

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

August 26, 2025 – 2:00 P.M.

The State Fiscal Accountability Authority (Authority) met at 2:00 p.m. on Tuesday, August 26, 2025, in Room 252 in the Edgar A. Brown Building with participation available by video. The following members participated in the meeting:

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

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; Interim State Auditor Susan Moss; Governor's Chief of Staff Mark Plowden; Treasurer's Chief of Staff Mark Barnes; Comptroller General's General Counsel Bob Maldonado, Joint Bond Review Committee Director of Research Catherine Hart; Ways and Means Chief of Staff Meredith Ross; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

Adoption of Agenda for State Fiscal Accountability Authority

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

Minutes of Previous Meetings

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority approved the minutes of the previous meeting of the State Fiscal Accountability Authority.

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

CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$24,238,373; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Long Branch Apartments; Series 2026	Long Branch SC LLC (Long Branch Apartments) Conduit: SCSHFDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/23/2025
\$10,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; Pickens Gardens; Series 2025	DGA Pickens 2 LP (Pickens Gardens) Conduit: SCSHFDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/23/2025
\$30,000,000; South Carolina State Housing Authority ("SCSHFDA") Multifamily Housing Revenue Bonds; North Pointe Estates; Series 2025	FH North Pointe LIHTC LP (North Pointe Estates) Conduit: SCSHFDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/22/2025

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\$41,000,000; South Carolina State Housing Authority (“SCSHFDA”) Multifamily Housing Revenue Bonds; Oakfield Apartments; Series 2025	Standard Oakfield Venture LP (Oakfield Apartments) Conduit: SCSHFDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer’s Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/22/2025
\$16,000,000; South Carolina State Housing Authority (“SCSHFDA”) Multifamily Housing Revenue Bonds; Riverside Apartments; Series 2025	Riverside 2023 LLC (Riverside Apartments) Conduit: SCSHFDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer’s Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/22/2025
\$14,000,000; South Carolina State Housing Authority (“SCSHFDA”) Multifamily Housing Revenue Bonds; Summit at Belmont; Series 2025	SCAHI Belmont LLC (Summit at Belmont) Conduit: SCSHFDA	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	Issuer’s Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/22/2025
\$38,000,000; South Carolina Jobs-Economic Development Authority (“SC JEDA”); Educational Facilities Bonds; Libertas Academies - Libertas Academy Woodruff; Series 2025	Libertas Academies - Libertas Academy Woodruff Conduit: SCJEDA	Howell Linkous & Nettles – Sam Howell, Alan Linkous	Parker Poe - Ray Jones, Emily Luther, Emily Zackon, Ryan Romano	7/18/2025

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\$26,500,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; SFRI Tribute Apartments, LLC; Series 2025	SFRI Tribute Apartments, LLC Conduit: SCJEDA	Haynsworth Sinkler Boyd - Jeremy Cook Cantu Harden - Adam Harden	Howell Linkous & Nettles – Sam Howell, Alan Linkous	7/16/2025
\$17,500,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Solid Waste Disposal Revenue Bonds; Bio Carbon Fuels, LLC; Series 2025	Bio Carbon Fuels, LLC Conduit: SCJEDA	Pope Flynn - Bill Musser	Haynsworth Sinkler Boyd - Kathy McKinney	6/25/2025
\$6,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Refunding Revenue Bonds; South Carolina State University Real Estate Foundation; Series 2025	South Carolina State University Real Estate Foundation Conduit: SCJEDA	Pope Flynn - Joe Lucas	Haynsworth Sinkler Boyd - Kathy McKinney, Ashley Long	5/21/2025
\$95,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Refunding Revenue Bonds; Furman University; Series 2025	Furman University Conduit: SCJEDA	Pope Flynn - Bill Musser, Gary Pope	Maynard Nexsen - Laurie Becker	5/21/2025

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$12,000,000; SC State University, South Carolina Higher Education Revenue Bonds; Series 2025; Truth Hall Renovation	South Carolina State University	Pope Flynn Group – Gary Pope	Issuer's Counsel to SC State University - Nashiba Boyd, Esq. (General Counsel)	7/29/2025
\$60,000,000; SC State University, South Carolina Higher Education Revenue Bonds; Series 2025; New Student Resident Hall	South Carolina State University	Pope Flynn Group – Gary Pope	Issuer's Counsel to SC State University - Nashiba Boyd, Esq. (General Counsel)	7/29/2025
\$205,000,000; South Carolina State Housing Finance & Development Authority Mortgage Revenue Bonds; Series 2025C	South Carolina State Housing Finance and Development Authority	Burr Forman McNair – Rion Foley	Issuer's Counsel to SC State Housing Authority – Lee Ann Watson (General Counsel)	7/18/2025
\$350,000,000; University of South Carolina, Athletic Facilities Revenue Bonds; Series 2026	University of South Carolina	Burr & Forman – Michael Seezen	Issuer's Counsel to the University of South Carolina - Terry Parham	7/7/2025

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

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

Secretary of State: Notice of Expenditure of Funds (Regular Session Item #2)

Pursuant to S.C. Code Ann. Section 1-11-470, Secretary of State Mark Hammond advised the Authority that he will be expending funds to purchase radio and television public service announcements. The radio and television announcements will be used for a public awareness campaign on charitable solicitations fraud. Secretary Hammond requested approval to spend \$60,000 for radio and television public service announcements that will begin in late Fall of 2025. The funds are from administrative fees and fines issued by the Secretary of State pursuant to the Solicitation of Charitable Funds Act, Code Section 33-56-160. Approval of the request must be by unanimous vote of the Authority.

Last year, the Authority approved Secretary Hammond's request for the expenditure of \$60,000 for public service announcements at its August 27, 2024, meeting. The exact amount spent for last year's campaign was \$59,994.10.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority, unanimously approved a request from Secretary of State Mark Hammond to use funds to purchase radio and television public service announcements not to exceed \$60,000 for a public awareness campaign on charitable solicitations fraud.

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

Department of Administration, Executive Budget Office: Permanent Improvement Projects (Regular Session Item #3)

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

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|--------------|---|
| (a) Project: | JBRC Item 1: College of Charleston
H15.9690: College Lodge Residence Hall Demolition |
| Request: | Establish Phase II Full Construction Budget to demolish the vacant building, courtyard, and parking area. |

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Included in CPIP: Yes – 2024 CPIP Priority 8 of 8 in FY25 (estimated at \$3,000,000)
Phase I Approval: February 2025 (estimated at \$3,855,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	100,000		100,000	4,126,729	4,226,729
All Sources	<u>100,000</u>		<u>100,000</u>	<u>4,126,729</u>	<u>4,226,729</u>

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

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

Facility Characteristics: College Lodge Residence Hall is 71,375 square feet and was constructed in 1963 (62 years old). The 6 level 200-bed building was constructed as the Downtowner Motor Inn on a .23-acre parcel at 159 Calhoun Street. The college purchased the building in 1975 (50 years ago), and the last significant renovation was completed in 2004 (21 years ago). The building was taken offline in May 2023. Only the service entrance to the Cato School of the Arts immediately below the parking deck will be preserved. This space is less than 250 square feet.

Financial Impact: The project will be funded from Other, Capital Improvement Project Funds (uncommitted balance \$10.28 million at May 27, 2025). Revenue to this fund is generated by the Capital Improvement Fee that exceeds current annual debt service related to bonds. The project is expected to result in a decrease of \$162,090 (year 1), \$166,953 (year 2), and \$171,962 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2021-2022 to

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2025-2026. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$4,226,729 funded from Capital Improvement Project Funds. Contract execution is expected in April 2026 and completion of construction in October 2026. The total estimated cost to complete the project has increased from the Phase I estimate and the 2024 CPIP submission because it was determined during the Phase I process, that numerous permit requirements were needed that were not anticipated. Additionally, it was discovered that the co-joined wall with Cato is a shared cinderblock wall dating back to pre-College Lodge construction, and the wall must be removed as part of the demolition. This will require construction of a new facing on the College Lodge side of Cato.

(b) Project: JBRC Item 2: College of Charleston
H15.9676: Central Energy Facility and Piping Infrastructure Upgrades

Request: Increase Phase II Full Construction Budget to complete upgrades to the Central Energy Facility, and piping infrastructure upgrades throughout campus.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 8 in FY25 (estimated at \$19,000,000)
Phase I Approval: January 2022 (estimated at \$19,000,000) (SFAA)
Revise Scope &
Phase II Approval: October 2023 (estimated at \$15,000,000) (SFAA)
Change Source
of Funds: June 2024 (estimated at \$15,000,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement Project	475,000	(475,000)			
		15,000,000	15,000,000	4,000,000	19,000,000
Other, College Fees					
All Sources	<u>475,000</u>	<u>14,525,000</u>	<u>15,000,000</u>	<u>4,000,000</u>	<u>19,000,000</u>

Summary of Work: This annualized project is divided into two stages. The first stage, previously approved, will focus on the Central Energy Facility building

and contents, which includes demolition, building envelope, roof, electrical infrastructure, fire alarms, and equipment replacement. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The second stage, being requested at this time, will finalize the Central Energy Facility building, content upgrades and infrastructure installs throughout campus, which includes testing/balancing, underground pipe replacement, termination point upgrades, and underground vault upgrades.

Rationale: The expected useful life for carbon steel and polypropylene piping is 40 and 50 years, respectively. Frequent outages are required to repair leaks, pausing dehumidification control, cooling, and domestic hot water for 17 major buildings. Hot water loss affects food service operations and personal hygiene. Chilled water loss has adversely affected temperature-sensitive lab experiments. Outages have disrupted operations and canceled classes.

Facility Characteristics: The Central Energy Facility is a two-level, 9,277 gross square foot structure constructed in 1973 (52 years old), last renovated in 1992 (33 years ago). The campus steam and water distribution systems are networks of underground piping, installed in tandem in the early 1970's (46+ years ago). The steam system delivers heat and dehumidification to twelve buildings via 4,000 linear feet of steam and condensate piping. The chilled water system delivers water to 17 buildings via 8,400 linear feet of piping. The project will benefit the entire College of Charleston community of 10,855 students, 838 faculty, 988 staff, clients, visitors, parents, and potential students.

Financial Impact: This increase will be funded from Other, College Fee Funds (uncommitted balance \$28.78 million at May 27, 2025). Revenues to this fund are generated by the portion of the student bill not specifically earmarked/dedicated for debt service, auxiliary enterprises, nor student clubs/activities. The project is expected to result in a decrease of \$28,000 (year 1), \$33,610 (year 2), and \$40,332 (year 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$906 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026. \$622 of the \$906 is currently pledged for debt service. The balance of the fee, \$284 per student, per semester is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$19,000,000 funded from College Fee Funds. Construction completion for the first stage of the project is expected in August 2025. Contract execution for the second stage of the project is expected in December

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2025 and completion of construction in April 2027.

(c) Project: JBRC Item 3: Coastal Carolina University
H17.9629: Central Energy Plant Renovations
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to renovate the Central Energy Plant.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 12 in FY25 (estimated at \$5,300,000)
Phase I Approval: March 2024 (estimated at \$5,300,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (5), (Maintenance, Renovation & Replacement)				1,782,513	1,782,513
FY23 Capital Reserve (5), (Maintenance, Renovation & Replacement)	79,500		79,500	3,523,634	3,523,634
FY23 Appropriated State, Proviso 118.19 (B)(14), (Maintenance, Renovation, & Replacement)				3,214,353	3,293,853
All Sources	<u>79,500</u>		<u>79,500</u>	<u>8,520,500</u>	<u>8,600,000</u>

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

components and equipment. The existing roof will be replaced. The replacement roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

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

Facility Characteristics: The CALMAC thermal energy storage system was constructed in 2001 (24 years old). The project will expand the facility by approximately 2,750 square feet. The project will benefit all students, faculty, and staff daily.

Financial Impact: This phase of the project will be funded from FY22 Capital Reserve (uncommitted balance \$1.78 million at May 26, 2025), FY23 Capital Reserve (uncommitted balance \$6.71 million at May 26, 2025), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$3.21 million at May 26, 2025). The project is expected to result in a decrease of \$13,358 (year 1), and \$26,715 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$210 per student per semester (in-state), and \$475 (out-of-state), and has decreased from \$505 per student per semester between academic years 2021-2022 to 2025-2026. \$140 (in-state), and \$290 (out-of-state), of the \$210 (in-state), and \$475 (out-of-state), is currently pledged for debt service. The balance of the fee, \$70 per student per semester (in-state), and \$185 per student per semester (out-of-state), is used to fund ongoing capital projects and maintenance.

Full Project Estimate: \$8,600,000 funded from Capital Reserve Appropriated State (nonrecurring) Funds. Contract execution is expected in August 2025 and completion of construction in January 2027. The total estimated cost to complete the project has increased from the Phase I estimate and the 2024 CPIP submission because it has been determined that capacity needs to be increased from 500-ton units to 750-ton chillers to accommodate current and future cooling needs.

(d) Project: JBRC Item 4: Lander University
H21.9562: Library Information Commons

Request: Increase Phase II Full Construction Budget to cover higher than

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anticipated bid costs to construct a new Library Information Commons.

Included in CPIP: No – The need for the increase was unknown during the 2024 CPIP submission process.
Phase I Approval: December 2022 (estimated at \$8,000,000) (SFAA)
Phase II Approval: March 2024 (estimated at \$8,000,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Capital Reserve (7), (Maintenance, Renovation, & Replacement)	120,000	7,880,000	8,000,000		8,000,000
				1,042,030	1,042,030
Other, E&G				857,971	857,971
Other, Institutional Capital Project					
All Sources	<u>120,000</u>	<u>7,880,000</u>	<u>8,000,000</u>	<u>1,900,000</u>	<u>9,900,000</u>

Summary of Work: The facility will include floor space dedicated to technologically enhanced research areas, collaborative presentation preparation areas, student group break-out areas, and break-out classrooms for small group lecturing. It will include faculty offices, restrooms, and the infrastructure to support the building operations. The project will include advanced installations of servers and related information systems. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The Library Information Commons will be the home of the virtual library; a technology infused service center where information accessing is the priority. Functionality of the facility requires an intense information technology presence. The new facility will expand the university's network and provide improved security of protected data.

Facility Characteristics: The Library Commons Building will be a 2-story, 15,755 square foot building. The new facility will function as a high technology infused library where accessing web-based information will be widespread to

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facilitate research and student collaboration. It is anticipated that approximately 1,050 library and I.T. staff, and students will utilize the facility daily.

Financial Impact: This increase will be funded from Other, E&G (uncommitted balance \$1.38 million at June 18, 2025), and Other, Institutional Capital Project Funds (uncommitted balance \$858K at June 18, 2025. E&G Funds are derived from year-end balances (usually tuition), that are transferred to a maintenance fund for operational projects to facilities campus-wide. Institutional Capital Project Funds are excess debt service amounts funded from Auxiliaries. The building will be constructed to meet Two Green Globes certification standards with an anticipated energy savings of \$180,639 over 30-years. The project is expected to result in an increase of \$21,750 (year 1), and \$43,500 (years 2 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. There is no portion of tuition designated for capital improvements.

Full Project Estimate: \$9,900,000 funded from Capital Reserve, E&G, and Institutional Capital Project Funds. Contract execution is expected in October 2025 and completion of construction in November 2026.

(e) Project: JBRC Item 5: South Carolina State University (PSA)
H24.9672: SC State PSA Olar Research & Extension Farm Expansion

Request: Establish Phase I Pre-Design Budget to construct an animal research center.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Evans Allen Program				400,000	400,000
All Sources				<u>400,000</u>	<u>400,000</u>

Summary of Work: The project will construct a facility that will include classrooms, laboratories, staff break room, offices, meeting rooms, and restrooms. All

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roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The renovation will be designed to meet Two Green Globes certification standards.

Rationale: The project will support the new Animal and Veterinary Sciences program within the newly re-established College of Agriculture at the university. It will provide students and professors with the ability to engage in collaborative efforts in education and staff with the faculty, staff, and students at the College of Veterinarian Sciences at Clemson University.

Facility Characteristics: The project will construct an approximate 40,000 square foot facility that will house SC State Public Service Research & Extension activities. It will be utilized by 16 students, 12 to 14 faculty/researchers, 6 staff, and 4,500 to 5,200 clients annually.

Financial Impact: This phase of the project will be funded from Federal, USDA Evans Allen Program Funds (uncommitted balance \$15.32 million at June 11, 2025). Revenue to this fund is received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West Virginia State University and Central State University. The project is expected to result in an increase of \$160,966 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$20,000,000 (internal). Phase II will be funded from \$2,500,000 in FY26 Appropriated State (nonrecurring), and Appropriated State (nonrecurring) Funds to be requested during the FY26-27 budget request process. The Phase I amount requested is 2.00% of the estimated cost to complete the project and the additional amount will be used to cover the cost of a Construction Manager at Risk.

(f) Project: JBRC Item 6: SC State University PSA
H24.9656: SC State PSA Midlands Cluster (Cayce Facility) Renovations

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to renovate the building.

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

Phase I Approval: February 2021 (estimated at \$3,500,000) (SFAA)

Phase II Approval: January 2022 (estimated at \$6,678,978) (SFAA)

Phase II Increase Approval: December 2024 (estimated at \$11,000,000) (SFAA)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, USDA Evans Allen Program	20,000	10,980,000	11,000,000	3,570,000	14,570,000
All Sources	<u>20,000</u>	<u>10,980,000</u>	<u>11,000,000</u>	<u>3,570,000</u>	<u>14,570,000</u>

Summary of Work: The renovations will include upgrading or replacing windows and doors, HVAC, electrical, plumbing, roof, flooring, paint, and up-fitting for research and other scientific space requirements. Some site work will also be required. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: Bids were received on April 22, 2025, and each was above the current approved budget. It was determined that based on the current economic issues in the country relative to tariffs or the threat of tariffs, some construction professionals have recently seen unusual escalations in materials, construction costs, and supply chain issues. As a result, a portion of the project will be re-bid so that the work associated with the 5,950 square feet of space leased to the US Department of Agriculture can be completed by their move in date of December 2025.

Facility Characteristics: The building is 43,646 square feet, located on 4 acres of land, and was constructed in 1976 (49 years old). The existing roof was installed in 2001 (24 years old). The building will house PSA activities of research and extension activities in 4-H and youth development, family, nutrition and health, sustainable agriculture, natural resources, community development, education innovation, and other lifelong learning opportunities. The building will house 15 faculty, 20 staff and will serve 6,000 clients annually.

Financial Impact: The project will be funded from USDA Evans Allen Program Funds (uncommitted balance \$15.32 million at June 11, 2025). Revenue to this fund is received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West Virginia State University and Central State University. The building will be constructed to meet two Green Globes certification standards with an anticipated energy savings of \$311,750 over 30 years. The project is expected to result in an increase of \$216,065 (years 1 thru 3), in annual operating

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expenditures.

Full Project Estimate: \$14,570,000 funded from USDA Evans Allen Program Funds. Contract execution is expected in September 2025 and completion of construction in December 2026.

(g) Project: JBRC Item 7: South Carolina State University (PSA)
H24.9669: SC State PSA Camp Harry E. Daniels Redevelopment Project
(Calhoun County)

Request: Establish Phase II Full Construction Budget to redevelop Camp Harry E. Daniel located in Elloree.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY25 (estimated at \$34,000,000)
Phase I Approval: October 2024 (estimated at \$34,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (24), (Construction of the SC Limnology Research Center)				2,000,000	2,000,000
FY23 Appropriated State, Proviso 118.19 (B)(43)(c), (Youth Residential Cabin at Historic Camp Harry E. Daniels)				2,000,000	2,000,000
FY23 Appropriated State, Proviso 118.19 (B)(43)(d), (The SC Limnology Research Center)				2,500,000	2,500,000
FY24 Appropriated State, Proviso 118.19 (B)(36)(c),				2,000,000	2,000,000

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(Camp Daniels Training & Activity Center)			1,500,000	1,500,000
FY24 Appropriated State, Proviso 118.19 (B)(36)(g), (SC Limnology Center)	680,000	680,000	11,000,000	11,680,000
FY25 Appropriated State, Proviso 118.20 (B)(36)(b), (Construction of the SC Limnology Research Center)				
Federal, USDA Evans Allen Program				
All Sources	<u>680,000</u>	<u>680,000</u>	<u>23,000,000</u>	<u>23,680,000</u>

Summary of Work: The project will be completed in two stages. The first stage, being requested at this time, will include the demolition of 3 buildings, totaling 4,100 square feet, site development, construction of athletic fields, staff housing, storage facilities, nature trails, a marina, a limnology center and other programmatic and administrative support buildings and infrastructure. The second stage will include the renovation of the Conference Center and 16 cabins. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The project will allow the university to fulfill its Land-Grant mission of delivering Research, Teaching, and Extension Programs to the residents of the state.

Facility Characteristics: This stage of the project will construct approximately 60,030 square feet of new programmatic and administrative spaces and renovate 1,620 square feet. The project will also demolish 3 buildings, totaling 4,100 square feet. These facilities will be utilized by SC State Public Services Programs (Sustainable Agriculture, Community and Economic Development, 4-H & Youth Development, Education Innovation and Support, Family Nutrition

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and Health, and Natural Resources). These programs include 200 students, 15 to 30 faculty/researchers, 25 to 100 staff, and 12,000 to 25,000 clients annually.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance \$2 million at May 28, 2025), FY23 Appropriated State (nonrecurring) (uncommitted balance \$4 million at May 28, 2025), FY24 Appropriated State (nonrecurring) (uncommitted balance \$4.5 million at May 28, 2025), FY25 Appropriated State (nonrecurring) (uncommitted balance \$1.5 million at May 28, 2025), and Federal, USDA Evans Allen Program Funds (uncommitted balance \$15.32 million at June 11, 2025). USDA Evans Allen Program Funds are received for agricultural research activities at 1890 Land-Grant Institutions, including Tuskegee University, West Virginia State University and Central State University. The new facilities will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$4,119,725 over 30-years. The project is expected to result in an increase of \$213,750 (year 1), and \$427,500 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$23,680,000 funded from Capital Reserve, Appropriated State (nonrecurring), and USDA Evans Allen Grant Funds for this stage of the project. The total estimated cost of the project in its entirety is \$34,000,000. An additional Phase II budget increase request will be funded from \$2,320,000 in USDA Evans Allen Grant, and \$8,000,000 in Appropriated State (nonrecurring) Funds to be requested during the FY26-27 budget request process. Contract execution is expected in September 2025 and completion of construction in December 2029.

(h) Project: JBRC 8: Medical University of South Carolina
H51.9872: MUSC Campus Connector Bridges

Request: Establish Phase II Full Construction Budget to construct an elevated connector bridge.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 6 in FY25 (estimated at \$55,168,738)
Phase I Approval: November 2022 (estimated at \$34,399,710) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (23),				6,500,000	6,500,000

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(Statewide Teaching Partnership) (redir. in FY23 Appropriated State, Proviso 23.5)	950,000	950,000		950,000
Other, Institutional Capital Reserve			16,414,369	16,414,369
Other, Clinical Revenue			13,304,369	13,304,369
			18,000,000	18,000,000
Other, Capital Project Reserve				
Other, SC Office of Resilience FY25 Appropriated State, Proviso 118.20 (B)(56), (Disaster Relief & Resilience Reserve Fund)				
All Sources	<u>950,000</u>	<u>950,000</u>	<u>54,218,738</u>	<u>55,168,738</u>

Summary of Work: The project will construct an elevated connector bridge adjacent to Doughty Street from the 2nd floor of the Ashley River Tower to the 2nd floor of the Bioengineering Building. A connection will be made from this new bridge to the Thurmond Gazes Building. Once completed, all major campus buildings will be connected at the 2nd floor level. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The project will also relocate the existing underground swisslog tube system to the new connector bridge. This tube system is essential to the hospital lab operations and is compromised by its underground location in a flood prone area.

Rationale: The Charleston Medical District is spread out over 80+ acres and is located within the 100-year floodplain. The entire area is prone to flooding during storm events including hurricanes/tropical storms, heavy rain events, and sometimes even during normal high tide events. Once completed, the elevated walkway project will allow patients, care team

members, and supplies to move freely from building to building during storm and flood events. This project will connect the entire MUSC Health campus network and provide safe passage to any emergency rooms or adult Level 1 Trauma centers via the helipad located on top of the Sean Jenkins Children's Hospital.

Facility Characteristics: The new connector bridge will total approximately 13,550 square feet and will be utilized by approximately 3,000 to 5,000 students, patients, faculty, and staff daily, with additional faculty and staff utilizing the bridge on a more ad hoc basis.

Financial Impact: This phase of the project will be funded from FY22 Capital Reserve (uncommitted balance \$6.5 million at May 28, 2025), Other, Clinical Revenue (uncommitted balance \$20 million at May 28, 2025), Other, Capital Project Reserve (uncommitted balance \$16 million at May 28, 2025), and Other, Office of Resilience FY25 Capital Reserve Fund (uncommitted balance \$18 million at May 28, 2025). Clinical Revenue Funds are generated by Patient Services. Capital Project Reserve Funds are funds remaining from prior capital investments set aside for major long-term investment projects or other anticipated capital expenses. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$59,210 over 30 years. The project is expected to result in an increase of \$250,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. MUSC does not charge a separate plant improvement fee to the students.

Full Project Estimate: \$55,168,738 funded from Capital Reserve, Institution Capital Project, Clinical Revenue, Capital Project Reserve, and SC Office of Resilience Appropriated State (nonrecurring) Funds. Contract execution is expected in December 2025 and completion of construction in December 2027.

(i) **Project:** JBRC Item 9: Greenville Technical College
H59.6358: Brashier Middle College Building 203 HVAC Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget for HVAC replacement in the Brashier Middle College Building 203.

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

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustmen t Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(d), (Maintenance, Renovation, & Replacement)				3,055,865	3,055,865
All Sources				<u>3,055,865</u>	<u>3,055,865</u>

Summary of Work: The project will replace the HVAC system to include water and heat pumps, controls, condensers, and the cooling tower.

Rationale: According to the college, the existing HVAC system is failing. Numerous repairs and replacements of system components have been costly. Operational down times due to repairs have caused disruptions and relocation of classes.

Facility Characteristics: The Brashier Middle College Building 203 is 65,000 square feet and was constructed in 2005 (20 years old). The existing HVAC system is original to the building. The project will benefit an estimated 1,000 students, faculty, and staff daily.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.5 million at May 8, 2025). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$3,055,865 funded from Capital Reserve Funds. Contract execution is expected in August 2025 and completion of construction in August 2026.

(j) Project: JBRC Item 10: Greenville Technical College
H59.6359: Bldg. 104 UT Demolition

Request: Establish Phase I Pre-Design Budget to demolish the building on the Barton Campus.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY26 (estimated at \$41,000,000) (This portion estimated at \$2,520,000).

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustmen t Requested	Total Budget After Current Adjustment
Other, College Plant				32,000	32,000
All Sources				<u>32,000</u>	<u>32,000</u>

Summary of Work: The project will demolish Building 104 UT on the Barton Campus. The work will include asbestos testing and abatement, demolition and structure moving, earthwork, dust control, utility modifications, landscaping, and concrete. Once the project is completed the site will be used as green space.

Rationale: The building is no longer occupied or in use and should be demolished due to its inefficiency. Hazardous material test reports performed have found asbestos-containing material throughout the building.

Facility Characteristics: Building 104 UT is 95,000 square feet and was constructed in 1972 (53 years old). The facility previously housed programs supporting, learning, teaching, planning, and entertaining. It has gone through many conversions throughout the years; from housing classrooms, a library, an auditorium and faculty staff/offices.

Financial Impact: The project will be funded from Other, College Plant Funds (uncommitted balance \$11.92 million at May 12, 2025). College Plant Funds are derived from excess revenues over expenses from auxiliary services (Bookstore and Café), indirect cost recovery, interest income, and other miscellaneous income. The project is expected to result in a decrease of \$51,500 (year 1), \$38,700 (year 2), and \$29,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$2,520,000 (internal) funded from College Plant Funds.

(k) Project: JBRC Item 11: Orangeburg Calhoun Technical College
H59.6164: OC Tech Health Science Building Mechanical/Electrical Upgrades

Request: Revise Scope and increase the Phase II Full Construction Budget to cover

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higher than anticipated bid costs to complete mechanical/electrical upgrades to the building.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 3 in FY26 (estimated at \$7,400,000)
Phase I Approval: February 2021 (estimated at \$2,000,000) (SFAA)
Revise Scope &
Phase II Approval: April 2022 (estimated at \$4,200,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (24), (Maintenance, Renovation & Replacement)		362,404	362,404		362,404
				2,361,096	2,361,096
FY25 Capital Reserve (21)(g), (Maintenance, Renovation & Replacement)		3,562,258	3,562,258		3,562,258
FY22 Appropriated State, Proviso 118.18 (B)(27)(l), (Maintenance, Renovation & Replacement)				838,904	838,904
	30,000	245,338	275,338	547,780	275,338
FY25 Appropriated State, Proviso 118.20 (B)(21)(h), (Maintenance, Renovation & Replacement)					
Other, College					
All Sources	<u>30,000</u>	<u>4,170,000</u>	<u>4,200,000</u>	<u>3,747,780</u>	<u>7,947,780</u>

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Summary of Work: The project was established to replace the HVAC in the building. Subsequent to establishment the scope was revised to add a complete renovation of all restrooms, upgrade the fire alarm system, and upgrade all lighting and finishes (floor, ceiling, paint, etc.). This scope revision will modify the lobby, add a hallway, relocate the conference room and several offices, and remove a wall in the phlebotomy lab to enlarge the space to create a multi-use space (classroom/lab).

Rationale: Bids were received in 2023 and far exceeded the budget, so the project was paused until additional funds could be secured. The building has had no major HVAC upgrades since inception.

Facility Characteristics: The Health Science Building (Building K) is 33,143 square feet and was constructed in 1987 (38 years old). The mechanical/electrical systems are original to the building. The building currently houses biology labs and all health-related programs except nursing. This includes Radiologic Technology, EMT, Physical Therapy Assistant, Electrocardiography, Certified Nursing Assistant, Medical Assisting, and Phlebotomy. The building is utilized by 297 students and 20 faculty members each semester.

Financial Impact: This increase will be funded from FY25 Capital Reserve (uncommitted balance \$2.36 million at May 12, 2025), FY25 Appropriated State (nonrecurring) (uncommitted balance \$839K at May 12, 2025), and College Funds (uncommitted balance \$5.5 million at May 12, 2025). College Funds are derived from annual operating fund excesses from prior years. The excess each year gets transferred to this fund to be used for capital projects. The project is expected to result in a decrease of \$9,000 (years 1 thru 3), in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. The college does not charge a capital fee.

Full Project Estimate: \$7,947,780 funded from Capital Reserve, Appropriated State (nonrecurring) and College Funds. Contract execution is expected in December 2025 with construction completion in July 2027. The estimated cost to complete the project has increased from the Phase II estimate and the 2024 CPIP submission due to revising the scope and current market conditions.

(I) Project: JBRC Item 13: Spartanburg Community College
H59.6361: Industrial Spark Building Acquisition
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Preliminary Land Acquisition for the purpose of investigating

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the acquisition of +/- 13.1 acres and a building in Spartanburg County.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 8 in FY25 (estimated at \$47,700,000)

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

Rationale: Based on the large composition of manufacturing industries in the community, there is a large need for industrial training such as Mechatronics, Robotics, Automotive & Diesel Technicians and Welding. The current space on the Giles Campus in Spartanburg is very limited. By acquiring the facility, the college would be able to move those programs to Tyger River Campus and expand the number of students trained in these important disciplines. The college has been exploring the possibility of constructing a new industrial academic building on campus to support the industrial training programs and workforce development training. Per the college, due to the rising cost of construction, the college can purchase an existing building much cheaper than building a new building.

Characteristics: The property is located at 1875 E. Main Street in Duncan. The building is approximately 160,000 square feet and is located less than 2 miles from the Tyger River Campus.

Financial Impact: The property is offered by ZF Chassis Systems Duncan, LLC for the proposed purchase price of \$18,000,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$25 million at May 7, 2025). If acquired, approximately 20,000 square feet of the building, which is currently office space, will be renovated into classrooms. The total estimated cost to complete the renovation is unknown at this time. The project is expected to result in an increase of \$640,000 (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.

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Full Project Estimate: \$18,020,000 (internal) funded from Appropriated State (nonrecurring) Funds.

(m)Project: JBRC Item 14: Technical College of the Lowcountry
H59.6362: Student & Community Center Building 12 Renovation
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to renovate the building.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 6 in FY25 (estimated at \$2,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustmen t Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18)(l), (Maintenance, Renovation, & Replacement)				669,878	669,878
FY23 Appropriated State, Proviso 118.19 (B)(27)(l), (Maintenance, Renovation, & Replacement)				2,281,769	2,281,769
All Sources				<u>2,951,647</u>	<u>2,951,647</u>

Summary of Work: The project will make interior renovations to include a complete redesign for better ADA accommodations, updating electrical and technology needs, sound upgrades, a new stage design, and new seating for the auditorium. The library will be updated to enhance new technologies as well as redesigning student study and collaboration areas. The student /community common area will be expanded eliminating an old kitchen area, allowing for more space for student /community events. All bathrooms will be renovated.

Rationale: According to the college, the project will address the aging and outdated auditorium, library, and common student /community areas.

Facility Characteristics: The Student & Community Center Building 12 (MacLean Hall), is

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approximately 28,000 square feet and was constructed in 1987 (38 years old). Approximately 22,000 square feet of the building will be renovated in this project. The building underwent a cosmetic renovation in 2007 (18 years ago). It houses Student Services, Military /Veterans Services, Library /Learning Resource Center, Academic Services, and institutional advancement. The project will benefit an estimated 3,000 students, faculty, and staff daily.

Financial Impact: The project will be funded from FY24 Capital Reserve (uncommitted balance \$729K at May 13, 2025), and FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.37 million at May 13, 2025). The project is expected to result in an increase of \$2,500 (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: \$2,951,647 (internal) funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

(n) Project: JBRC Item 15: Trident Technical College
H59.6363: Palmer Campus Roof Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the roof systems on the Palmer Campus Building.

Included in CPIP: Yes – 2024 CPIP Priority 10 of 12 in FY26 (estimated at \$2,800,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustmen t Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(n)(i) (Maintenance, Renovation, & Replacement)				64,500	64,500
All Sources				<u>64,500</u>	<u>64,500</u>

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Summary of Work: The project will replace the three (3) roof systems on the Palmer Campus Building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: According to the college, the existing roof has exceeded its useful life and is leaking in many areas.

Facility Characteristics: The Palmer Campus Building is 103,077 square feet and was constructed in 1960 (65 years old). Additions were added in 1989 (36 years ago). The three (3) existing roof systems cover 70,000 square feet and range from 19 to 40 years old. The facility houses Business Technology, the Culinary Institute of Charleston, Engineering and Construction, Film Media and Visual Arts, Health Sciences, Humanities and Social Sciences, Nursing, campus administration, IT, the Veterans' Center, Humanities & Social Science offices, the Bookstore, Public Safety, a Biological Sciences lab, a library, and an amphitheater. The project will benefit an estimated 1,100 students, and 72 faculty, and staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$6.27 million at May 12, 2025). The project is expected to result in a decrease of \$25,000 (year 1), \$27,000 (year 2), and \$30,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$196 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$4,300,000 (internal) funded from Appropriated State (nonrecurring) Funds.

(o) Project: JBRC Item 16: Trident Technical College
H59.6364: Thornley Campus Building 920 Roof Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace part of the roof system on Building 920.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 1 in FY29 (estimated at \$12,000,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustmen t Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(l), (Maintenance, Renovation, & Replacement)				49,500	49,500
All Sources				<u>49,500</u>	<u>49,500</u>

Summary of Work: The project will replace approximately 110,000 square feet of the south side roof of the building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: Due to limited funding, the complete roof replacement will need to be phased. According to the college, the existing roof has exceeded its useful life and is leaking in many areas causing moisture intrusion. The complexity of the original construction and existing HVAC equipment prohibits successful spot repair.

Facility Characteristics: The Thornley Campus Building 920 is 232,463 square feet and was constructed in 1973 (52 years old). The existing roof was installed in 2005 (20 years old). The facility houses Nursing, Industry Mechanics, Manufacturing and Maintenance, Electrical Line Worker, Culinary, Networking, Cybersecurity, Mathematics, Business Technology, and General Education. It has a large flexible training space and hosts workforce training, student recruiting, and public service events. It also houses the campus Data Center, as well as administrative and faculty offices. The project will benefit an estimated 960 students, and 120 faculty, and staff.

Financial Impact: The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.5 million at May 13, 2025). The project is expected to result in a decrease of \$24,000 (year 1), \$27,000 (year 2), and \$30,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$196 per student per semester, and has not changed between academic years 2021-2022 to 2025-2026.

Full Project Estimate: \$3,300,000 (internal) funded from Capital Reserve Funds. The estimated cost to complete the project reflected in the 2024 CPIP includes

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replacement of the entire roof.

(p) Project: JBRC Item 18: South Carolina Law Enforcement Division
D10.9535: CJIS HVAC Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace HVAC units.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$250,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Record Search Fees				6,800	6,800
All Sources				<u>6,800</u>	<u>6,800</u>

Summary of Work: The project will replace nine (9) HVAC units in the IT /CJIS Facility with current commercial technology HVAC units suited for the application. The work will include demolition and removal of existing units and new piping.

Rationale: Seven of the existing units are residential style units rather than commercial units that would be properly suited. All units have exceeded their useful life.

Facility Characteristics: The IT /Criminal Justice Information Services facility is 14,490 square feet and was constructed in 1979 (46 years old). Eight of the units are 19 to 20 years old, with the ninth unit being 10 years old. The new HVAC system will service the entire building. It houses SLED's Data center, Information Technology, Records, and CJIS Operations. It is utilized by 125 staff daily.

Financial Impact: The project will be funded from Other, Record Search Fees Funds (uncommitted balance \$16.9 million at June 16, 2025). Record Search Fee Funds are derived from background check fees charged to the public. The project is expected to result in a decrease of \$25,000 (years 1 thru 3), in annual operating expenditures.

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Full Project Estimate: \$454,678 funded from Record Search Fees Funds. The estimated cost to complete the project has increased from the 2024 CPIP submission because an HVAC assessment was performed that more accurately defined the project scope and pricing.

(q) Project: JBRC Item 19: South Carolina Law Enforcement Division
D10.9536: SLED Headquarters Cyber Remodel

Request: Establish Phase I Pre-Design Budget to renovate space at SLED Headquarters.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 2 in FY26 (estimated at \$1,550,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Record Search Fees				31,659	31,659
All Sources				<u>31,659</u>	<u>31,659</u>

Summary of Work: The project will renovate space at the Headquarters Building for SLED's Cyber Security Unit. The work will include renovating two (2) bathrooms and updating HVAC systems in the renovated and adjacent spaces.

Rationale: The recent renovation of the former laboratory has relocated the Training, Tech Services, and Regulatory units from the Headquarters facility. SLED's Cyber Security unit currently operates from leased space on Elmwood Avenue in downtown Columbia. According to the agency, relocation of the unit to the renovated open space in the Headquarters facility will improve operational efficiency and eliminate the ongoing cost of leased space.

Facility Characteristics: The SLED Headquarters Building is 36,000 square feet and was constructed in 1967 (58 years old). The portion of the building being renovated is 3,900 square feet. SLED's Cyber Security operation will utilize the renovated space. Bathroom renovations will be used by Cyber Security, Procurement, Finance, and Human Resources operations. Approximately 25 staff will utilize the renovated space daily.

Financial Impact: The project will be funded from Other, Record Search Fees Funds (uncommitted balance \$16.9 million at June 16, 2025). Record Search Fee

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Funds are derived from background check fees charged to the public. The project is expected to result in a decrease of \$23,227 (year 1), and \$46,454 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$2,110,585 funded from Record Search Fees Funds. The estimated cost to complete the project has increased from the 2024 CPIP submission because a relocation assessment was performed that more accurately defined the project scope and pricing.

(r) Project: JBRC Item 21: Department of Administration
D50.6184: Brown Building - HVAC Pumps Replacement Project
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the HVAC pumps.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 13 in FY29 (estimated at \$205,884)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,350	9,350
All Sources				<u>9,350</u>	<u>9,350</u>

Summary of Work: The project will replace secondary chilled water pumps, hot water pumps and condensate receivers inside the building's mechanical room. The work includes associated plumbing and electrical, automation controls, insulation, and hazardous material abatement, as needed.

Rationale: The pumps and receivers have exceeded their life expectancy and parts for repairs and maintenance are difficult to source.

Facility Characteristics: The Brown Building is approximately 156,182 square feet and was constructed in 1972 (53 years old). The water pumps being replaced are original to the building. The condensate receiver is 39 years old. The building is utilized by the following entities: 1. Administrative Law Court, 2. Attorney General, 3. Commission for the Blind, 4. Department of Public Safety, 5. Department of Administration, 6. Judicial Branch, 7. Medical University of SC, 8. Parks, Recreation & Tourism, 9. Secretary of State, 9. Department of Natural Resources, 10. Procurement Review Board, 11.

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Senate, 12. Children's Advocacy, 13. Education Oversight, and 14. State Board of Financial Institutions. Approximately 150 state employees and various visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$290,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.2% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

(s) Project: JBRC Item 22: Department of Administration
D50.6185: Laurel Street Warehouse - Electric Panelboards & Switchboard Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the electric panelboards and switchboard.

Included in CPIP: No – The need for the project was unknown during the 2024 CPIP submission process. Following the facility condition assessments conducted in 2024, the need for the project was discovered and it will be included in the 2025 CPIP submission.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				8,500	8,500
All Sources				<u>8,500</u>	<u>8,500</u>

Summary of Work: The project will replace the existing electric panelboards and switchboard and assess the electrical wiring in the building.

Rationale: The switchboard and associated panelboards have exceeded their useful life expectancy, are obsolete, and a potential fire hazard.

Facility Characteristics: The Laurel Street Warehouse Building is 61,648 square feet and was

constructed in 1976 (49 years old). The electrical panelboards and switchboard are original to the building. The building is utilized by the South Carolina Department Administration, the SC Department of Archives and History and the Judicial Branch. It is utilized by approximately 20 staff and various visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$338,000 (internal) funded from Appropriated State 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 materials testing.

(t) Project: JBRC Item 23: Department of Administration
D50.6186: SC Archives & History Building - Clean Steam Boiler Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the Clean Steam Boiler.

Included in CPIP: Yes – 2024 CPIP Priority 5 of 28 of FY26 (estimated at \$460,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				10,000	10,000
All Sources				<u>10,000</u>	<u>10,000</u>

Summary of Work: The project will replace the existing Clean Steam Boiler.

Rationale: The Clean Steam Boiler has exceeded its useful life expectancy, is inefficient, and continues to have operational issues.

Facility Characteristics: The Archives & History Building is 143,709 square feet and was constructed in 1997 (28 years old). The Clean Steam Boiler is original to the building. The building is utilized by approximately 85 SC Department of Archives and History staff and various visitors daily.

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Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$460,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.1% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

(u) Project: JBRC Item 24: Department of Administration
D50.6187: SC Data Center - Parking Lot Repairs and Resurfacing
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to repair and resurface the pavement.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 28 of FY26 (estimated at \$150,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				23,000	23,000
All Sources				<u>23,000</u>	<u>23,000</u>

Summary of Work: The project will repair and resurface the parking lot pavement at the Data Center.

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

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (26 years old). The asphalt parking lot is original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$340,000 (internal) funded from Appropriated State Funds. The Phase I

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amount requested is 6.7% of the estimated cost to complete the project and the additional amount will be used to cover civil engineering services, a field survey of the site, and geotechnical services.

(v) Project: JBRC Item 25: Department of Administration
D50.6188: SC Data Center - Replace ATS #3 & ATS #7 and Emergency Breaker Retrofit
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace Automatic Transfer Switches (ATS) #3 & #7.

Included in CPIP: Yes – 2024 CPIP Priority 23 of 28 of FY26 (estimated at \$500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology				17,300	17,300
All Sources				<u>17,300</u>	<u>17,300</u>

Summary of Work: The project will replace Automatic Transfer Switches (ATS) #3 and #7 at the SC Data Center. The work will also include replacing the emergency source circuit breakers.

Rationale: The ATS units are essential for maintaining the continuous operation of the facility and ensuring all life safety equipment functions properly. The components have exceeded their life expectancy, replacement parts are unavailable, and the manufacturer no longer provides support.

Facility Characteristics: The SC Data Center is approximately 76,021 square feet and was constructed in 1999 (26 years old). The ATS units and the emergency source circuit breakers are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$9.22 million at May 23, 2025). The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$820,000 (internal) funded from SC Division of Technology Funds. The Phase I amount requested is 2.1% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

(w) Project: JBRC Item 26: Department of Administration
D50.6189: SC Data Center - Replace CRAC Units 3, 7, 8, and 9
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the computer room air conditioning (CRAC) units 3, 7, 8, and 9.

Included in CPIP: Yes – 2024 CPIP Priority 24 of 28 of FY26 (estimated at \$500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, SC Division of Technology				15,100	15,100
All Sources				<u>15,100</u>	<u>15,100</u>

Summary of Work: The project will replace the computer room air conditioning (CRAC) units 3, 7, 8, and 9 at the Data Center.

Rationale: The CRAC 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 (26 years old). The CRAC units are original to the building. The building houses the SC Division of Technology. Approximately 205 staff plus varying numbers of employees and visitors utilize the building daily.

Financial Impact: The project will be funded from Other, SC Division of Technology Funds (uncommitted balance \$9.22 million at May 23, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$685,000 (internal) funded from SC Division of Technology Funds. The

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(x) Project: Phase I amount requested is 2.2% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.
JBRC Item 27: Department of Administration
D50.6190: State Library Building - Plaza Deck Repairs
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to complete repairs to the plaza deck of the building.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 12 of FY29 (estimated at \$228,500)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				14,750	14,750
All Sources				<u>14,750</u>	<u>14,750</u>

Summary of Work: The project will repair and replace the waterproof membrane below the plaza's brick pavers at the State Library.

Rationale: The existing waterproof membrane is curled, damaged, and has open seams, preventing water from reaching the drains and causing water intrusion in the stairwell entrances on all elevations and leaks in the basement and other areas.

Facility Characteristics: The State Library Building is approximately 60,494 square feet and was constructed in 1969 (56 years old). The plaza deck waterproofing is 6,700 square feet and is 15 years old. The building is utilized by approximately 45 SC State Library staff and various visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$650,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 2.2% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

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(y) Project: JBRC Item 28: Department of Administration
D50.6191: Sumter Street Building - Roof Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to replace the roof on the building.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 28 of FY26 (estimated at \$250,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				10,800	10,800
All Sources				<u>10,800</u>	<u>10,800</u>

Summary of Work: The project will replace the roof on the building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The existing roof has undergone multiple repairs and the warranty for the repairs expired in 2018. It has exceeded its useful life expectancy and is experiencing multiple leaks. The roof is not eligible for elastomeric coating.

Facility Characteristics: The Sumter Street Building is approximately 37,501 square feet and was constructed in 1923 (102 years old). The existing roof is approximately 17,000 square feet and was replaced in 2006. The building is used by the SC Human Affairs Commission and the SC Arts Commission. It is utilized by approximately 66 staff and various visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$720,000 (internal) funded from Appropriated State Funds.

(z) Project: JBRC Item 29: Department of Administration
D50.6192: Supreme Court Building - Pump Replacement Project
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

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Request: Establish Phase I Pre-Design Budget to replace the hydronic pumps at the building.

Included in CPIP: Yes – 2024 CPIP Priority 12 of 12 of FY29 (estimated at \$156,511)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,300	9,300
All Sources				<u>9,300</u>	<u>9,300</u>

Summary of Work: The project will replace the hydronic pumps at the building. The work will include the replacement of associated plumbing, electrical, and abatement of hazardous materials, as needed.

Rationale: The existing two chilled water pumps, two hot water pumps, and two condensate pumps and their associated tank have exceeded their life expectancy. The pumps are in disrepair, their parts are difficult to source, and they are no longer supported by the manufacturer. These pumps provide essential HVAC service to the facility.

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (104 years old). The existing hydronic pumps are approximately 50 years old. The Supreme Court Building is utilized by approximately 50 Judicial Branch staff and various annual visitors daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$285,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.26% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing.

(aa) **Project:** JBRC Item 30: Department of Administration
D50.6193: State Owned Buildings Security Upgrades
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

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Request: Establish Phase II Full Construction Budget to complete security upgrades for the buildings and grounds of the Capitol Complex and Governor's Mansion.

Included in CPIP: No – This project will be included in the 2025 CPIP submission.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Capital Reserve (2), (State-Owned Buildings Security Upgrades)				21,070,682	21,070,682
FY26 Appropriated State, Proviso 118.22 (B)(68)(c), (State-Owned Buildings Security Upgrades)				2,929,318	2,929,318
All Sources				<u>24,000,000</u>	<u>24,000,000</u>

Summary of Work: The project will increase the security of the buildings and grounds.

Rationale: Measures to be implemented are based on assessments and subsequent recommendations made by the Office of Homeland Security within the State Law Enforcement Division, the Department of Public Safety and the Sergeants at Arms.

Facility Characteristics: The Capital Complex and Mansion are utilized by the Governor's Office, General Assembly, and various state agencies. Approximately 2,700 staff and various visitors utilize the Capitol Complex and the Governor's Mansion and Grounds annually.

Financial Impact: The project will be funded from FY26 Capital Reserve (uncommitted balance \$21.07 million at June 26, 2025), and FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$2.93 million at June 26, 2025). The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$24,000,000 (internal) funded from Capital Reserve and Appropriated State (nonrecurring) Funds. Contract execution is expected in November 2025 and completion of construction in June 2027.

(bb) Project: JBRC Item 31: Department of Administration
D50.6181: Supreme Court Building - First and Second Floor Carpet Replacement
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to replace and update the existing flooring finishes.

Included in CPIP: Yes – 2024 CPIP Priority 7 of 27 in FY25 (estimated at \$120,000)
Phase I Approval: April 2025 (estimated at \$552,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Depreciation Reserve	18,280		18,280	469,220	487,500
All Sources	<u>18,280</u>		<u>18,280</u>	<u>469,220</u>	<u>487,500</u>

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

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

Facility Characteristics: The Supreme Court Building is approximately 63,896 square feet and was constructed in 1921 (104 years old). The existing flooring finishes are approximately 20 years old. The building is utilized by the 50 Judicial Branch staff and various visitors daily.

Financial Impact: The project will be funded from Other, Depreciation Reserve Funds (uncommitted balance \$6.12 million at May 22, 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$487,500 funded from Depreciation Reserve Funds. Contract execution is expected in November 2025 and completion of construction in June 2026.

(cc) Project: JBRC Item 32: Department of Administration
D50.6103: SC State House – VAV Replacement, HVAC Controls & AHU
#1 Re-Build

Request: Revise Scope and increase Phase II Full Construction Budget to replace all
VAV's and to rebuild AHU#1.

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

Phase I Approval: November 2022 (estimated at \$1,690,671) (SFAA)

Phase II Approval: March 2023 (estimated at \$1,844,235) (SFAA)

Supporting Details: Pages

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (5), (State-Owned Building Maintenance) (transfer from D50- 6011)		187,678	187,678		187,678
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transfer from D50- 6059)		366,365	366,365		366,365
Appropriated State (transfer from D50- 6055)	336		336		336
		106,645	106,645		106,645

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Appropriated State (transfer from D50-6036)					
FY22 Appropriated State, Proviso 118.18 (B)(67)(b), (Facilities Management Permanent Improvements) (transfer from D50-6083)		1,057,188	1,057,188		1,057,188
Appropriated State				1,620,266	1,620,266
Other, Depreciation Reserve (transfer from D50-6055)	26,178		26,178		26,178
		99,845	99,845		99,845
Other, Depreciation Reserve (transfer from D50-6026)					
All Sources	<u>26,514</u>	<u>1,817,721</u>	<u>1,844,235</u>	<u>1,620,266</u>	<u>3,464,501</u>

Summary of Work: The original scope of work included replacement of all 34 VAV's in the crawlspace of the building, as well as rebuilding Air Handler Unit #1 in the basement. This equipment supplies heating and air to the first floor of the building. It also included replacing and upgrading the current Honeywell HVAC controls system for the entire building. This scope revision request adds reconfiguring the smoke evacuation system to properly tie into the new HVAC system. This was not part of the original budget.

Rationale: This equipment was part of the 1997 renovation and has reached the end of its useful life. The controls software is obsolete and parts to repair this equipment are increasingly difficult to obtain, per the agency. While investigating the complexity of the existing Honeywell HVAC controls system it was discovered that the smoke evacuation system was part of the controls system and not the Simplex fire alarm system. As a result, the smoke evacuation system will not work as intended and needs to be

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reconfigured to properly tie into the new HVAC controls system.

Facility Characteristics: The SC State House Building is approximately 164,880 square feet and was constructed in 1851 (174 years old), with the building being completely renovated in 1997 (28 years ago). The State House is utilized by the Senate, House of Representatives, Legislative Council, Legislative Services Agency, Governor's Office, Department of Public Safety and Parks Recreation & Tourism. According to SC Parks, Recreation & Tourism the average number of visitors to the SC State House is 110,000 annually.

Financial Impact: This increase will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,464,501 funded from Capital Reserve, Appropriated State and Depreciation Reserve Funds. Contract execution is expected in January 2026 and completion of construction in December 2027.

(dd) Project: JBRC Item 33: Department of Administration
D50.6112: Wade Hampton Building - Flooring Repair and Replacement (Annualized)

Request: Increase Phase II Full Construction Budget to restore flooring and cove base in the fourth-floor suites of the building.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 28 in FY26 (estimated at \$325,000)

Phase I Approval: December 2022 (estimated at \$364,000) (JBRC)

Phase II Approval: March 2023 (estimated at \$294,206) (JBRC)

Phase II Increase Approval: January 2024 (estimated at \$370,000) (JBRC)

Phase II Increase Approval: May 2024 (estimated at \$434,178) (Admin)

Phase II Increase Approval: October 2024 (estimated at 442,983) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustm ent Requeste d	Total Budget After Current Adjustment
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Appropriated State	7,900	362,100	370,000	325,000	695,000
Appropriated State (transferred from 6088)		8,805	8,805		8,805
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transferred from 6066)		44,178	44,178		44,178
FY20 Capital Reserve (1), (State-Owned Building Deferred Maintenance) (transferred from 6040)		20,000	20,000		20,000
All Sources	<u>7,900</u>	<u>435,083</u>	<u>442,983</u>	<u>325,000</u>	<u>767,983</u>

Summary of Work: This annualized project includes installation of a moisture barrier to address high moisture levels in the basement, replacement of the existing floor coverings with vinyl flooring, and abatement of hazardous materials, as needed. The project previously requested to restore and refinish the terrazzo and travertine flooring on the 1st floor lobby area, Ombudsman Reception Area, 4th floor elevator lobby, and 5th floor elevator lobby. This increase will remove and replace the existing flooring and cove base in the 4th floor suites, and repair and repaint walls.

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

Facility Characteristics: The Wade Hampton Building is approximately 121,141 square feet and was constructed in 1938 (87 years old). The flooring to be replaced is approximately 25 years old and covers approximately 13,130 square feet of the building. The building is utilized by approximately 275 staff and various annual visitors to the Department of Administration, SC Commission on Prosecution, Judicial Branch, SC Commission for the Blind, Governor's Office, SC State Treasurer's Office, SC Comptroller

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General Office, SC Adjutant General's Office, and SC Department of Agriculture, and the State Fiscal Accountability Authority.

Financial Impact: The increase will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at May 22, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$767,983 funded from Appropriated State and Capital Reserve Funds. Contract execution for this phase is expected in December 2025 and completion of construction in June 2027.

(ee) **Project:** JBRC Item 34: Office of the Adjutant General
E24.9864: Moncks Corner Readiness Center Fire Repairs
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget for an emergency project to repair damage caused by a fire inside the building.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				375,527	375,527
Federal, National Guard Bureau				375,527	375,527
All Sources				<u>751,054</u>	<u>751,054</u>

Summary of Work: The project will replace the ceilings, lights, paint, flooring, damaged mechanical units, duct work, and electrical wiring and conduit near the space where the fire occurred.

Rationale: As the result of a fire that occurred on March 30, 2025, the Moncks Corner Readiness Center sustained damage throughout the facility. An emergency procurement was established with the Office of the State Engineer, and a claim has been filed with the Insurance Reserve Fund.

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Facility Characteristics: The Moncks Corner Readiness Center is 20,381 square feet and was constructed in 1981 (44 years old). Approximately 17,000 square feet will be impacted by this project. The readiness center is utilized by 140 Company A, 1-118 Infantry Battalion soldiers.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$751,054 funded from Operating, and National Guard Bureau Funds. Completion of construction is expected in December 2025.

(ff) Project: JBRC Item 35: Office of the Adjutant General
E24.9865: Georgetown Armory Roof Replacement

Request: Establish Phase I Pre-Design Budget to replace the roof on the Georgetown Readiness Center.

Included in CPIP: Yes – 2024 CPIP Priority 9 of 20 in FY25 (estimated at \$1,265,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				9,375	9,375
Federal, National Guard Bureau				9,375	9,375
All Sources				<u>18,750</u>	<u>18,750</u>

Summary of Work: The project will replace the existing roof system including all associated trim, fascia, and soffit on the readiness center. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The roof system has exceeded its life cycle and is experiencing numerous

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leaks causing potential damage to electrical and mechanical systems within the building.

Facility Characteristics: The Georgetown Readiness Center is 23,000 square feet and was constructed in 1981 (44 years old). The roof is original to the building. The readiness center is the headquarters for 100 1-178 Field Artillery soldiers.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,250,000 (internal) funded from Operating, and National Guard Bureau Funds.

(gg) Project: JBRC Item 36: Office of the Adjutant General
E24.9866: Unit Training and Equipment Site (UTES) Exterior Painting
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to repaint the exterior of the maintenance building at McCrady Training Center.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau				3,752	3,752
All Sources				<u>3,752</u>	<u>3,752</u>

Summary of Work: The project will repaint the exterior of the building to include metal doors and frames, metal panels/trim, EIFS, bollards, and painted CMU. Painting

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will occur at the vertical walls only and does not include roofs/roof edges/downspouts or pavement painting.

Rationale: The exterior of the maintenance facility is weathered and in need of waterproofing and paint. This project will provide a needed waterproofing of the exterior walls and a more professional appearance of the facility.

Facility Characteristics: The maintenance facility at McCrady Training Center is 10,000 square feet and was constructed in the 1980's (40+ years old). The building is utilized by personnel of the Unit Training and Equipment Site comprised of 47 fulltime personnel and 140 transient personnel.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$250,137 (internal) funded from National Guard Bureau Funds.

(hh) Project: JBRC Item 37: Office of the Adjutant General
E24.9867: Youth Challenge Academy Administrative Buildings Roof Replacements
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to install a new roof system on two Youth Challenge Academy buildings at McCrady Training Center.

Included in CPIP: Yes – 2024 CPIP Priority 5 of 11 in FY26 (estimated at \$506,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Youth Challenge Academy Operating				4,750	4,750
All Sources				<u>4,750</u>	<u>4,750</u>

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Summary of Work: The project will install new roof systems to include the installation of a roof recovery system consisting of a mechanically fastened thermoplastic roof membrane with insulation. It will include all new sheet metal flashings and all associated accessories. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: The existing roof on both buildings are failing. Numerous water leaks are creating property damage to ceilings, walls, and flooring. Additionally, the leaks cause disruption to the intended utilization of the affected spaces where leaks are present.

Facility Characteristics: The two Youth Challenge Academy buildings total 16,000 square feet and were constructed in 1985 (40 years old). The roofs are original to the buildings. Approximately 300 cadets, educators and staff utilize the buildings for administrative offices and classroom space.

Financial Impact: This phase of the project will be funded from Appropriated State, Youth Challenge Academy Operating Funds (uncommitted balance \$800K at July 1, 2025). The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$300,000 (internal). Phase II will be funded from Youth Challenge Academy Operating, and Youth Challenge Academy Grant Funds.

(ii) Project: JBRC Item 38: Office of the Adjutant General
E24.9856: NG Federal Facilities Revitalization

Request: Establish Phase II Full Construction Budget to complete renovations and modifications to facilities maintained and operated by the agency.

Included in CPIP: Yes – 2024 CPIP Priority 8 of 20 in FY25 (estimated at \$1,181,050)

Phase I Approval: October 2024 (estimated at \$617,825) (SFAA)

Phase I Increase

Approval: December 2024 (estimated at \$1,227,050) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	9,255	9,151	18,406	1,417,605	1,436,011

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All Sources	<u>9,255</u>	<u>9,151</u>	<u>18,406</u>	<u>1,417,605</u>	<u>1,436,011</u>
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Summary of Work: This annualized project was established to complete renovations to the Combined Support Maintenance Site (CSMS), 10 Field Maintenance Shops, Army Aviation Support Facility 1, Army Aviation Support Facilities – Upstate, McCrady Training Center and Clarks Hill Training Site. When established, the Phase I amount included the design for the McCrady Training Center Building 3906. A previous Phase I increase added the design for CSMS HVAC Repair, and the design for the Varn Lake Loop Road Improvements at McCrady Training Center. This request will add construction to complete the McCrady Training Center Building 3906. The work includes replacement of the roof, existing siding, sidewalks, doors, ceiling, lighting, and HVAC system. Interior layout changes to create a classroom and replacement of aging wood panel partition walls is also included. Lastly, restroom modification to better suit for classroom use and updates of fixtures, plumbing and partitions will also be completed. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: For the McCrady Training Center Building 3906, the renovations will allow for code and energy efficiency updates to re-purpose this 1970's structure to become home to the new Warrant Officer Candidate Accession Program as well as the existing Warrant Officer Candidate School. Proper classroom and administration facilities allow for accreditation of the Candidate Schools to continue selecting, training and developing leaders for the SC Army National Guard. At CSMS, the HVAC units have exceeded their useful life. The existing Varn Lake Loop Road is heavily traveled, and paving will improve travel and maintenance of the road.

Facility Characteristics: The McCrady Training Center Building 3906 is 4,186 square feet and was constructed in 1996 (29 years old). The entire building will be renovated as part of this project. The renovations will allow for the facility to be used as a headquarters and classroom. The Combined Support Maintenance Site HVAC unit is approximately 27 years old, and the gravel Varn Lake Loop Road is approximately 40 years old. The McCrady Training Center supports 500+ soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$6 million at May 27, 2025). Revenue to the fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the

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Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$300 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,436,011 funded from National Guard Bureau Funds. The total estimated cost of the project in its entirety is \$6,289,451. The estimated cost to complete the project has increased from the 2024 CPIP and the Phase I amount due to increased material and labor costs. The original estimate did not include additional site work, increased requirements by the customer, and minimized renovation opportunities that should have been included. Contract execution for this phase is expected in September 2025 and completion of construction in May 2026.

(jj) Project: JBRC Item 39: Office of the Adjutant General
E24.9859: Graniteville Armory Roof Repairs

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

Included in CPIP: Yes – 2024 CPIP Priority 9 of 20 in FY25 (estimated at \$1,265,000)
Phase I Approval: December 2024 (estimated at \$1,265,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	7,500		7,500	641,400	648,900
Federal, National Guard Bureau	7,500		7,500	641,400	648,900
All Sources	<u>15,000</u>		<u>15,000</u>	<u>1,282,800</u>	<u>1,297,800</u>

Summary of Work: The project will replace the standing seam metal roof system on the building. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing roof has exceeded its useful life and is deteriorating.

Facility Characteristics: The Graniteville Readiness Center is 18,516 square feet and was constructed in 1975 (50 years old). The roof is original to the building.

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The armory supports 150+ soldiers in the 1221 Engineer Route Clearing Company.

Financial Impact: The project will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$2,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,297,800 funded from Operating and National Guard Bureau Funds. Contract execution is expected in October 2025 and completion of construction in March 2026.

(kk) Project: JBRC Staff 40: Office of the Adjutant General
E24.9860: McCrady Training Sites TT Enlisted Barracks Replacement

Request: Establish Phase II Full Construction Budget for Barracks #1.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 20 in FY25 (estimated at \$2,259,750)
Phase I Approval: December 2024 (estimated at \$4,026,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	50,850		50,850	1,846,135	1,896,985
All Sources	<u>50,850</u>		<u>50,850</u>	<u>1,846,135</u>	<u>1,896,985</u>

Summary of Work: This annualized project will demolish existing WWII Era barracks and construct replacement Transient Training Enlisted, (TT ENL) Barracks at the McCrady Training Center (MTC) Army National Guard Training Site. This project will complete four barracks (MTC #1, MTC #2, MTC #3, and MTC #4) from FY2025 thru FY2028. Each barracks building will be of permanent construction with a finished interior, including mechanical, electrical, and plumbing (MEP) systems, a latrine with showers, urinals, toilets, sinks and washer/dryer connections. The previously approved Phase I included the design for Barracks #1 and #2. This request will add the construction of Barracks #1. The roof to be installed has been

evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The barracks to be replaced are no longer sufficient for housing soldiers because the structures are not insulated properly; the roofs are cost prohibitive to repair; there is no latrine; the windows are single pane; and the light fixtures are old and energy inefficient.

Facility Characteristics: The current McCrady Training Site four barracks total 4,000 square and were moved from Fort Jackson to the McCrady Training Center in 1970 (55 years ago). Each new barrack to be constructed will be 3,200 square feet. These barracks support approximately 380 Army National Guard soldiers.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$6 million at May 27, 2025). Revenue to the National Guard Bureau Fund is received from the Construction and Facilities Management Office's Master Cooperative Agreement funds. The project is expected to result in a decrease of \$1,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,896,985 for this phase of the project, funded from National Guard Bureau Funds. The total estimated cost of all four barracks is \$10,469,795. Contract execution for this phase is expected in September 2025 and completion of construction in May 2026.

(II) Project: JBRC Item 41: Office of the Adjutant General
E24.9794: USPFO Warehouse Latrines

Request: Change Project Name and increase Phase II Full Construction Budget to construct latrine and shower facilities.

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

Phase I Approval: November 2016 (estimated at \$200,000) (JBRC Staff)

Phase I Increase &
Change Project

Name Approval: January 2017 (estimated at \$200,000) (JBRC Staff)

Phase I Increase &

Revise Scope Approval: August 2017 (estimated at \$535,521) (JBRC)

Establish Phase II

Approval: April 2018 (estimated at \$697,213) (JBRC)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, National Guard Bureau	3,000	694,213	697,213	403,267	1,100,480
All Sources	<u>3,000</u>	<u>694,213</u>	<u>697,213</u>	<u>403,267</u>	<u>1,100,480</u>

Summary of Work: This project was established to demolish the existing restroom, construct an interior shower and latrine addition, and construct a conditioned breakroom. After establishment, a scope revision was approved to add the installation of new potable water and sanitary sewer lines, and extensive survey related work to locate and identify existing utilities. Due to insufficient potable water supply in the area of the proposed latrine and locker room, a new service line is required by the City of Columbia water system. Additionally, new service lines to the buildings were included along with lines to provide additional fire hydrants in the warehouse area. The existing sewer service line will be replaced, and a new manhole installed. There will not be a breakroom constructed in this project.

Rationale: The project was not completed as originally planned due to a design conflict involving proposed increases in pipe sizing. The initial design required upsizing the utilities, which the city was unwilling to approve without annexation of the utilities. This was an action the county declined to pursue. As a temporary solution, a shower trailer was installed on the property to meet immediate needs while the utility issued remained unresolved. Unfortunately, the impasse between the city and county prevented progress under the original design. In 2024, the project was revisited, and an alternative design was developed that avoids the need for pipe upsizing. The warehouse currently includes only one restroom and no shower facilities for women. With a workforce of 50+ employees, 19 of which are females, it is necessary to provide adequate facilities for employees. The project will create a restroom with showers, in addition to changing areas to accommodate soldiers.

Facility Characteristics: The USPFO Warehouse is 60,000 square feet and was constructed in 1953 (72 years old). The latrine addition will be 762 square feet. The USPFO is the central issue facility for the SC Army National Guard and is utilized by 50+ full-time employees.

Financial Impact: The project will be funded from Federal, National Guard Bureau Funds (uncommitted balance is \$6 million at May 27, 2025). Revenue to the National Guard Bureau Fund is received from the Construction and

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Facilities Management Office’s Master Cooperative Agreement funds. The project is expected to result in an increase of \$675 (year 1), \$750 (year 2), and \$800 (year 3), in annual operating expenditures.

Full Project Estimate: \$1,100,480 funded from National Guard Bureau Funds. Contract execution is expected in October 2025 and completion of construction in March 2026.

(mm)Project: JBRC Item 42: Office of the Adjutant General
E24.9854: RC/FMS Parking Improvements (Annualized)

Request: Increase Phase II Full Construction Budget to repave the vehicle parking areas at various armories across the state.

Included in CPIP: Yes – 2024 CPIP priority 10 of 20 FY25 (estimated at \$1,992,500)
Phase I Approval: January 2024 (estimated at \$681,000) (JBRC)
Phase I Increase Approval: June 2024 (estimated at \$2,052,250) (SFAA)
Phase II Approval: June 2025 (estimated at \$1,255,094) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating	10,500	622,297	632,797	71,775	704,572
Federal, National Guard Bureau		622,297	622,297	71,775	694,072
All Sources	<u>10,500</u>	<u>1,244,594</u>	<u>1,255,094</u>	<u>143,550</u>	<u>1,398,644</u>

Summary of Work: This annualized project will demolish what remains of the existing military (MIL) vehicle and/or Personally Owned Vehicle (POV) Parking Areas, either completely or in damaged areas, re-compact sub-grade, apply asphalt overlays and re-stripe. Additional authorized parking space to include new utilities and storm water fixtures, along with any required site work to include sidewalk removal to add ADA compliant parking spaces and ramps will also be constructed. Work will be completed at various armories across the state with repairs occurring based on conditions. These armories are anticipated to be Fort Mill, Anderson, Camden, Field Maintenance Shop 11, Clinton, Chester, Greer, Manning, Walterboro, Andrews, West Columbia, and Moncks Corner. The previous approval

allowed for the design and construction of the Anderson Readiness Center parking lot which is pending award. This increase will complete the initial design to repave the civilian parking lots at the Chester and Eastover Readiness Centers.

Rationale: The paved parking areas at numerous armories are in disrepair and/or are in complete failure and cannot be utilized for assigned military equipment or soldier or public parking. Repairs and/or replacement of the parking surface will provide improved parking. The construction of the additional paved Organizational and/or POV Parking areas will provide the unit with an adequate area for parking its assigned Military Equipment or the additional POVs used by the soldiers now assigned to the unit.

Facility Characteristics: After reconstruction and expansion, the Anderson Readiness Center parking will be expanded to a total of 15,989 square yards. The parking is utilized by approximately 223 Missile Defense and 119 Air Defense staff /soldiers. After reconstruction and expansion, the Chester and Eastover Readiness Centers parking will be expanded to a total of 14,244 square yards. Both parking areas are over 30 years old and are original to construction. The parking areas combined are utilized by approximately 250 personnel monthly.

Financial Impact: This increase will be funded from Appropriated State, Operating (uncommitted balance \$4 million at July 1, 2025), and Federal, National Guard Bureau Funds (uncommitted balance \$6 million at May 27, 2025). Revenue to the National Guard Bureaus Fund is identified as part of the Construction and Facilities Management Office's Master Cooperative Agreement through the Office of the Adjutant General and from the National Guard Bureau. The project is expected to result in a decrease of \$500 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,398,644 funded from Operating, and National Guard Bureau Funds. Contract execution for the Chester and Eastover Readiness Centers parking areas is expected in December 2025 and completion of construction in April 2026. The total estimated cost to complete all 12 armories is \$9,482,250.

(nn) Project: JBRC Item 45: Governor's School for Science and Mathematics
H65.9529: Residence Hall Elevator Modernization Project
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Change Source of Funds and Establish Phase II Full Construction Budget to modernize the elevators.

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Included in CPIP: Yes – 2024 CPIP Priority 2 of 2 in FY25 (estimated at \$350,000)
Phase I Approval: February 2025 (estimated at \$300,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(7)(b), (Residential Elevator Replacement)	4,500		4,500	295,500	300,000
FY25 Appropriated State, Carryforward				364,561	364,561
All Sources	<u>4,500</u>		<u>4,500</u>	<u>660,061</u>	<u>664,561</u>

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

Rationale: Due to increased costs, the cost of the project has increased from the original estimate. The equipment is beyond its serviceable life. The original manufacturer is no longer in business and replacement parts are extremely difficult to locate. The age and overall operational state of the equipment leads to significant downtime.

Facility Characteristics: The residence hall is approximately 25,000 square feet and was constructed in 2003 (22 years old). The current elevator equipment is original to the building. The building is utilized by approximately 300 students and staff living in the residence.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (nonrecurring) (uncommitted balance \$296K at May 27, 2025), and FY25 Appropriated State, Carryforward Funds (uncommitted balance \$3.2 million at May 27, 2025). The project is not expected to result in any change in annual operating expenditures.

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Full Project Estimate: \$664,561 funded from Appropriated State (nonrecurring), and Carryforward Funds. Contract execution is expected in November 2025 and completion of construction in July 2026.

(oo) Project: JBRC Item 46: Vocational Rehabilitation Department
H73.9630: Conway VR Center Repaving
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to repair and resurface parking lots.

Included in CPIP: Yes - 2024 CPIP Priority 1 of 6 in FY26 (estimated at \$567,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will resurface and repair the existing parking lot and loading area at the vocational rehabilitation center. The work will include demolition, striping, lighting, landscaping, and gate and fencing.

Rationale: The existing parking and load area are deteriorating and need repair and resurfacing.

Facility Characteristics: The Conway Vocational Rehabilitation (VR) Center is 23,500 square feet and was constructed in 1978 (47 years old). The parking lot is 2,360 square feet and the loading area is 2,970 square feet. The center provides vocational rehabilitation services to individuals with a wide range of disabilities. It is utilized by 27 staff and 20 to 30 consumers daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$68.88 million at June 6, 2025). The project is expected to result in an increase of \$400 (year 1), and \$1,200 (years 2 thru 3), in annual operating expenditures.

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Full Project Estimate: \$567,000 (internal). Phase II will be funded from Appropriated State (nonrecurring), and State Vocational Rehabilitation Services Grant Funds. The Phase I amount requested is 3.5% of the estimated cost to the complete the project and the additional amount will be used to cover topographical surveys and soil borings.

(pp) Project: JBRC Item 47: Vocational Rehabilitation Department
H73.9631: Holmesview Center Rebuilding

Request: Establish Phase I Pre-Design Budget to construct a new drug and alcohol treatment center.

Included in CPIP: Yes - 2024 CPIP Priority 5 of 6 in FY26 (estimated at \$22,150,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				400,000	400,000
All Sources				<u>400,000</u>	<u>400,000</u>

Summary of Work: The project will construct a new drug and alcohol treatment center in Greenville County. The facility will include men's and women's dorm rooms, a community room, a day room, group therapy rooms, an exercise room, computer classrooms, offices, a kitchen, and dining and support areas. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: This new facility will replace a facility that was destroyed by fire in November 2016.

Facility Characteristics: The new treatment center will be 40,800 square feet. It will be a 24-hour treatment center and will have 60 beds available for chemically dependent or addictive individuals. The new center will be utilized by 45 staff and 45 to 60 patients daily.

Financial Impact: This phase of the project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$4 million at April 11, 2025). The agency is authorized to establish an interest-bearing fund with the State Treasurer to deposit funds appropriated for deferred maintenance and other one-time funds from any source. After receiving any required

approvals, the department is authorized to expend these funds for the purpose of deferred maintenance, capital projects, and ordinary repair and maintenance. These funds may be carried forward from the prior fiscal year into the current fiscal year to be used for the same purpose. A settlement of \$5,386,445 was received from the Insurance Reserve Fund in 2017. The project is expected to result in an increase in annual operating expenditures by the amount has not yet been determined.

Full Project Estimate: \$27,000,000 (internal). Phase II will be funded from Appropriated State (nonrecurring), to be requested in the budget request process, State Vocational Rehabilitation Services Grant, and Insurance Reserve Funds held in the Deferred Maintenance Funds.

(qq) Project: JBRC Item 48: Vocational Rehabilitation Department
H73.9632: Lexington VR Center Repaving
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to repair and resurface parking lots.

Included in CPIP: Yes - 2024 CPIP Priority 2 of 6 in FY26 (estimated at \$707,400)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

Summary of Work: The project will resurface and repair the existing parking lot and loading area at the vocational rehabilitation Center. The work will include demolition, striping, lighting, landscaping, gate and fencing.

Rationale: The existing parking and load area are deteriorating and need repair and resurfacing.

Facility Characteristics: The Lexington Vocational Rehabilitation (VR) Center is 12,000 square

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feet and was constructed in 1980 (45 years old). The parking lot is 5,160 square feet and the loading area is 2,500 square feet. The center provides vocational rehabilitation services to individuals with a wide range of disabilities. It is utilized by 35 staff and 35 to 45 patients daily.

Financial Impact: This phase of the project will be funded from Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$68.88 million at June 6, 2025). The project is expected to result in an increase of \$400 (year 1), and \$1,200 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$707,400 (internal). Phase II will be funded from Appropriated State (nonrecurring), and State Vocational Rehabilitation Services Grant Funds. The Phase I amount requested is 2.8% of the estimated cost to the complete the project and the additional amount will be used to cover topographical surveys and soil borings.

(rr) Project: JBRC Item 49: Vocational Rehabilitation Department
H73.9629: Berkeley-Dorchester VR Center Re-roofing
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to reroof the building.

Included in CPIP: Yes - 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$494,000)
Phase I Approval: April 2025 (estimated at \$494,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(32)(c), (Berkeley- Dorchester VR Center Re-roofing)	15,000		15,000	479,000	494,000
Federal, State Vocational Rehabilitation Services Grant				194,600	194,600

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All Sources	<u>15,000</u>	<u>15,000</u>	<u>673,600</u>	<u>688,600</u>
Summary of Work:	The project will remove and replace the existing built-up roof. The project will require the removal and disposal of asbestos containing roofing and flashing materials. The new roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.			
Rationale:	The existing roof has exceeded its useful expected life and has experienced numerous leaks, which have been repaired but the size and frequency of the leaks is increasing. The roof needs to be replaced before water further deteriorates the deck, ceiling, and contents of the building.			
Facility Characteristics:	The Berkeley-Dorchester VR Center building is approximately 21,450 square feet and was constructed in 1992 (33 years old). The roof is original to the building. This facility provides vocational rehabilitation services to individuals with a wide range of disabilities. The center is utilized by 24 staff and 20 to 30 patients daily.			
Financial Impact:	This phase of the project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$479K at June 6, 2025), and Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$68.88 million at June 6, 2025). The project is not expected to result in any change in annual operating expenditures.			
Full Project Estimate:	\$688,600 funded from Appropriated State (nonrecurring), and State Vocational Rehabilitation Services Grant Funds. Contract execution is expected in November 2025 and completion of construction in May 2026. The estimated cost to complete the project has increased from the 2024 CPIP submission and the Phase I estimate due to the uncertainty of the supply chain issues, inflation, and the increase in cost of roofing insulation and roofing materials.			
(ss)Project:	JBRC Item 50: Department of Behavioral Health & Developmental Disabilities –Office of Mental Health J12.9878: Morris Village Underground Chilled Water Piping Replacement			
Request:	Establish Phase I Pre-Design Budget to replace the existing underground chilled water pipeline located at the Morris Village Alcohol and Drug Addiction Treatment Center.			
Included in CPIP:	Yes – 2024 CPIP Priority 3 of 20 in FY26 (estimated at \$1,650,000)			

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				47,281	47,281
All Sources				<u>47,281</u>	<u>47,281</u>

Summary of Work: The project will replace the existing underground chilled water pipeline from the Bryan Psychiatric Hospital Energy Plant to the Morris Village Campus loop.

Rationale: A recent leak in the existing underground chilled water pipeline was identified and an emergency procurement was established to install a temporary above ground chilled water line.

Facility Characteristics: The Morris Village Alcohol and Drug Addiction Treatment Center is 89,191 square feet and was constructed in 1975 (50 years old). The underground chilled water piping is original to the building. The facility houses administration, support, alcohol, and drug addiction programs. It is utilized by 130 staff serving approximately 1,200 patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,152,097 (internal) funded from Capital Improvement and Maintenance Funds.

(tt) Project: JBRC Item 51: Department of Behavioral Health & Developmental Disabilities – Office of Mental Health
J12.9879: Morris Village Emergency Temp Chilled Water Line 2025
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act

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214.)

Request: Establish Phase II Full Construction Budget to install a temporary chilled water line.

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

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance				334,671	334,671
All Sources				<u>334,671</u>	<u>334,671</u>

Summary of Work: The project will install a temporary chilled water line from the Bryan Psychiatric Hospital (BPH) Energy Plant to the Morris Village Complex. The scope of work is to install a temporary above ground chilled water line from the BPH Energy Facility to the Morris Village Complex with a justification for emergency procurement established through the State Engineer's Office.

Rationale: The agency was advised by the Physical Plant Services Engineering (PPSE) department that the existing chilled water pipeline system from the BPH Energy Facility to the Morris Village Complex, was losing approximately 1,900 gallons of water per day identified through the make-up water meter serving the system. The loss was causing sludge damaging the chiller systems. This temporary line will mitigate losses and dangers posed to health and safety while the PIP (J08-9878), to replace of the existing chilled water line gets completed.

Facility Characteristics: The Morris Village Alcohol and Drug Addiction Treatment Center is 89,191 square feet and was constructed in 1975 (50 years old). The facility houses administration, support, alcohol, and drug addiction programs. The facility is utilized by 130 staff serving approximately 1,200 patients annually.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of

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2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$334,671 (internal) funded from Capital Improvement and Maintenance Funds. The contract was executed in May 2025 with completion of construction in June 2025.

(uu) Project: JBRC Item 52: Department of Behavioral Health & Developmental Disabilities – Office of Mental Health
J12.9833: Bryan Hall Psychiatric Hospital Fire Alarm Replacement

Request: Increase Phase II Full Construction Budget to cover higher than anticipated bid costs to replace the existing fire alarm system.

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

Phase I Approval: December 2022 (estimated at \$801,000) (JBRC)

Phase II Approval: January 2024 (estimated at \$606,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	12,015	593,985	606,000	667,055	1,273,055
All Sources	<u>12,015</u>	<u>593,985</u>	<u>606,000</u>	<u>667,055</u>	<u>1,273,055</u>

Summary of Work: The project will replace the existing Simplex fire alarm system. Lightning protections and a cellular dialer will also be installed.

Rationale: Bids were received on May 1, 2025 with the lowest bid being at \$1,002,546. The contractor has agreed to hold their price and bid until this Phase II increase is approved. The fire alarm panels, and sensors have outlived their useful life and Simplex stopped supporting the panels in 2017.

Facility Characteristics: The Bryan Hall Psychiatric Hospital is 209,679 square feet and was

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constructed in 1977 (48 years old). The fire alarm system is original to the building. The facility provides inpatient psychiatric care for 200 adults and adolescents and has 525 full time staff.

Financial Impact: The project will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result any change in annual operating expenditures.

Full Project Estimate: \$1,273,055 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in October 2025 and completion of construction in June 2026.

(vv) Project: JBRC Item 53: Department of Behavioral Health & Developmental Disabilities – Office of Mental Health
 J12.9854: Orangeburg MHC HVAC Replacement
 (Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Increase Phase II Full Construction Budget to cover increased costs to replace the HVAC at the mental health center.

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

Phase I Approval: August 2023 (estimated at \$250,000) (JBRC Staff)

Phase II Approval: June 2024 (estimated at \$610,475) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	3,000	607,475	610,475	226,562	837,037
All Sources	<u>3,000</u>	<u>607,475</u>	<u>610,475</u>	<u>226,562</u>	<u>837,037</u>

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Summary of Work: The project will replace the existing 20 split system heat pump units totaling 78 tons.

Rationale: After discussion with the A&E and the Office of the State Engineer, it was determined that the opinion of probable cost used for the Phase II submission would not provide an adequate construction budget. Per the agency, the project should reduce energy consumption and maintenance costs. R-22 is becoming more costly and difficult to find as the production of the refrigerant is being phased out. Repairs are becoming expensive as parts are hard to source.

Facility Characteristics: The Orangeburg Mental Health Center is 25,595 square feet and was constructed in 1998 (27 years ago). The HVAC units are original to the building. The facility has 75 staff and sees an average of 1,993 patients a year.

Financial Impact: This increase will be funded from Other, Capital Improvement and Maintenance Funds (uncommitted balance \$26.31 million at April 30, 2025). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposit of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is expected to result in a decrease of \$2,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures.

Full Project Estimate: \$837,037 funded from Capital Improvement and Maintenance Funds. Contract execution is expected in November 2025 with construction completion in May 2026.

(ww)Project: JBRC Item 54: Department of Public Safety
K05.9625: SCDPS /DMV Headquarters Parking Lot Expansion

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

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

Phase I Approval: June 2025 (estimated at \$1,428,988) (SFAA)

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

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	Budget			Adjustment
Other, DPS Building Fund	6,500	6,500	1,472,388	1,478,888
All Sources	<u>6,500</u>	<u>6,500</u>	<u>1,472,388</u>	<u>1,478,888</u>

Summary of Work: The project will add a new parking lot at the SCDPS /DMV Headquarters. The work will include the expansion of the existing water retention area to accommodate the new parking lot, new parking lot lighting, and landscaping.

Rationale: A charter school has purchased the adjacent building and parking lots. The prior owner of this property allowed DPS/DMV employees and visitors to use the parking lots. The new owners have purchased the parking lots, and they will no longer be available for use by DPS/DMV employees and visitors

Facility Characteristics: The new parking lot will provide approximately 338 additional spaces to the SCDPS /DMV Headquarters. The project will benefit SCDMV and DMV employees to include administrative staff, highway patrol, state transport police, highway safety, and regional telecommunications. Approximately 795 employees, and 1,150 visitors will utilize the parking lot monthly.

Financial Impact: The project will be funded from Other, Department of Public Safety Building Funds (uncommitted balance \$3.07 million at March 1, 2025). Revenue to this fund is collected from late penalty fees by DMV on vehicle registrations. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,478,888 funded from Department of Public Safety Building Funds. Contract execution is expected in December 2025 and completion of construction in June 2026.

(xx) Project: JBRC Item 55: Forestry Commission
P12.9612: Buckfield Project

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 2,880 acres in Beaufort, Jasper, and Hampton Counties.

Included in CPIP: No – The property was not available until after the 2024 CPIP submission

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process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Rationale: This is a working forest tract that has been identified as a priority for conserving working forest land. This property and surrounding area is in eminent danger of being lost to develop with proximity to I-95, Hwy 17, and Hwy 21. If acquired the property will become a new state forest that will be protected and managed by the agency for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of the land.

Characteristics: The property is located in Hampton, Jasper, and Beaufort County near the town of Yemassee. This property is two contiguous tracts adjacent to the new Coosawhatchie HP WMA and other private owned protected land that extends down into the ACE Basin.

Financial Impact: The property is being offered by Chilton Timber & Land Company in two potential transactions for the total proposed purchase price of \$20,000,000. Transaction #1 would be for Open Space Institute Land Trust, LLC to purchase 1,687 acres from Chilton Timber & Land Company for \$12,000,000, and then donate 1,687 acres to the Forestry Commission. Transaction #2 would be for either Chilton Timber & Land Company, or Open Space Institute Land Trust, LLC to offer 1,193 acres to the Forestry Commission for the proposed purchase price of \$8,000,000. The due diligence activities will be funded from Other, Timber Sales Revenue Funds (uncommitted balance \$7.54 million at May 28, 2025). Revenue to this fund is generated from all timber sales and all pine straw sales from all five state forests. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$8,050,000 (internal). The Final Land Acquisition will be funded from SC Office of Resilience EPA Climate Pollution Grant Funds. The budget

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amount requested exceeds \$30,000 and the additional amount will be used to procure Phase I activities that are anticipated to exceed that amount.

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

(yy) Project: JBRC 56: Department of Natural Resources
P24.6129: Marlboro – Lake Paul Wallace Dam Repair

Request: Establish Phase I Pre-Design Budget to repair and rebuild the dam in Bennettsville.

Included in CPIP: Yes – 2024 CPIP Priority 1 of 62 in FY25 (estimated at \$12,533,000)

Source of Funds	Original Budget Amount	Cumulative Changes		Adjustmen t Requested	Total Budget After Current Adjustment
		Since Original Budget	Current Budget		
Other, Water Recreation Resource				1,000,000	1,000,000
All Sources				<u>1,000,000</u>	<u>1,000,000</u>

Summary of Work: The project will completely redesign and rehabilitate the dam to comply with the current SC Dams and Reservoirs Safety Act standards. This will be an extensive design that will enable the dam to safely pass the Probable Maximum Flood event without failing. This will include improvements to the earthen dam embankment for seismic design criteria, new spillway structure with larger conveyance capacity, improvements to the separation dike, and downstream clearing.

Rationale: On May 6, 2024, the dam suffered internal erosion that caused a partial failure of the dam. Residents in the downstream communities of Shady Rest and Richardson Park were evacuated from their homes as a result of flooding from the dam failure. This dam is classified as a High Hazard Dam by the SC Department of Environmental Services (SCDES).

Facility Characteristics: The Lake Paul Wallace dam was constructed in 1959 (66 years old) and

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has been an asset to the City of Bennettsville and is adjacent to Marlboro County residents. Prior to the dam failure the City of Bennettsville used the upper end of Lake Wallace as a potable water supply source for the City's water system.

Financial Impact: This phase of the project will be funded from Other, Water Recreation Resource Funds (uncommitted balance \$3.19 million at May 30, 2025). Revenue to this fund is one percent of the proceeds from thirteen cents of the gasoline user fee. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$26,000,000 (internal). Phase II will be funded from FY26 Appropriated State (nonrecurring) Funds. The Phase I amount requested is 3.84% of the estimated cost to complete the project and the additional amount will be used to cover surveys, geotechnical explorations, ground penetrating radar and hydrologic and hydraulic analyses.

(zz) Project: JBRC Item 57: Department of Natural Resources
P24.6131: Lexington – Hatchery System Feed Storage Building
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase I Pre-Design Budget to construct a new feed storage facility.

Included in CPIP: Yes – 2024 CPIP Priority 6 of 62 in FY25 (estimated at \$550,000)

Source of Funds	Original Budget Amount	Cumulative Changes		Adjustmen t Requested	Total Budget After Current Adjustment
		Since Original Budget	Current Budget		
FY24 Appropriated State, Proviso 118.19 (B)(37)(a), (Fish Hatcheries Deferred Maintenance and Repairs)				7,501	7,501

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All Sources	<u>7,501</u>	<u>7,501</u>
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Summary of Work: The project will construct a new facility to serve the feed storage needs of the Fish Hatchery Program. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

Rationale: According to the agency, freight costs on less-than-truckload shipments of fish feed have increased in recent years, straining operating budgets. Purchasing feed in bulk is not feasible, since dietary needs differ across fish species and sizes; feed spoils quickly without appropriate climate control; and storage space at each of the six (6) freshwater hatcheries is limited.

Facility Characteristics: The new feed storage facility will be approximately 2,500 square feet. The storage building will be used to store feed purchased in bulk and distributed to individual hatcheries. Approximately 35 staff members will utilize the facility at various times.

Financial Impact: The project will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$10.83 million at May 30, 2025). The project is expected to result in an increase of \$5,200 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$500,050 (internal) funded from Appropriated State (nonrecurring) Funds.

(aaa) Project: JBRC Item 58: Department of Natural Resources
P24.6104: Charleston – CCEHBR Building Demolition
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Increase Phase II Full Construction Budget to demolish the former Center for Coastal Health & Bio-molecular Research (CCEHBR) building in Charleston.

Included in CPIP: Yes – 2024 CPIP Priority 11 of 62 in FY25 (estimated at \$1,452,000)
Phase II Approval: April 2024 (estimated at \$945,000) (Admin)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated	945,000		945,000	507,040	1,452,040

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State, Proviso
118.19 (B)(44)(g),
(Infrastructure
Needs)

All Sources	<u>945,000</u>	<u>945,000</u>	<u>507,040</u>	<u>1,452,040</u>
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Summary of Work: The project will demolish the building.

Rationale: The need for this increase is mainly attributed to higher than anticipated demolition and hazardous materials abatement costs. In 2021 NOAA-NMFS ended their lease and moved out of the building. It has remained unoccupied since that time. In 2013, the agency conducted a feasibility study to provide an overall facility condition assessment from an architectural, mechanical, and electrical standpoint. The study determined that the building has outlived its useful life and is inefficient.

Facility Characteristics: The Center for Coastal Health & Bio-molecular Research building is 49,000 square feet and was constructed in 1977 (48 years old). It was originally leased to National Oceanic and Atmospheric Administration's (NOAA) National Marine Fisheries Service (NMFS) to conduct integrated environmental research and develop tools to measure coastal ecosystems health.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) (Funds) (uncommitted balance \$7.41 million at May 29, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,452,040 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected October 2025 and completion of construction in May 2026.

(bbb)Project: JBRC Item 61: Department of Parks, Recreation, and Tourism
P28.9868: Blackstock Plantation Construction Donation

Request: Establish Phase I Pre-Design Budget to clear approximately 7 acres at Musgrove Mill State Park.

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

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, American Battlefield Trust (Construction Related Gift)				20,081	20,081
All Sources				<u>20,081</u>	<u>20,081</u>

Summary of Work: The project will clear approximately 7 acres turning it into a meadow to develop an addition to Musgrove Mill State Park. It will provide trails, facilities, roads and landscape.

Rationale: Clearing of this property will provide additional space at the park to develop additional educational opportunities to visitors at a new location.

Facility Characteristics: Musgrove Mill State Park is located in Clinton South Carolina. It receives approximately 45,000 park visitors each year.

Financial Impact: The project will be funded from Other, American Battlefield Trust Funds (construction related gift up to \$1.34 million at May 15, 2025). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,338,772 (internal) funded from American Battlefield Trust Funds.

(ccc) Project: JBRC Item 62: Department of Parks, Recreation, and Tourism
P28.9856: Lake Warren Park Improvements
(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Revise Scope and Establish Phase II Full Construction Budget to construct a full-service campground at the state park.

Included in CPIP: Yes – 2024 CPIP Priority 10 of 11 in FY29 (estimated at \$1,000,000)
Phase I Approval: October 2024 (estimated at \$1,000,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since	Current	Adjustment Requested	Total Budget After Current
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	Amount	Original Budget	Budget	Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(93)(vvvvv), (Lake Warren State Park)	15,000		15,000	985,000
All Sources	<u>15,000</u>		<u>15,000</u>	<u>985,000</u>

Summary of Work: The project was established to build a full-service campground and two camper cabins. The work included an estimated 10 to 15 full-service campsites, roads, sites, and a bathhouse. Wiring for power distribution, water distribution, sewer, and a comfort station were also included. The bathhouse will be a 450-square foot prefabricated building. The revised scope will reduce the number of full-service campsites from 10 to 15, down to 4 and remove the two camper cabins.

Rationale: The scope is being revised due to increased costs. Creating these amenities can extend recreational experiences into the evening hours, allowing overnight guests to enjoy peaceful nights by the water. The facilities from an economic impact standpoint will also bring tourists into the area, generate revenue, and support local businesses.

Facility Characteristics: The park encompasses +/- 440 acres located 4 miles southwest of the town of Hampton. The park's main attraction is Lake Warren itself, which is locally popular for fishing, boating, and birdwatching. An additional smaller pond, a playground, picnic shelters and community building are also located within the park. The project is expected to provide accommodations for an estimated 42,000 park visitors annually.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) (Funds) (uncommitted balance is \$985K at May 13, 2025). The project is expected to result in an increase of \$10,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$1,000,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in October 2025 and completion of construction in March 2027.

(ddd)Project: JBRC Item 63: Department of Parks, Recreation & Tourism
P28.9859: Edisto Beach State Park Bank Stabilization

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(Note that Act 214 of 2024 amended the provisions of Chapter 47 of Title 2 and this project is one not subject to Authority approval prior to Act 214.)

Request: Establish Phase II Full Construction Budget to stabilize an area of increasing concern.

Included in CPIP: Yes – 2024 CPIP Priority 4 of 11 in FY29 (estimated at \$550,000)
Phase I Approval: October 2024 (estimated at \$550,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY19 Capital Reserve (8), (State Park Maintenance Needs) (transfer from P28-9774)				42,876	42,876
Federal, SCDES Grant				300,401	300,401
Other, Park Revenue	8,250		8,250	175,901	184,151
All Sources	<u>8,250</u>		<u>8,250</u>	<u>519,178</u>	<u>527,428</u>

Summary of Work: The project will stabilize approximately 250 linear feet of bank using a combination of Best Management Practices recommended by SC Department of Environmental Services, Clemson Extension, and SC Department of Natural Resources. The bank will be regraded and reshaped, the toe will be reinforced with natural materials, and salt-tolerant native vegetation will be used to plant the bank.

Rationale: The intention of this project is to protect the property by preventing the continued loss of land assets from erosion into Scott's Creek. It is estimated that approximately 250 ft of real estate has been lost into Scott's Creek annually at this site since 2007 (approximately 4,000 ft total loss). Additionally, the added sediment introduced into Scott's Creek from this erosion site adds to previously documented turbidity impairment concerns within the Edisto Island Watershed. This site is also known to have

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significant archaeological resources that are potentially being lost into the creek due to the continued erosion. Stabilizing the bank will prevent these resources from being lost into the creek.

Facility Characteristics: The 250 linear feet of bank are near a park staff residence, where the bank is eroding along Scott's Creek. Only the Park Manager and his family have regular access to this exact location.

Financial Impact: The project will be funded from FY19 Capital Reserve (uncommitted balance \$43K at May 30, 2025), Federal, South Carolina Department of Environmental Services Grant (uncommitted balance \$301K at May 30, 2025), and Other, Park Revenue Funds (uncommitted balance \$15.51 million at May 30, 2025). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$527,428 funded from Capital Reserve, SCDES Grant, and Park Revenue Funds. Contract execution is expected in May 2026 and completion of construction in May 2029.

(eee) Project: JBRC Item 64: Department of Parks, Recreation & Tourism
P28.9869: Property Acquisition – Caesars Headwaters

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 26.2 acres in Greenville County.

Included in CPIP: Yes – 2024 CPIP Priority 28 of 37 in FY25 (estimated at \$20,000)

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

Rationale: This tract represents a rare and strategic conservation opportunity. By preserving the headwaters of the Middle Saluda River, this acquisition will safeguard critical riparian buffers, reduce sedimentation, and enhance downstream water quality throughout the watershed. The tract serves as a

vital ecological corridor between protected lands in South Carolina and adjacent conservation areas in North Carolina, supporting wildlife movement and biodiversity. The property's proximity to Caesars Head State Park enhances opportunities for passive recreation, scenic preservation, and public enjoyment of the Blue Ridge Escarpment's natural beauty. Protecting intact forested headwaters contributes to regional climate resilience by maintaining natural hydrology, sequestering carbon, and mitigating the impacts of extreme weather events.

Characteristics: The property lies just south of the North Carolina border and contains the headwaters of the Middle Saluda River. The tract includes an 86-year-old residential structure and is adjacent to Caesars Head State Park.

Financial Impact: The property is offered by Thomas Sak to Naturaland Trust for the proposed purchase price of \$1,100,000 million. Naturaland Trust is offering the Department of Parks, Recreation & Tourism the property, for an undetermined purchase price less than \$1,100,000. The due diligence activities will be funded from Other, Park Revenue Funds (uncommitted balance \$15.51 million at May 30, 2025). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,020,000 (internal). The fund source for the Final Land Acquisition request has not yet been determined.

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

(fff) Project: JBRC Item 65: Department of Labor, Licensing and Regulation
R36.9518: Replace and Install 6 Emergency Generators

Request: Establish Phase I Pre-Design Budget to replace and install new emergency power generators.

Included in CPIP: Yes – 2024 CPIP Priority 2 of 3 in FY25 (estimated at \$850,000)

	Original	Cumulative Changes	Adjustment	Total Budget
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Source of Funds	Budget Amount	Since Original Budget	Current Budget	Requested	After Current Adjustment
Other, Revenue				17,223	17,223
All Sources				<u>17,223</u>	<u>17,223</u>

Summary of Work: The project will replace and install up to 6 emergency power generators throughout the SC State Fire Academy campus. The building locations for placement of the emergency generators include Building 2 (Fire Marshal Administration), which replaces an existing non-repairable emergency generator, and installing new generators at Building 3 (Fire Academy Administration), Building 5 (Denny Auditorium), Building 6 (Cafeteria), Building 8 (Fire Station), and Building 9 (Student Processing/Maintenance Shop). The work will include emergency generators and automatic transfer switches.

Rationale: The intent of the generator installation project is to ensure continuity of services from State Fire during emergency events, such as natural disasters, that routinely interrupts the campus power supply. This was an issue identified in the agency's Business Continuity Preparedness Plan for relocation of essential LLR services and the use of the State Fire Campus as a command-and-control center during such events. State Fire must be able to stand up essential services, personnel, and house other state and federal agencies such as FEMA Search and Rescue Teams, during a disaster. Uninterrupted power supply is an essential element to enhance response capabilities and keep the campus operating regardless of the circumstances.

Facility Characteristics: The SC State Fire Academy is a 208-acre campus located in Columbia. The campus houses the agency's Division of Fire and Life Safety (State Fire) and is utilized by approximately 10,000 students, staff, and visitors annually.

Financial Impact: The project will be funded from Other, Revenue Funds (uncommitted balance \$20.5 million at May 31, 2025). Revenue to this fund is generated from tax collected on fire insurers. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,148,228 (internal) funded from Revenue Funds.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved permanent improvement project establishment requests and budget revisions as

requested by the Department of Administration, Executive Budget Office. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

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

Department of Administration, Executive Budget Office: Department of Natural Resources – Aiken - Aiken Gopher Tortoise HP Land Acquisition (Korn Tract) (Regular Session Item #4)

The Authority was asked to approve the following permanent improvement project establishment request and budget revision as requested by the Department of Administration, Executive Budget Office as noted herein. JBRC reviewed and recommended approval.

Project: JBRC Item 59: Department of Natural Resources
P24.6094: Aiken - Aiken Gopher Tortoise HP Land Acquisition (Korn Tract)
Request: Establish Final Land Acquisition to purchase +/- 302.32 acres in Aiken County.
Included in CPIP: Yes – 2024 CPIP Priority 10 of 34 in FY26 (estimated at \$20,000)
Phase I Approval: October 2024 (estimated at \$1,020,000) (SFAA)

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

Rationale: Acquisition of the property will increase the size of the preserve by approximately 19% and give DNR ownership of both sides of the creek and the floodplain. If acquired, the property will be open to the public for outdoor recreational activities.

Characteristics: The property contains habitat for gopher tortoises and has known element of occurrence records for the state threatened spotted turtle. This property has not had a botanical survey yet, but it is anticipated that the 11 rare plants that are found on the adjoining preserve are likely on this property

as well.

Financial Impact: The property is offered by Aiken Land Conservancy for \$1,000,000. The acquisition will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$36.29 million at April 30, 2025). The project is expected to result in an increase of \$10,000 (year 1), and \$5,000 (years 2 thru 3), in annual operating expenditures. An appraisal was completed in March 2025 and valued the property at \$1,160,000. A Phase I Environmental Site Assessment was completed in April 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a nonprofit entity.

Full Project Estimate: \$1,020,000 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.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the Permanent Improvement Project for the Aiken Gopher Tortoise HP Land Acquisition (Korn Tract); and as requested by DNR approve total project expenditure of \$1,020,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6094, as requested by the Department of Natural Resources (DNR), through the Department of Administration, Executive Budget Office.

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

Department of Administration, Facilities Management and Property Services: Easement (Regular Session Item #5)

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

- (a) County Location: Horry
From: Coastal Carolina University (CCU) (#1231)
To: South Carolina Public Service Authority (Santee Cooper)
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant 0.11± acre non-exclusive easement for the installation, operation, and maintenance of electric lines and poles and other accessory apparatus and equipment on property of Coastal Carolina University (PIN: 382-00-00-0039). The easement is necessary to provide electric power to CCU's new Indoor Practice Facility. The term of the easement will be fifty (50) years. As the easement is being sought by CCU to benefit CCU's athletic programs, it does not materially impair the utility of the property or damage it, and CCU has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the referenced easement, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 5.

Department of Administration, Facilities Management and Property Services: SC Department of Environmental Services Lease of 1323 Celebration Blvd, Building A, Florence, SC (Regular Session #6)

SC Department of Environmental Services (Agency) requested approval to lease twelve thousand three hundred thirty-four (12,334) square feet of office and lab space in Florence from SWL Investments, LLC (Landlord). This will be a new commercial location for the Agency. The Agency is currently co-located with the Department of Public Health in a state-owned facility at 145 E. Cheves Street, which is experiencing significant infrastructure challenges. Once the Agency relocates it is anticipated that the current State space will be presented for surplus and sale.

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, with this location being the lowest offer.

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The requested lease term is ten (10) years and is expected to commence on or about October 1, 2025.

The rent for the first year of the term will be \$280,598.50 or \$22.75 per square foot which is for all costs including but not limited to taxes, insurance and operating expenses. The rental rate shall escalate 3% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF (Rounded)</u>
YEAR 1	10/1/2025 – 9/30/2026	\$ 23,383.21	\$ 280,598.50	\$22.75
YEAR 2	10/1/2026 – 9/30/2027	\$ 24,084.70	\$ 289,016.46	\$23.43
YEAR 3	10/1/2027 – 9/30/2028	\$ 24,807.25	\$ 297,686.95	\$24.14
YEAR 4	10/1/2028 – 9/30/2029	\$ 25,551.46	\$ 306,617.56	\$24.86

YEAR 5	10/1/2029 – 9/30/2030	\$ 26,318.01	\$ 315,816.08	\$25.61
YEAR 6	10/1/2030 – 9/30/2031	\$ 27,107.55	\$ 325,290.57	\$26.37
YEAR 7	10/1/2031 – 9/30/2032	\$ 27,920.77	\$ 335,049.28	\$27.16
YEAR 8	10/1/2032 – 9/30/2033	\$ 28,758.40	\$ 345,100.76	\$27.98
YEAR 9	10/1/2033 – 9/30/2034	\$ 29,621.15	\$ 355,453.78	\$28.82

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YEAR				
10	10/1/3034 – 9/30/2035	\$ 30,509.78	\$ 366,117.40	\$29.68

The total rent to be paid over the term is \$3,216,747.34.

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

Location	Annual Rate per SF
130 Dunbarton, Florence	\$32.00*
310 S. Dargan Street, Florence	\$26.74+
2498 2 nd Loop Road, Florence	\$24.29*

*Proposal received

+ Proposal in response to recent solicitation for another agency.

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 181 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 18, 2025. Lease payments will be funded through State Appropriations.

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

The Joint Bond Review Committee reviewed and recommended approval of the lease at their meeting on August 19, 2025.

Upon a motion made by Representative Bannister, seconded by Senator Peeler, the Authority approved the proposed ten-year lease for the Department of Environmental Services of twelve thousand three hundred thirty-four (12,334) square feet of office space at 1323 Celebration Blvd., Building A in Florence from SWL Investments, LLC.

Information relating to this matter has been retained in these files and is identified as Exhibit 6.

Department of Administration, Facilities Management and Property Services: Department of Public Health Lease of 310 S. Dargan Street, Florence (Regular Session #7)

The Department of Public Health (Agency) requested approval to lease thirty-thousand five hundred forty-eight (30,548) square feet of space for a health clinic and administrative office

in Florence from Asset Holdings Trust, LLC. This will be a new commercial location for the Agency. The Agency is currently co-located with the Department of Environmental Services in a state-owned facility at 145 E. Cheves Street, which is experiencing significant infrastructure challenges. Once the Agency relocates it is anticipated that the current state space will be presented for surplus and sale.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. One offer was received in response to the solicitation.

The requested lease term is ten (10) years and is expected to commence upon completion of building upfits.

The rent for the first year of the term will be \$816,854 or \$26.74 per square foot (rounded) which includes taxes and insurance and operating costs, other than utilities which will be separately metered and paid directly to the utility providers by Agency. In addition, the Agency will maintain and fuel the back-up generator which will support their operations. The rental rate shall escalate by 3% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	\$68,071.13	\$816,853.52	\$26.74
YEAR 2	\$70,113.26	\$841,359.13	\$27.54
YEAR 3	\$72,216.66	\$866,599.90	\$28.37
YEAR 4	\$74,383.16	\$892,597.90	\$29.22
YEAR 5	\$76,614.65	\$919,375.83	\$30.10
YEAR 6	\$78,913.09	\$946,957.11	\$31.00

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YEAR 7	\$81,280.49	\$975,365.82	\$31.93
YEAR 8	\$83,718.90	\$1,004,626.80	\$32.89
YEAR 9	\$86,230.47	\$1,034,765.60	\$33.87
YEAR 10	\$88,817.38	\$1,065,808.57	\$34.89

The total rent to be paid over the term is \$9,364,310.

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

Location	Annual Rate per SF
200 Dozier, Florence	21.08*+
130 Dunbarton, Florence	32.00+
1323 Celebration Blvd Building A, Florence	22.75+

**Rate does not include utilities, property expenses or building services, which would be an additional tenant responsibility. Rate subject to base rent escalations.*

+Proposal in response to recent solicitation for another agency.

The Agency will have full access to and free use of surface parking surrounding the Building. The lease meets the State space standards with an approximate density of 173 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 18, 2025. Lease payments will be funded through State Appropriations.

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

The Joint Bond Review Committee reviewed and recommended approval of the lease at their meeting on August 19, 2025.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the proposed ten-year lease for the Department of Public Health of thirty-thousand five hundred forty-eight (30,548) square feet of space for a health clinic and administrative office at 310 S. Dargan Street in Florence from Asset Holdings Trust, LLC.

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

Department of Administration, Facilities Management and Property Services: SC Department of Social Services Lease of 1323 Celebration Blvd, Building B, Florence, SC (Regular Session #8)

SC Department of Social Services (Agency) requested approval to lease twenty-seven thousand nine hundred twenty-nine (27,929) square feet of space in Florence for office space to support Agency program areas and support staff including Child Care Licensing, Child Support, Foster Care, Adoptions and Regional Support Services from SWL Investments, LLC (Landlord). This lease will allow for the consolidation of all six regional programs into one location allowing for a unified regional Pee Dee office minimizing resource duplication, enhancing communication and allowing for improved public accessibility.

The current lease agreements total 30,052 square feet at an annual lease cost of \$429,946 and shall expire on October 31, 2025. The Agency has leased space at E. Evans Street since 2002 and Jody Road since 1995.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms resulting in a total of five (5) proposals. The selected location was determined by the Agency to be the best option due to square footage for consolidation, location, overall property condition and Landlord's ability to deliver in move in condition and was the least expensive option available that would allow for space consolidation.

The requested lease term is ten (10) years and is expected to commence on or about November 1, 2025.

The rent for the first year of the term will be \$586,509 or \$21.00 per square foot for all costs including but not limited to taxes, insurance and operating expenses. The rental rate shall escalate by 3% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

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<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF (Rounded)</u>
YEAR 1	11/1/2025 – 10/31/2026	\$ 48,875.75	\$ 586,509.00	\$21.00
YEAR 2	11/1/2026 – 10/31/2027	\$ 50,342.02	\$ 604,104.27	\$21.63
YEAR 3	11/1/2027 – 10/31/2028	\$ 51,852.28	\$ 622,227.40	\$22.28
YEAR 4	11/1/2028 – 10/31/2029	\$ 53,407.85	\$ 640,894.22	\$22.95
YEAR 5	11/1/2029 – 10/31/2030	\$ 55,010.09	\$ 660,121.05	\$23.64
YEAR 6	11/1/2030 – 10/31/2031	\$ 56,660.39	\$ 679,924.68	\$24.34
YEAR 7	11/1/2031 – 10/31/2032	\$ 58,360.20	\$ 700,322.42	\$25.08
YEAR 8	11/1/2032 – 10/31/2033	\$ 60,111.01	\$ 721,332.09	\$25.83
YEAR 9	11/1/2033 – 10/31/2034	\$ 61,914.34	\$ 742,972.05	\$26.60
YEAR 10	11/1/3034 – 10/31/2035	\$ 63,771.77	\$ 765,261.22	\$27.40

The total rent to be paid over the term is \$6,723,668 (rounded).

The following chart reflects proposals received in response to the solicitation.

Location	Annual Rate per SF
200 Dozier Blvd, Florence	\$21.08*+
1323 Celebration Blvd, Building A Florence	\$17.25 +
2120 Jody Rd, Florence	\$14.37 *+
181 E Evans St, Florence	\$16.54*+

+ Rate does not include renovations needed to accommodate agency space need

* Space was inadequate to allow for consolidation

The lease has adequate parking on the premises. The lease meets the State space standards with a density of less than 147 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 28, 2025. Lease payments will be funded through State Appropriations and Federal Funding.

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

The Joint Bond Review Committee reviewed and recommended approval of the lease at their meeting on August 19, 2025.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority approved the proposed ten-year lease for the Department of Social Services of twenty-seven thousand nine hundred twenty-nine (27,929) square feet of office, classroom and lab space at 1323 Celebration Blvd., Building B in Florence from SWL Investments, LLC.

Information relating to this matter has been retained in these files and is identified as Exhibit 8.

Department of Administration, Facilities Management and Property Services: SC Vocational Rehabilitation Lease of 301 N. Main Street, Greenville (Regular Session #9)

SC Vocational Rehabilitation Department (Agency) requested approval to lease thirty-five thousand one hundred forty-three (35,143) square feet of space in Greenville from Coffee Investments, LLC, as Agent for CAPA Real Estate, LLC / College Street Partners, LLC / Cypress Cove Holdings, LLC / Mixon Holdings, LLC / and RJR Investors, LLC, for office space to support the Disability Determination Division including disability application, quality assurance and hearings. The Agency has leased 30,538 square feet at this location since 2009 with a current rate of \$22.17 per square foot (rounded) resulting in a current annual lease cost of \$677,027. The current lease is set to expire on December 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration conducted a solicitation for commercial space for various lease terms and the current location was the only proposal received.

The requested lease term is ten (10) years and is expected to commence on January 1, 2026.

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The rent for the first year of the term will be \$667,717 or \$19.00 per square foot which includes taxes, insurance and operating expenses. The rental rate shall escalate by 2.5% annually over the term beginning in year 2. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF (Rounded)</u>
YEAR 1	1/1/2026 – 12/31/2026	\$55,643.08	\$667,717.00	\$19.00
YEAR 2	1/1/2027 – 12/31/2027	\$57,034.16	\$684,409.93	\$19.48
YEAR 3	1/1/2028 – 12/31/2028	\$58,460.01	\$701,520.17	\$19.96
YEAR 4	1/1/2029 – 12/31/2029	\$59,921.51	\$719,058.18	\$20.46

YEAR 5	1/1/2030 – 12/31/2030	\$61,419.55	\$737,034.63	\$20.97
YEAR 6	1/1/2031 – 12/31/2031	\$62,955.04	\$755,460.50	\$21.50
YEAR 7	1/1/2032 – 12/31/2032	\$64,528.92	\$774,347.01	\$22.03
YEAR 8	1/1/2033 – 12/31/2033	\$66,142.14	\$793,705.69	\$22.59
YEAR 9	1/1/2034 – 12/31/2034	\$67,975.69	\$813,548.33	\$21.15
YEAR 10	1/1/2035 – 12/31/2035	\$69,490.59	\$833,887.04	\$23.73

The total rent to be paid over the term is \$7,480,688 (rounded).

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

Location	Annual Rate per SF
215 Innovation Drive, Greenville	\$19.20*
225 S. Pleasantburg Drive, Suite C-12 Greenville	\$24.62
714 N. Pleasantburg Drive, Greenville	\$19.59

**Rate does not include operating expenses*

The lease provides 18 parking spaces at no additional cost within the adjacent parking garage. The lease meets the State space standards with a density of approximately 198 SF per person.

Agency has adequate funds for the lease according to a Budget Approval Form approved by the Capital Budgeting Office on July 22, 2025. Lease payments will be funded through Federal funding.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority approved the proposed ten-year lease for Vocational Rehabilitation Department of thirty-five thousand one hundred forty-three (35,143) square feet of office space at 301 N. Main Street in Greenville from Coffee Investments, LLC.

Information relating to this matter has been retained in these files and is identified as Exhibit 9.

Department of Administration, Facilities Management and Property Services: South Carolina Office of the Adjutant General Lease Out of a portion of 276 Munn Road Ft. Mill (Regular Session Item #10)

The Office of the Adjutant General (Agency) requested approval to lease out approximately .0023 acres of land with ingress and egress located at 276 Munn Road, Fort Mill, SC to American Towers LLC for operation and maintenance of a telecommunications facility to include a tower along with communication structures to house equipment, supporting cables, fencing and equipment incidental to the operation of a telecommunications tower (collectively, the “telecommunications facility”) on the site. The parties, or their predecessors-in-interest have operated a cell tower in this location since 1994.

The initial term of the lease will be for a period of five years commencing July 1, 2025 and will automatically renew for four successive terms of five years each as long as the Lessee is not in

breach unless either party provides the other party with notice at least 180 days prior to the end of the then existing term that it does not want to renew.

The annual rent, determined after negotiations and the involvement of a consulting agency hired by Agency, requires an upfront lump sum payment of Thirty Thousand Dollars and monthly rent based on an annual base rent in the amount of at least Twenty-Six thousand two Hundred Sixty-Five Dollars (\$26,265.00) per year (“Base Rent”). The Base Rent will escalate 3% annually. In the event that revenue received by Lessee (by subleasing space on the tower) exceeds \$52,530 per year (escalating 3% annually), Lessee shall share 50% of that revenue with Agency (“Revenue Share”). The Revenue Share may be reduced under certain conditions such as where Lessee is reimbursed by sublessees for tower improvements, costs, maintenance and so forth. In addition to Base Rent or the Revenue Share, whichever is greater, Lessee will reimburse Agency for costs incurred for review, supervision and implementation of requests by Lessee.

The minimum total rent, including the upfront lump sum payment, to be paid over the term if all extensions are exercised is \$986,702.

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

The Joint Bond Review Committee reviewed and recommended approval of the lease at their meeting on August 19, 2025.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved the proposed five-year lease-out and up to four additional five-year extensions for .0023 acres of land with ingress and egress located at 276 Munn Road, Fort Mill, SC to American Towers LLC.

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

***Department of Administration, Facilities Management and Property Services:
Real Property Conveyance and Ground Lease – Greenville Technical College Sale of Building
120 to Greenville Tech Charter High School (Regular Session Item #11)***

Greenville Technical College’s Barton Campus is located at 506 S. Pleasantburg Drive and serves as the College’s main campus. Greenville Tech Charter High School (“GTCHS”), a middle college established in partnership with Greenville Technical College, has operated on the

College's campus since 1999 and plays an integral role in the campus community. GTCHS currently leases space in Building 120, the Allied Health Building, and the remainder of the building is vacant. GTCHS now desires to purchase Building 120 and to, concurrent with the purchase, enter into a 50-year ground lease with the College for \$1.00 per year.

Building 120 was constructed in 1969 and is no longer suitable for the College's instructional needs. Due to the building's age and condition, operational expenses are high. Annual utility, maintenance, and repair costs exceed \$258,000. The building's mechanical systems have surpassed their expected lifespan resulting in excessive energy consumption and maintenance demands. The building requires significant upgrades; however, making the renovations is cost prohibitive for the College. Renovating the building to improve operational efficiency would require addressing mechanical and structural issues.

While Building 120 no longer meets the College's needs, it presents a viable opportunity for the expansion of GTCHS to accommodate its growth. GTCHS has the funding and interest to renovate the facility at a cost significantly lower than constructing a new building. The building, appraised at \$1.835 million, is centrally located on campus and cannot be sold to unrelated third parties. Demolishing the building would cost an estimated \$1.5 million.

Transferring ownership of Building 120 to GTCHS would benefit both institutions. It would relieve the College of substantial demolition and maintenance costs while provide GTCHS with an affordable solution to expand its classroom space. The renovated facility would be available for the College to teach classes with dual-enrollment students, thereby maintaining its educational connection to the College. The long-term investment by GTCHS, with an estimated total cost of \$2.1M, indicates GTCHS's long-term commitment to remaining on the Barton campus and growing the dual enrollment partnership with the College.

The College requested approval to sell Building 120 at its Barton Campus to the Greenville Tech Charter High School ("GTCHS") for \$10,000 and enter into a ground lease wherein the College will lease out the land beneath the building to GTCHS for \$1.00 per year for 50 years. Greenville Technical College will retain the proceeds from the sale in accordance with Proviso 93.8 of the 2025 General Appropriations Act and SC Code of Laws §59-53-53.

The proposed building sale was approved by the Greenville Technical College Board on June 18, 2025, the State Board for Technical and Comprehensive Education on July 29, 2025,

and the Joint Bond Review Committee reviewed and recommended approval on August 19, 2025.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority approved Greenville Technical College's request to sell Building 120 to the Greenville Tech Charter High School for \$10,000 and lease the related real property to Greenville Tech Charter High School for 50 years at \$1.00 per year, as requested by Greenville Technical College, through the Department of Administration, Facilities Management and Property Services.

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

Division of Procurement Services: Procurement Audit and Certification of South Carolina Department of Commerce (Regular Session Item #12)

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. Codes §§ 11-35-1210 (1), 1560, and 1570, and Regulation 19-445.2000C (1). The Code authorizes the Authority to authorize additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On May 14, 2019, the Authority delegated procurement authority to South Carolina Department of Commerce (Commerce) as follows:

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

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

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

DPS found Commerce's system of internal controls over procurement and purchasing card procedures were not adequate to ensure compliance with the Procurement Code and State P-Card Policy as described in the audit report and made recommendations for improvement. Based on the findings and recommendations, DPS will conduct a follow up audit in one year. With the implementation of the recommended corrective action, Commerce's system of

internal controls over procurement will be adequate to ensure compliance with the Procurement Code as described in the audit report.

Per S.C. Code Ann. §11-35-1210, South Carolina Department of Commerce requested that the Authority reauthorize it to make direct procurements at the current certification for Supplies & Services and Information Technology.

Upon a motion by Mr. Gaines, seconded by Representative Bannister, the Authority reauthorized South Carolina Department of Commerce to make direct procurements at the following limits for three years from date of approval:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services ¹	100,000 per commitment*
Information Technology ²	100,000 per commitment*
* Total potential purchase commitment whether single year or multi-term contracts are used	

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

Division of Procurement Services: Procurement Audit and Certification of South Carolina Department of Education (Regular Session Item #13)

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. Codes §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C (1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On October 15, 2019, the Authority delegated procurement authority to South Carolina Department of Education (Agency) as follows:

	<u>Certification \$ Limits</u>
Supplies and Services	150,000 per commitment*
School Bus Supplies & Maintenance	400,000 per commitment*
Information Technology	100,000 per commitment*

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

1 Supplies and Services includes non-IT consulting services.

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

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

We found the Agency's system of internal controls over procurement was adequate to ensure compliance with the Procurement Code, with minor exceptions as described in the audit report. The Agency has either implemented or initiated implementation of the recommended improvements.

Per S.C. Code Ann. § 11-35-1210, South Carolina Department of Education requested that the Authority reauthorize it to make direct procurements for Supplies & Services, School Bus Supplies & Maintenance, and Information Technology.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority authorized South Carolina Department of Education to make direct procurements at the following limits for three years from date of approval:

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services ³	150,000 per commitment*
School Bus Supplies & Maintenance	400,000 per commitment*
Information Technology ⁴	100,000 per commitment*

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

Information relating to this matter has been retained in these files and is identified as Exhibit 13.

Division of Procurement Services: Procurement Audit and Certification of Horry Georgetown Technical College (Regular Session Item #14)

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. Codes §§ 11-35-1210(1), 1560, and

³ Supplies and Services includes non-IT consulting services.

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

1570, and Regulation 19-445.2000C (1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On May 14, 2019, the Authority delegated procurement authority to Horry Georgetown Technical College (College) as follows:

	<u>Certification \$ Limits</u>
Supplies and Services	250,000 per commitment*
Information Technology	150,000 per commitment*
Construction Contract Award	150,000 per commitment*
Construction Contract Change Order	25,000 per change order
Architect/Engineer Contract Amendment	10,000 per amendment

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

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

DPS found the College's system of internal controls over procurement was adequate to ensure compliance with the Procurement Code, with minor exceptions as described in the audit report. The College has either implemented or initiated implementation of the recommended improvements.

Per S.C. Code Ann. § 11-35-1210, Horry Georgetown Technical College requested that the Authority reauthorize it to make direct procurements and increase the certification limits for Supplies & Services, Information Technology, Construction Contract Awards, Construction Contract Change Orders, and Architect/Engineer Contract Amendments.

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

	<u>Certification \$ Limits</u>
Supplies and Services ⁵	400,000 per commitment*
Information Technology ⁶	300,000 per commitment*
Construction Contract Award	300,000 per commitment*
Construction Contract Change Order	75,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

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

Information relating to this matter has been retained in these files and is identified as Exhibit 14.

Division of Procurement Services: Procurement Audit and Certification of Trident Technical College (Regular Session Item #15)

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. Codes §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C (1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On May 14, 2019, the Authority delegated procurement authority to Trident Technical College (College) as follows:

	<u>Certification \$ Limits</u>
Supplies and Services	750,000 per commitment*
Information Technology	350,000 per commitment*
Construction Contract Award	100,000 per commitment*
Construction Contract Change Order	100,000 per change order
Architect/Engineer Contract Amendment	50,000 per amendment

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

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

⁵ Supplies and Services includes non-IT consulting services.

⁶ Information Technology includes consultant assistance for any aspect of information technology, systems, and networks.

DPS found the College's system of internal controls over procurement was adequate to ensure compliance with the Procurement Code, with minor exceptions as described in the audit report. The College has either implemented or initiated implementation of the recommended improvements.

Per S.C. Code Ann. § 11-35-1210, Trident Technical College requested that the Authority reauthorize it to make direct procurements and increase the certification limits for Supplies & Services, Information Technology, Construction Contract Awards, Construction Contract Change Orders, and Architect/Engineer Contract Amendments.

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

	<u>Certification \$ Limits</u>
Supplies and Services ⁷	1,000,000 per commitment*
Information Technology ⁸	500,000 per commitment*
Construction Contract Award	350,000 per commitment*
Construction Contract Change Order	150,000 per change order
Architect/Engineer Contract Amendment	50,000 per amendment

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

Information relating to this matter has been retained in these files and is identified as Exhibit 15.

Division of Procurement Services: Proviso 104.10, P-Card Oversight Update (Regular Session Item #16)

With the passage of Proviso 104.10, the General Assembly placed obligations on the State Fiscal Accountability Authority and Agency heads to assure proper oversight of the State's Purchasing Card program. Each obligation has an associated deadline for implementation or completion. To update the Authority on the steps taken to implement this Proviso, the Division of Procurement Services has prepared the attached memorandum.

Upon a motion by Mr. Gaines, seconded by Mr. Bannister, the Authority received as information the attached update on Proviso 104.10.

⁷ Supplies and Services includes non-IT consulting services.

⁸ Information Technology includes consultant assistance for any aspect of information technology, systems, and networks.

Information relating to this matter has been retained in these files and is identified as Exhibit 16.

University of South Carolina and Department of Administration, Executive Budget Office: Williams-Brice Stadium Renovation - Change Project Name, Change Source of Funds, Revise Scope, and establish Phase II Full Construction Budget, and Not Exceeding \$350,000,000 of University of South Carolina, Athletic Facilities Revenue Bonds (Regular Session Item #17)

The Authority was asked to approve a project name change, change in source of funds, revised scope and to establish Phase II full construction budget to for the Williams-Brice Stadium Renovation. The project will comprehensively renovate multiple stadium levels and zones, primarily at the east grandstand, but also including the north end zone, portions of the east grandstand, and replacing two ramps with new construction at the southeast and southwest corners of the stadium. Additionally, the project will create 43 suites and will renovate or create 9 clubs. This phase of the project will be funded from Athletic Facilities Revenue Bond funds.

The Authority was further asked to adopt a resolution making provision for the issuance and sale of not exceeding \$350,000,000 University of South Carolina, Athletic Facilities Revenue Bonds, Series 2026.

The proceeds of the bonds will provide funding to construct, renovate and equip portions of the Williams-Brice Stadium, including capitalized interest to fund related debt service reserve funds, if any, and to pay related financing cost and expenses related to the issuance of the Bonds.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority adopted a resolution making provision for the issuance and sale of Athletic Facilities Revenue Bonds not exceeding \$350,000,000 to fund the renovation of the Williams-Brice Stadium, and approved the request to change the project name, change the source of funds, revise the scope, and establish the Phase II full construction budget for the Williams-Brice Stadium Renovation.

Information relating to this matter has been retained in these files and is identified as Exhibit 17.

***Executive Director: Revenue Bonds (State Housing Finance and Development Authority)
(Regular Session Item #18)***

The required reviews on the following proposals to issue revenue bonds have been completed with satisfactory results. The projects required approval under State law.

- a. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$24,238,373 Multifamily Housing Revenue Bonds, Series 2026
Allocation Needed: \$24,238,373 of 2023 ceiling allocation carry forward to be used
Name of Project: Long Branch Apartments
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition and construction of a 180-unit apartment development located in Greenville County, South Carolina, to be known as Long Branch Apartments
Bond Counsel: Samuel E. Howell, Howell Linkous & Nettles, LLC

- b. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$30,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2025
Allocation Needed: \$28,500,000 of 2023 ceiling allocation carry forward to be used
Name of Project: North Pointe Estates
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition and rehabilitating a multifamily affordable housing development located in Richland County, South Carolina, to be known as North Pointe Estates
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$28,500,000 for the Project and will utilize State Housing's carryforward allocation of State ceiling. The remaining \$1,500,000 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

- c. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$41,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2025
Allocation Needed: \$29,691,000 of 2023 ceiling allocation carry forward to be used
Name of Project: Oakfield Apartments
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition, rehabilitation and equipping of an approximately 184-unit multifamily development located in Charleston County, South Carolina, to be known as Oakfield Apartments

Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$29,691,000 for the Project and will utilize State Housing's carryforward allocation of State ceiling. The remaining \$11,309,000 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

- d. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$10,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2025
Allocation Needed: \$8,697,400 of 2023 ceiling allocation carry forward to be used
Name of Project: Pickens Gardens Apartments
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition and rehabilitating a multifamily affordable housing development located in Pickens County, South Carolina, to be known as Pickens Gardens Apartments

Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$8,697,400 for the Project and will utilize State Housing's carryforward allocation of State ceiling. The remaining \$1,302,600 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

- e. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$16,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2025
Allocation Needed: \$14,750,000 of 2023 ceiling allocation carry forward to be used
Name of Project: Riverside Apartments
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition, rehabilitation and equipping of an approximately 104-unit multifamily development located in the Richland County, South Carolina, to be known as Riverside Apartments.

Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$14,750,000 for the Project and will utilize State Housing's carryforward allocation of State ceiling. The remaining \$1,250,000 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.

- f. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$14,000,000 Multifamily Housing Revenue Bonds or Notes, Series 2025
Allocation Needed: \$12,230,648 of 2023 ceiling allocation carry forward to be used
Name of Project: Summit at Belmont
Employment Impact: n/a
Project Description: a portion of the costs of the acquisition, construction and equipping of an approximately 76-unit multifamily development located in the Richland County, South Carolina, to be known as Summit at Belmont
Bond Counsel: Emily W. Zackon, Parker Poe Adams & Bernstein LLP
Note: **Pursuant to the Rankings, the Authority may issue tax-exempt Bonds in an amount not to exceed \$12,230,648 for the Project and will utilize State Housing's carryforward allocation of State ceiling. The remaining \$1,769,352 in Bonds may be issued, if necessary, on a taxable basis and will not require an allocation of State ceiling.**
- g. Issuing Authority: State Housing Finance and Development Authority
Amount of Issue: N/E \$205,000,000 Mortgage Revenue Bonds, Series 2025C
Allocation Needed: \$205,000,000 of 2024 ceiling allocation carry forward to be used
Name of Project: Single Family Mortgage Revenue Bonds
Employment Impact: n/a
Project Description: Single Family Mortgage Revenue Bonds
Bond Counsel: Rion Foley, Burr & Forman LLP

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority adopted the resolutions approving the referenced proposals to issue revenue bonds for the State Housing Finance and Development Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 18.

Executive Director: South Carolina State Ceiling Allocation Plan - 2026 (Regular Session Item #19)

As a condition of allocating state ceiling, Act 202 of 2022 directs the Authority to adopt an annual State Ceiling Allocation Plan. Section 1-11-520(A) requires the Authority to publish its plan no later than September 30th of the year preceding the calendar year to which the plan applies.

In compliance with Act 202, a proposed 2026 State Ceiling Allocation Plan has been developed. As required by Act 202, the proposed Plan was submitted to the Joint Bond Review

Committee for review at its meeting of August 19, 2025. The Committee recommended approval of the Plan.

Upon a motion by Mr. Gaines, seconded by Representative Bannister, the Authority approved the 2026 State Ceiling Allocation Plan.

Information relating to this matter has been retained in these files and is identified as Exhibit 19.

Executive Director, State Fiscal Accountability Authority: Amended Memorandum Announcing the 2025 Dates for Allocation of State Ceiling to Authorized Requests (Regular Session Item #20)

On August 27, 2024, the Authority adopted the 2025 State Ceiling Allocation Plan (“2025 Plan”). Section F of the 2025 Plan provides that allocation of state ceiling will be considered at one or more dates during each allocation period and authorizes the Executive Director of the Authority to establish and announce those dates. The Authority’s Executive Director announced on September 24, 2024, that authorized requests for state ceiling, as well as requests for issuance approval for projects using carryforward from prior years, would only be considered at the regularly scheduled meetings then scheduled for February 04, and August 26.

On July 7, 2025, the South Carolina Department of Commerce (“Commerce”) requested that the Authority change the date for consideration of authorized requests for ceiling allocation for Industrial and Economic Development category of permitted purposes. Specifically, Commerce asked to delay the date from August 26, 2025, to October 14, 2025, to accommodate a Jobs-Economic Development Authority (JEDA) project to be undertaken by BioCarbon Fuels, requiring approximately \$17.5 million in state ceiling allocation. BioCarbon Fuels’ proposed project is a solid waste disposal/recycling project involving a potential capital investment of \$35 million in Greenville County that will create 12-15 new jobs. Commerce was made aware of the project on June 16, 2025, and represented that there were no other known Industrial and Economic Development projects that would be affected by the change.

In light of this request, and after consultation with the South Carolina State Housing Finance and Development Authority (“State Housing”), the Authority’s Executive Director, pursuant to Section F of the 2025 Plan, moved the date for consideration of authorized requests from August 26, 2025, to October 14, 2025, but only for requests regarding the Industrial and

Economic Development category of permitted purposes. The date for authorized requests for all other categories of permitted purposes remained unchanged. Notification of this change was published on July 10, 2025.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority received as information the Amended Memorandum Announcing the 2025 Dates for Allocation of State Ceiling to Authorized Requests.

Information relating to this matter has been retained in these files and is identified as Exhibit 20.

Executive Director: Dual Employment (Regular Session Item #21)

The South Carolina Conservation Bank requested approval of dual employment for SC Conservation Bank Director, Raleigh West. The Agency Head Salary Commission has considered the request at its meeting on June 18, 2025, and recommends approval.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority approved the request of the SC Conservation Bank to approve dual employment for Raleigh West, Director of the SC Conservation Bank.

Information relating to this matter has been retained in these files and is identified as Exhibit 21.

Executive Director, State Fiscal Accountability Authority: Repeal of 19-103, Regulations on Allocation of State Ceiling on Issuance of Private Activity Bonds (Regular Session Item #22)

With the enactment in 2022 of Act 202, the General Assembly largely overhauled the law governing the allocation of state ceiling on the issuance of private activity bonds. Prior to Act 202, the Code included both a comprehensive statutory scheme for the allocation of state ceiling and a regulation that largely mirrored the statute. With the statutory changes, the regulations now largely conflict with the statute. Moreover, Act 202 repealed the only statutory authority for the regulation, Section 1-11-370. For both these reasons, repeal of the regulation is recommended.

Repeal of the regulations follows the same process required for promulgating regulations. The Administrative Procedures Act requires publication in the State Register of a Notice of Drafting followed by a comment period and publication of the proposed regulation (here, simply a repeal). A date must be set for a public hearing to be held by the Authority, should one be necessary. At the conclusion of these steps, the proposed repeal is submitted to the

General Assembly.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved for staff of the State Fiscal Accountability Authority to (1) publish Notice of Drafting repeal in State Register; (2) publish repeal of regulations and public meeting notice for December 9, 2025, in the State Register; and (3) to submit repeal of regulations to the General Assembly. In the event staff receives public comments and/or hearing requests, said comments and/or requests will be brought to the immediate attention of the Authority members.

Information relating to this matter has been retained in these files and is identified as Exhibit 22.

Insurance Reserve Fund: Associate Counsel Attorney Fee Increase 2025 (Regular Session Item #23)

The Insurance Reserve Fund (IRF) proposed to increase the hourly rates it pays IRF Associate Counsel effective with claims assigned beginning October 1, 2025. The increase should make the rates more competitive to those offered by both private and public insurers. Competitive rates are necessary to retain experienced firms to reach cost-effective resolutions.

The current rates went into effect January 1, 2022.

Years of Experience	Current Rates
Senior Attorneys w/10+ years' experience (PL)	\$180.00 hour
Senior Attorneys w/10+ years' experience (Tort)	\$180.00 hour
Attorneys 6-9 years 'experience	\$150.00 hour
Attorneys 3-5 years 'experience	\$120.00 hour
Paralegal (Senior)	\$ 80.00 hour

The proposed rates are:

Years of Experience	Proposed Rates
Senior Attorneys w/10+ years' experience (PL)	\$240.00 hour
Senior Attorneys w/10+ years 'experience (Tort)	\$230.00 hour
Attorneys 6-9 years 'experience	\$190.00 hour
Attorneys 3-5 years 'experience	\$160.00 hour
Paralegal (Senior)	\$100.00 hour

If approved, the IRF would implement the new rates on all existing and new assignments effective October 1, 2025. We estimate an increase of approximately \$6 million per year.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority approved the proposed hourly rates paid to Insurance Reserve Fund defense counsel as recommended by the Insurance Reserve Fund.

Information relating to this matter has been retained in these files and is identified as Exhibit 23.

Medical University Hospital Authority: Medical University Hospital Authority Request to Increase Governance Interest in Tidelands Health (Regular Session Item #24)

South Carolina Code Section 44-7-161 provides that prior to obtaining a Certificate of Need or licensure for acquiring a hospital facility, the Medical University of South Carolina (MUSC), the Medical University Hospital Authority (MUHA), or any affiliate thereof, must submit details of the proposed acquisition for review and comment of the Joint Bond Review Committee; receive approval of proposed acquisition by the Fiscal Accountability Authority; and apply for a Certificate of Need or licensure. Proposed acquisitions include purchasing, leasing, acceptance of a gift, or otherwise, whether by obtaining options for the acquisition of existing hospital facilities, by new construction, or by the acquisition of any property, real or personal, improved or unimproved, including interests in land in fee or less than fee for any hospital facility.

The Medical University Hospital Authority requested review of its proposal to enter into a definitive agreement to acquire an additional governing interest in Georgetown Hospital System, doing business as Tidelands Health, a South Carolina nonprofit, tax-exempt healthcare system with a principal office located in Georgetown. The System consists of Tidelands Georgetown, a 145-bed facility; Tidelands Waccamaw, a 124-bed facility; Tidelands Health Rehabilitation Hospital at Murrell's Inlet and Tidelands Health Rehabilitation Hospital at Little River; and the proposed Tidelands Carolina Bays, a 36-bed facility that has received Certificate of Need approval.

The Authority presently holds a 30% governance interest in Tidelands Health with the right to appoint up to 6 board members. This interest was acquired by an affiliate of MUHA in August of 2020, with MUHA being substituted as the member in May 2021. The Authority has

no present claims to annual profit or loss of the Tideland's interest.

The proposed transaction is intended to strengthen and improve access to healthcare services in Georgetown, Horry, and Williamsburg Counties; preserve and enhance Tideland's Health as a healthcare organization for the region; reduce Tideland's costs through operational efficiencies; improve care coordination between Tideland's and the MUSC clinical enterprise; further develop capabilities related to healthcare reform; support capital improvements in Horry County responsive to accelerating population growth; extend the mission in the service area through the Authority's investment in Tideland's; and promote patient-centered care models to be developed under the arrangement.

The transaction likely is subject to consent of the U.S. Department of Housing and Urban Development, as the insurer for much of the Authority's hospital indebtedness.

At the August 19, 2025 Joint Bond Review Committee (Committee) meeting, MUHA agreed to furnish to the Committee the independent valuation determination establishing MUHA's governance interest on closing; immediate notice in the event that any cash consideration is made by MUHA in support of the transaction during the first 5 years of the agreement; and such periodic reports of progress and performance in form and substance as may be prescribed by the Committee.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved the Medical University Hospital Authority's request for an increased governance interest in Tideland's Health, pursuant to Section 44-7-161.

Information relating to this matter has been retained in these files and is identified as Exhibit 24.

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #25)

The next regular meeting of the State Fiscal Accountability Authority will be held at 2:00 p.m. on Tuesday, October 14, 2025, in Room 252, Edgar A. Brown Building.

The Authority was also asked to approve the following schedule of proposed meetings for the State Fiscal Accountability Authority for 2026:

Tuesday, February 3 – 9:30 A.M.

Tuesday, March 31 – 9:30 A.M.

Tuesday, June 16 – 2:00 P.M.

Tuesday, August 18 – 2:00 P.M.

Tuesday, October 13 – 2:00 P.M.

Tuesday, December 8 – 2:00 P.M.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority agreed to meet at 2:00 p.m. on Tuesday, October 14, 2025, in Room 252, Edgar A. Brown Building. Additionally, approved the proposed schedule of meetings for calendar year 2026.

Information relating to this matter has been retained in these files and is identified as Exhibit 25.

Adjournment

The meeting was adjourned at 2:17 p.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted near the Board Secretary's office in the Wade Hampton Building, and in the lobbies of the Wade Hampton Building and the Edgar A. Brown Building at 3:15 p.m. on Friday, August 22, 2025.]