall execute and deliver to the secretary of the state authority an issue amount certificate setting forth the exact amount of bonds to be issued and the projected bond issue date which date must not be more than ten business days after the date of the issue amount certificate and it must be before the state ceiling allocation involved expires. The issue amount certificate may be an executed copy of the appropriate completed form to be submitted to the Internal Revenue Service on the issue or it may be in the form of a letter which

certifies the exact amount of bonds to be issued and the projected date of the issue.

(C) In response to the issuing authority's issue amount certificate required by subsection (B) of this section, the secretary of the state authority is authorized to issue and, as may be necessary, to revise a certificate making final the ceiling allocation previously approved by the state authority on a tentative basis, if the secretary of the state authority determines that:

(1) the issuing authority's issue amount certificate specifies an amount not in excess of the approved tentative ceiling allocation amount;

(2) the issue amount certificate was received prior to the issue date projected and that the certificate is dated not more than ten days prior to the issue date projected; provided, however, that if an issue amount certificate is dated more than ten days prior to the date of issue of the bonds, such certificate shall be void, and a new request must be provided to the secretary of the state authority prior to issuance of the bonds;

(3) the issue date projected is within the time period approved previously for the tentative ceiling allocation; and

(4) the bonds when issued and combined with the total amount of bonds requiring a ceiling allocation included in issue amount certificates previously submitted to the state authority by issuing authorities do not exceed the state ceiling for the calendar year. Except under extraordinary circumstances, the secretary of the state authority shall issue this certificate within two business days following the date the issue amount certificate is received.

(D) In accordance with Section 149(e)(2)(F) of the Internal Revenue Code, the secretary of the state authority is designated as the state official responsible for certifying, if applicable, that certain bonds meet the requirements of Section 146 of the Internal Revenue Code relating to the volume cap on private activity bonds.

(E) Any tentative or final state ceiling allocation granted by the state authority before the effective date of this act remains valid as an allocation of a portion of the volume cap for South Carolina provided under Section 146 of the Internal Revenue Code. The allocations expire in accordance with the law under which they were granted or extended and their validity may be extended or reinstated in accordance with the provisions of Sections 1-11-500 through 1-11-570.

Section 1-11-560. (A) Any state ceiling allocation approved by the state authority is valid only for the calendar year in which it is approved, unless eligible and approved for carry-forward election or unless specified differently in the certificates required by Section 1-11-550.

(B) Unless eligible and approved for carry-forward election or unless specified differently in certificates required by Section 1-11-550, each state ceiling allocation expires automatically if the bonds for which the allocation is made are not issued within ninety consecutive calendar days from the date the allocation is approved by the state authority.

(C) In response to a written request by the chairman or other duly authorized official or agent of an issuing authority, the state authority, acting during the period an approved allocation is valid, may but need not extend the period in which an allocation is valid in a single calendar year by thirty-one consecutive calendar days to a total of not more than one hundred twenty-one consecutive calendar days.

(D) In response to a written request by the chairman or other authorized official or agent of an issuing authority, the state authority may but need not reinstate for a period of not more than thirty-one consecutive calendar days in any one calendar year part or all of an allocation approved but not extended previously in accordance with subsection (C) of this section in that same calendar year which has expired. The reinstatement request must certify that the authorized request previously submitted is still true and correct or a new authorized request must be submitted.

(E) A tentative ceiling allocation is canceled automatically if the chairman or other authorized official or agent of the issuing authority fails to deliver the issue amount certificate required by Section 1-11-550 to the secretary of the state authority before the bonds for which the allocation is made are issued.

(F) The chairman or other authorized official or agent of an issuing authority shall advise the secretary of the state authority in writing as soon as is practicable after a decision is made not to issue bonds for which a portion of the state ceiling has been allocated. All notices of relinquishment of ceiling allocations must be entered promptly in the state authority's records by the secretary of the state authority.

(G) Ceiling allocations which are eligible and approved for carry-forward election are not subject to the validity limits of this section. The state authority shall join with the issuing authorities involved in carry-forward election statements to meet the requirements of the Internal Revenue Service.

Section 1-11-570. The state authority may adopt policies and procedures necessary to implement and administer the provisions of this article. All such policies and procedures, and any changes thereto, are subject to review and comment by the Joint Bond Review Committee.

Section 1-11-580. The State Fiscal Accountability Authority shall make quarterly payments on insurance contracts where the annual premium exceeds fifty thousand dollars. The board shall undertake necessary negotiations to implement this requirement. Where fees may be incurred for quarterly rather than annual payments, the State Fiscal Accountability Authority shall determine whether the investment income opportunity is greater or less than proposed fees and shall make the decision which best benefits South Carolina."

Repeal

SECTION 3. Section 1-11-370 of the 1976 Code is repealed.

Conflicting provisions

SECTION 4. The provisions of Article 3, Chapter 11, Title 1 of the 1976 Code relating to the allocation of state ceiling on issuance of private activity bonds, as amended in this act, shall control if there is any conflict with any other provision of law or regulation, specifically including Regulation 19-103.

Severability

SECTION 5. If any section, subsection, paragraph, subparagraph, sentence, clause, phrase, or word of this act is for any reason held to be unconstitutional or invalid, such holding shall not affect the constitutionality or validity of the remaining portions of this act, the General Assembly hereby declaring that it would have passed this act, and each and every section, subsection, paragraph, subparagraph, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more other sections, subsections, paragraphs, subparagraphs, sentences, clauses, phrases, or words hereof may be declared to be unconstitutional, invalid, or otherwise ineffective.

Time effective

SECTION 6. The provisions of this act are effective for allocations of state ceiling beginning January 1, 2022, and thereafter. For the first year of implementation, the state authority may adopt such special procedures as may be necessary to effect the requirements of this act.

Ratified the 12th day of May, 2022.

_____

President of the Senate

_____

Speaker of the House of Representatives

Approved the _____ day of _____2022.

_____

Governor

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STATE FISCAL ACCOUNTABILITY AUTHORITY REGULAR SESSION

MEETING OF October 13, 2026 ITEM NUMBER 14

AGENCY: State Fiscal Accountability Authority

SUBJECT: Future Meeting

The next regular meeting of the State Fiscal Accountability Authority will be held at 2:00 p.m. on Thursday, December 10, 2026, in Room 252, Edgar A. Brown Building.

AUTHORITY ACTION REQUESTED:

Agree to meet at 2:00 p.m. on Thursday, December 10, 2026, in Room 252, Edgar A. Brown Building.

ATTACHMENTS: