

MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING

August 19, 2026 – 10:00 A.M.

The State Fiscal Accountability Authority (Authority) met at 10:00 a.m. on Wednesday, August 19, 2026, 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 Sue Moss; Governor's Chief of Staff Mark Plowden; Treasurer's Chief of Staff Mark Barnes; Comptroller General's 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 Mr. Loftis, seconded by Senator Peeler, the Authority adopted the agenda as proposed.

Minutes of Previous Meetings

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the minutes of the June 16, 2026, State Fiscal Accountability Authority meeting.

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

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

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 2

CONDUIT/OTHER ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$145,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Libertas Academies; Series 2026	Libertas Academies Conduit: SCJEDA	Howell Linkous & Nettles - Alan Linkous, Sam Howell	Parker Poe - Emily Zackon	7/15/2026
\$35,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Ethos Academy; Series 2026	Ethos Academy Conduit: SCJEDA	Howell Linkous & Nettles - Alan Linkous, Sam Howell	Parker Poe - Emily Zackon	6/17/2026
\$45,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Horse Creek Academy; Series 2026	Horse Creek Academy Conduit: SCJEDA	Howell Linkous & Nettles - Alan Linkous, Sam Howell	Maynard Nexsen - Laurie Becker	6/17/2026
\$80,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; SFRI Ingleside Apartments LLC; Series 2026	SFRI Ingleside Apartments LLC Conduit: SCJEDA	Haynsworth Sinkler Boyd - Jeremy Cook Cantu Harden - Adam Harden	Howell Linkous & Nettles - Alan Linkous, Sam Howell	6/17/2026
\$80,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Hospital Revenue Bonds; Conway Hospital; Series 2026	Conway Hospital Conduit: SCJEDA	Burr & Forman - Michael Seezen Katten - Chad Doobay	Howell Linkous & Nettles - Alan Linkous, Sam Howell	5/20/2026

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 3

\$10,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Revenue Notes; Conway Hospital; Series 2026	Conway Hospital Conduit: SCJEDA	Burr & Forman - Michael Seezen Katten - Chad Doobay	Howell Linkous & Nettles - Alan Linkous, Sam Howell	5/20/2026
\$105,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; Gray Collegiate Academy, Inc.; Series 2026	Gray Collegiate Academy, Inc. Conduit: SCJEDA	Parker Poe - Emily Luther, Brandon Lewisohn, Mike Larsen, Ryan Romano	Haynsworth Sinkler Boyd - Kathy McKinney, Ashley Long	5/20/2026
\$20,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; SC State University Real Estate Foundation; Series 2026	SC State University Real Estate Foundation Conduit: SCJEDA	Burr & Forman - Michael Seezen	Howell Linkous & Nettles - Alan Linkous, Sam Howell	5/20/2026

GENERAL OBLIGATION / REVENUE ISSUES:

Description of Issue	Agency/Institution (Borrower)	Bond Counsel	Issuer's Counsel	Date STO Approved
\$84,000,000; University of South Carolina, Higher Education Revenue Bonds; Series 2026	University of South Carolina	Pope Flynn - Gary Pope	Issuer's Counsel to the University of South Carolina - Terry Parham	7/10/2026

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 (Reg. 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 requests approval to spend \$65,000 for radio and television public service announcements that will begin in late Fall of 2026. 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 26, 2025, meeting. The exact amount spent for last year's campaign was \$59,998.83.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority unanimously approved the request from Secretary of State Mark Hammond to use funds to purchase radio and television public service announcements not to exceed \$65,000 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, Facilities Management and Property Services: 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, Facilities Management and Property Services as noted herein. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

- | | |
|-------------------|---|
| (a) Project: | JBRC Item 1: Clemson University
H12.9976: Martin Hall Site Redevelopment |
| Request: | Establish Phase I Pre-Design Budget to complete site improvements and demolish and reconstruct a replacement building. |
| Included in CPIP: | Yes – 2025 CPIP Priority 1 of 1 in FY28 (estimated at \$107,500,000) &
2025 CPIP Priority 5 of 6 in FY27 (estimated at \$12,000,000) |

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 5

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Maintenance & Stewardship				5,000,000	5,000,000
All Sources				<u>5,000,000</u>	<u>5,000,000</u>

Summary of Work: The project will demolish the existing building, address aging storm, sewer and steam infrastructure, and construct a replacement building. The new building will provide modern instructional spaces to include one 192-seat auditorium, four 48-seat classrooms, nine 45-seat SCALE-UP classrooms, one 56-seat tiered classroom, one 135-seat SCALE-UP classroom, and one Math Help Center. This project will also replace, reroute or renovate sections of the storm water, wastewater, steam/chilled water, and electrical systems in the area near President’s Park/Parkway Drive in proximity to core campus facilities including Sikes Hall, Long Hall, Kinard Hall, Martin Hall, amphitheater, and Reflection Pond. Hardscape improvements will be completed, and site lighting will be installed to create or improve accessible pedestrian pathways. All roofing material options will be evaluated during the Phase I process. The new building will be designed to meet Two Green Globes certification standards.

Rationale: Martin Hall consists of three buildings connected by exterior stairs that are covered but exposed to the elements, creating slippery and dangerous conditions for students and faculty moving between buildings during rain. In addition, the stairs are compact and become congested when students are going to and from class, and there are very few gathering spaces for students and faculty. The instructional spaces are insufficient and undersized, and do not adequately support modern teaching delivery methods. The building systems are at the end of their useful life. The replacement facility will include Student-Centered Active Learning Environments (SCALE-UP) classrooms designed to support active, collaborative, student-centered instruction rather than traditional lecture-based teaching. These learning environments are intended to improve learning outcomes and reduce drop-fail-withdraw rates. Additionally, the mechanical, electrical, and plumbing systems are all reaching end-of-life status. This project is a campus redevelopment initiative that addresses the end-of-life building systems, exterior envelope deficiencies, and life-safety concerns of Martin Hall as well as broader campus opportunities to enhance accessibility, pedestrian circulation, infrastructure resilience, student experience, long-term campus planning needs, and future academic growth.

Facility Characteristics: Martin Hall is 90,816 square feet and was constructed in 1962 (64 years old). It has been well maintained but has not had a significant renovation since construction. The replacement facility will be constructed in the Sikes Hall parking lot which is adjacent to the existing Martin Hall and will be

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 6

approximately 98,000 square feet. It will house the School of Mathematics & Statistical Sciences (SMSS) which produces the highest number of credit hours of any program at Clemson. Most undergraduate students will utilize this building for at least one semester during their academic career. The building will be primarily instructional space and will support up to 980 students in classes at one time. As a program that generates over 60,000 credit hours annually, SMSS will support thousands of students utilizing this building daily. The building will support approximately 110 faculty and staff and up to 160 graduate teaching assistants.

Financial Impact: This phase of the project will be funded from Other, Maintenance & Stewardship Funds (uncommitted balance \$168 million at May 14, 2026). Maintenance and Stewardship Funds are comprised of tuition, matriculation and other debt retirement and plant fund revenues that are restricted to support capital investment but not formally obligated to fund debt service in the current period. These funds are planned for maintenance and renovation needs. The project is expected to result in an increase of \$63,052 (year 1), \$64,313 (year 2), and \$65,600 (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 \$1,005 per student per semester, and has not changed between academic years 2022-2023 to 2026-2027. Currently pledged for debt service is \$303.50 of the \$1,005. The remainder of the fee, \$701.50, funds ongoing capital projects and maintenance.

Full Project Estimate: \$136,478,394 (internal). Phase II will be funded from \$68,250,000 in State Institution Bonds and \$68,228,394 in Maintenance & Stewardship Funds. The Phase I amount requested is 3.66% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method and the cost of a geotechnical investigation and survey.

(b) **Project:** JBRC Item 3: Coastal Carolina University
H17.9635: Pedestrian Walkway Construction

Request: Establish Phase I Pre-Design Budget to construct a pedestrian walkway.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 9 in FY26 (estimated at \$11,500,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (7), (Pedestrian Walkway)				300,000	300,000
All Sources				<u>300,000</u>	<u>300,000</u>

Summary of Work: The project will construct a pedestrian walkway crossing over South Carolina Highway 544 (SC-544).

Rationale: This state roadway carries approximately 37,300 vehicles each day, creating significant safety challenges for pedestrians. Many students living in nearby off-campus housing must cross SC-544 to reach campus. A recent campus mobility study recommended building a pedestrian walkway near Founders Drive. A pedestrian walkway will remove the need for street-level crossings. It will also improve access to campus facilities such as athletic, academic, and event venues frequently used by residents of Horry County and surrounding communities. Any Phase 1 pedestrian bridge design work will be fully transferable to another location if the contemplated parcel is not ultimately acquired.

Facility Characteristics: The pedestrian walkway to be constructed will be an open-air bridge structure. The elevated pedestrian walkway will serve all students, faculty, staff, and visitors who cross SC-544. Based on the university's recent mobility study, the Founders Drive and SC-544 intersection experiences sustained multimodal activity throughout the day. The study documented more than 400 vulnerable road users during the AM peak (7:30–9:30 AM), nearly 600 during the midday peak (11:30 AM–1:30 PM), and almost 400 during the PM peak (3:30–5:30 PM). These three peak periods alone account for approximately 1,400 individual users per day. Because these counts represent only the highest-volume windows—and do not include early-morning, late-evening, or off-peak daytime travel—the total daily usage is expected to exceed this number.

Financial Impact: This phase of the project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$5 million at May 19, 2026). The project is expected to result in an increase of \$140,062 (year 1), \$144,264 (year 2), and \$148,592 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for Renovation Reserve and Debt Service allocations, currently \$210 (in-state) per student per semester and \$475 (out-of-state) per student per semester. In academic year 2022-2023, the portion of tuition designated for capital improvements was \$405 (in-state/out-of-state). In 2024, the tuition structure was revised so that the portion allocated to capital improvements is no longer a flat amount applied equally to all students. Instead, the Renovation Reserve and Debt Service allocations were adjusted. They were reduced for in-state students and increased for out-of-state students so that each group contributes a similar percentage of their total tuition toward capital project improvements. As a result, capital improvement funding is more proportional and equitable relative to overall tuition. Currently, \$140 (in-state) and \$290 (out-of-state) are pledged for debt service per student per semester. The remainder of the fee, \$70 (in-state) and \$185 (out-of-state), funds ongoing capital projects and maintenance.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 8

Full Project Estimate: \$11,000,000 (internal). Phase II will be funded from \$5,000,000 in Capital Reserve, \$5,000,000 in Community Project Funding Grant, and \$1,000,000 in Penny Sales Tax Funds. The Phase I amount requested is 2.72% of the estimated cost to complete the project and the additional amount will be used to cover substantial preliminary engineering, utility mapping, right-of-way assessment, and SCDOT coordination that is required due to the complexity and designing a pedestrian bridge over a state highway.

(c) Project: JBRC Item 4: Lander University
H21.9563: Jackson Library Repurposing

Request: Establish Phase II Full Construction Budget to renovate and repurpose the library.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 4 in FY26 (estimated at \$10,000,000)
Phase I Approval: November 2022 (estimated at \$6,000,000) (Admin)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(16), (Maintenance, Renovation and Replacement)	90,000		90,000	5,910,000	6,000,000
All Sources	<u>90,000</u>		<u>90,000</u>	<u>5,910,000</u>	<u>6,000,000</u>

Summary of Work: The project will involve the subdivision of areas on the main/second and upper/third floor of the 3-story building into academic classrooms, offices, student collaboration spaces, and faculty offices. The building's HVAC, electrical power distribution, overhead lighting, fire alarm, restrooms and interior finishes will be upgraded to support building operation on all three floors.

Rationale: The Library Information Commons building is being constructed under project H21-9562. Once completed, all library functions will be relocated to the new facility freeing up 44,000 square feet of space that can be used for classroom and laboratory space. Renovating the vacated space in the library building will allow for the consolidation of the College of Business and Technology programs. Graphic Design and Media Production programs now fall under the College of Business to help these typical art related programs better understand the business side of what they will do and need to be successful in the industry. These programs are currently housed in the Learning Center Building and the Cultural Center Building, which are both outdated and struggle to remain current with the times. Moving these programs to the library building allows the university to lay them out right and upfit them to be current and modern for the program's students. The vacated spaces in the Learning Center will allow the university to put all of

their Enrollment Management division together in one place: creating a one-stop for Admissions and Financial Aid. The current Graphic Design lab is a single, overcrowded lab in the Cultural Center that can be converted to a single classroom, capable of holding 40-student classes while the move expands the Graphic Design labs into two rooms allowing them to enroll more students into the high-demand program.

Facility Characteristics: The Jackson Library is 65,000 square feet and was constructed in 1976 (50 years old). Approximately 44,000 square feet on the main/second and upper/third floors will be renovated in this project. Some renovations to the library have been completed between 2001 and 2010, but the building systems are original to construction. The ground/first floor will remain the home of the University Information Technology Center, to include the back-up server room and student IT support services. Additionally, a set of library materials will be archived on this floor for students of the College of Business and Technology for in-depth research and resourcing for papers. Most circulated publications and text will reside in the new Library Information Commons building. An estimated 65 faculty and staff utilize this space daily. The existing Starbucks on the main/second floor is operated by Aramark under their Retail and Dining contract and will remain unchanged. The main/second and upper/third floor will house computer labs, classrooms, offices, and casual student gathering areas. An estimated 650 students, faculty and staff will utilize the space daily. Collectively, the building's daily average occupancy is estimated to be 715 people.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$5.91 million at May 14, 2026). The project is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$6,000,000 funded from Appropriated State (nonrecurring) Funds. The estimated cost to complete the project has decreased from the 2025 CPIP because the Phase I design was successful in taking advantage of existing building conditions, rather than defaulting to a significant demolition phase. The project will be completed with the funding available and will renovate a large portion of the building to meet the needs of the program and help with the infrastructural needs of the building. Long term, the university anticipates submitting future funding requests to complete other renovations in the building not addressed in this project. Contract execution is expected in November 2026 and completion of construction in January 2028.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 10

- (d) Project: JBRC Item 5: Medical University of South Carolina
H51.9876: Campus Power Distribution Center
- Request: Establish Phase I Pre-Design Budget to construct a fourth power distribution center to serve the Charleston campus.
- Included in CPIP: No – The need for the project was unknown during the 2025 CPIP process because the electrical power demand for the new cancer hospital had not yet been determined.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Clinical Revenue				450,000	450,000
All Sources				<u>450,000</u>	<u>450,000</u>

Summary of Work: The project will construct a fourth power distribution center (PDC). The PDC will be modular construction, assembled in a factory setting and installed on site with minimal additional construction. The new PDC will occupy a space on the southwest corner of Sabin Street and Ashleigh Avenue. This project will also run high voltage feeders from Dominion Energy's substation at Bee Street to the new PDC.

Rationale: In consultation with the utility provider, it was determined that their capacity, as well as capacity of campus distribution would be insufficient to support the new cancer hospital and other projected growth. A new electric substation will be built by Dominion Energy. MUSC currently relies on three electrical PDCs, all of which are at or near distribution capacity and cannot support expected clinical, research, and academic expansion on the Charleston peninsula campus. Establishing a fourth PEC will ensure adequate electrical capacity, resiliency, and redundancy required for priority expansion and modernization efforts. This infrastructure investment will support planned campus transformation initiatives that align with the university's strategic plan.

Facility Characteristics: MUSC currently has a 471 square foot PDC constructed in 2003 (23 years old), a 1,497 square foot PDC constructed in 2006 (20 years old), and a 2,157 square foot PDC constructed in 2006 (20 years old). PDCs reduce high voltage and distribute it to medium and lower voltage load centers. The new PDC to be constructed will be approximately 800 square feet. It will support a new 187,000 square foot academic building that is currently under construction and anticipated to be ready for occupancy in December 2027, a new cancer hospital that is anticipated to be completed by 2031, and a new research building and a facility shop building that are anticipated to be constructed starting in 2029. The PDC's are not manned.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 11

Financial Impact: The project will be funded from Other, Clinical Revenue Funds (uncommitted balance \$30 million at May 19, 2026). Clinical Revenue Funds are generated by Patient Services. The project is expected to result in an increase of \$5,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$30,000,000 (internal) funded from Clinical Revenue Funds.

(e) Project: JBRC Item 7: Tri-County Technical College
H59.6387: Pearman Dairy Road Land Acquisition

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 3.35 acres in Anderson County.

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

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

Rationale: Acquisition of the property will expand the campus footprint and will allow for future academic expansion on the Anderson Campus.

Characteristics: The property is adjacent to the Anderson Campus, providing opportunity for improved access to existing property and academic program expansion. The property is undeveloped and there are no buildings located on the property.

Financial Impact: The property is offered by Tri-County Technical College Foundation, LLC for \$375,000 which is the amount the foundation paid for the property. Regardless of the appraised value the college will not pay more than what the foundation paid for the property. The due diligence activities will be funded from Other, College Funds (uncommitted balance \$11.41 million at February 28, 2026). College Funds are the cumulative excess of revenues over expenses that are set aside to fund capital projects and major renovations. If acquired, no immediate construction will be completed on the property. The acquisition is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$395,000 (internal) funded from College Funds.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 12

- (f) Project: JBRC Item 8: Trident Technical College
H59.6363: Palmer Campus Roof Replacement
- Request: Establish Phase II Full Construction Budget to replace the roof systems on the Palmer Campus Building.
- Included in CPIP: Yes – 2025 CPIP Priority 3 of 4 in FY26 (estimated at \$4,300,000)
- Phase I Approval: August 2025 (estimated at \$4,300,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(n)(i) (Maintenance, Renovation, & Replacement)	64,500		64,500	3,237,930	3,302,430
All Sources	<u>64,500</u>		<u>64,500</u>	<u>3,237,930</u>	<u>3,302,430</u>

Summary of Work: The project will repair and replace the 3 roof systems to include the roof deck, soffit, and fascia. The roof systems to be installed have been evaluated by the Department of Administration, have been determined to comply with JBRC policy, and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing roof systems have exceeded their useful life. Coatings and patches have been installed over different areas in the past to extend the life of each roof, but numerous leaks occur when it rains. Continued patching to prevent water intrusion is no longer feasible, per the college.

Facility Characteristics: The Palmer Campus Building totals 103,077 square feet and was constructed between 1960 (66 years old) and 2006 (20 years old). The original classroom building was constructed in 1960 (66 years old), and the existing roof was installed in 1985 (41 years old). A Dean's Suite and Library addition was constructed in 1999 (27 years old), and the roof is original to construction. The kitchens at the Culinary Institute of Charleston and the new entrance addition was constructed in 2006 (20 years old), and the roof is original to construction. The 3 existing roof systems cover approximately 69,900 square feet. 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 and Social Science offices, the bookstore, Public Safety, a biological sciences lab, a library, and an amphitheater. The building can accommodate up to 1,100 students per semester, 72 faculty and staff, and 360 high school students.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 13

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$4.24 million at May 7, 2026). 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. Currently, no portion of tuition is designated for capital improvements.

Full Project Estimate: \$3,302,430 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in March 2027 and completion of construction in August 2027.

(g) Project: JBRC Item 9: State Board for Technical & Comprehensive Education H59.6388: readySC OCTC 700 Building Upfit

Request: Establish Phase I Pre-Design Budget to upfit a portion of the 700 Building on the Orangeburg Calhoun Technical College campus.

Included in CPIP: No – The need for this project was unknown during the 2025 CPIP submission process.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Capital Reserve (25), (readySC)				28,800	28,800
All Sources				<u>28,800</u>	<u>28,800</u>

Summary of Work: The project will renovate and upfit a portion of the building that will include reconfiguration of existing space, new flooring, electrical, HVAC, plumbing work, and painting. All work will be to the internal infrastructure of the building.

Rationale: This renovation will serve the specific functions and needs of Ferrara Candy Company to provide training for new employees. The training will be provided by readySC in coordination with Ferrara. Ferrara will be creating 900 to 1,000 jobs in Orangeburg and the surrounding area.

Facility Characteristics: The 700 Building is approximately 14,000 square feet and was constructed in 1976 (50 years old). Approximately 8,500 square feet will be renovated in this project. The HVAC roof top units that feed this portion of the building are roughly 5 years old and will remain. All mechanical upgrades will be to the interior of the building for equipment and fixtures that are 40 years or older. The space will be utilized by approximately 10 to 15 readySC and Ferrara personnel. There will be hundreds of employees utilizing the space for training

Financial Impact: This phase of the project will be funded from FY22 Capital Reserve Funds

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 14

(uncommitted balance \$1.19 million at May 21, 2026). The project is expected to result in an increase of \$90,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,920,000 (internal). Phase II will be funded from \$1,192,265 in FY22 readySC Capital Reserve and \$727,735 in FY23 readySC Capital Reserve Funds.

(h) Project: JBRC Item 10: Department of Administration
D50.6209: Calhoun Building - Hallway Lighting and Interlocking Ceiling Tile Replacement

Request: Establish Phase I Pre-Design Budget to replace the ceiling grid/tiles and replace/upgrade the office lighting.

Included in CPIP: Yes – 2025 CPIP Priority 15 of 17 in FY27 (estimated at \$300,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				9,500	9,500
All Sources				<u>9,500</u>	<u>9,500</u>

Summary of Work: The project will replace the ceiling grid and associated ceiling tiles and replace/upgrade the office lighting in the building. The work includes associated electrical work required to replace the LED lighting and abatement of hazardous materials as needed. The interlocking tiles are only located on floors 2, 3, 4, and 5 of the building, however it is anticipated that the current budget will only allow for floors 3, 4, and 5 to be addressed, which are the most critical. If the budget allows, upgrading the ceiling tiles and lighting on the 2nd floor will also be completed.

Rationale: The ceiling tiles are no longer manufactured and are difficult to source when replacement is needed. The office currently has fluorescent lights that will be replaced with more energy efficient LED lights to improve lighting conditions for staff.

Facility Characteristics: The Calhoun Building is approximately 96,672 square feet and was constructed in 1926 (100 years old). Floors 3, 4, and 5 total approximately 38,213 square feet. The building has undergone major renovations in 1954 (72 years ago), 1983 (43 years ago), and 2013 (13 years ago). The 2013 renovation included the basement and 1st floor and did not address any other floors of the building. The building is utilized by the South Carolina Judicial Branch. Approximately 190 Judicial Branch personnel and various visitors utilize the building daily.

Financial Impact: The project will be funded from Appropriated State Funds (uncommitted balance \$12.35 million at July 1, 2026). The project is expected to result in

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 15

a decrease in annual operating costs, but that amount has not yet been determined.

Full Project Estimate: \$300,000 (internal) funded from Appropriated State Funds. The Phase I amount requested is 3.17% of the estimated cost to complete the project and the additional amount will be used to cover hazardous material testing.

(i) Project: JBRC Item 11: Department of Administration
D50.6194: Federal Surplus - Replace Federal Surplus Warehouse

Request: Establish Phase II Full Construction Budget to construct a replacement surplus warehouse building.

Included in CPIP: Yes – 2025 CPIP Priority 19 of 32 of FY26 (estimated at \$10,910,000)
Phase I Approval: October 2025 (estimated at \$10,910,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Federal Surplus	175,000		175,000	1,968,031	2,143,031
Other, State Surplus				8,036,366	8,036,366
Other, Fleet Management				535,758	535,758
All Sources	<u>175,000</u>		<u>175,000</u>	<u>10,540,155</u>	<u>10,715,155</u>

Summary of Work: The project will construct a new federal surplus warehouse building. The existing building will be demolished as part of this project. The roof systems have been evaluated by the Department of Administration, has been determined to comply with JBRC policy, and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing warehouse is approximately 22,400 square feet, was constructed prior to 1940 (86+ years old), and is in disrepair. It does not meet the current needs of the state surplus program which provides support to the federal surplus program, federal surplus fleet program, state fleet management, and the Emergency Management Division during periods of activation.

Facility Characteristics: The Federal Warehouse Building to be constructed will be approximately 38,000 square feet consisting of approximately 35,000 square feet of warehouse space with an attached 3,000 square foot operations building. The building will be utilized by 25 staff, which oversee the federal, state, and fleet management surplus programs. The building also receives various visitors daily.

Financial Impact: This phase of the project will be funded from Other, Federal Surplus Program (uncommitted balance \$2.39 million at May 22, 2026), Other,

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 16

State Surplus Program (uncommitted balance \$8.29 million at May 22, 2026), and Fleet Management Funds (uncommitted balance \$14.56 million at May 22, 2026). Federal Surplus Program Funds are derived from the sale of federal surplus property. State Surplus Program Funds are from service charge revenue derived from the sale of state surplus property. Fleet Management Funds are derived from the Fleet Management Program. The replacement building being constructed is not required to meet LEED Silver or Two Green Globes certification standards because there will be no air conditioned space in the building. Endeavors will be made to ensure that all installations of equipment and systems are energy efficient for responsible energy consumption and energy conservation. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$10,715,155 funded from Federal Surplus Program, State Surplus Program, and Fleet Management Funds. Contract execution is expected June 2027 and completion of construction June 2029.

(j) Project: JBRC Item 12: Office of the Adjutant General
E24.9851: McEntire Joint National Guard Base Land Purchase - Coalie Martin Tract Purchase

Request: Establish Final Land Acquisition to purchase approximately +/- 43.8 acres of land in Richland County.

Included in CPIP: Yes – 2025 CPIP Priority 17 of 23 in FY26 (estimated at \$951,450)

Phase I Approval: November 2023 (estimated at \$175,450) (JBRC Staff)

Phase I Increase

Approval: December 2025 (estimated at \$951,450 (SFAA))

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY20 Appropriated State, Proviso 118.16 (B)(18)(c), (McEntire Joint National Guard Base – Land Management)	15,450	6,000	21,450	950,000	971,450
All Sources	<u>15,450</u>	<u>6,000</u>	<u>21,450</u>	<u>950,000</u>	<u>971,450</u>

Rationale: If acquired, the property will establish a complete “south-end clear zone” of runway at the base. Runway clear zones are 3,000 feet by 3,000 feet ground areas required at both ends of the runway. Clear zones are required for the runway and should be either owned or protected under a long-term lease as stated in UFC3-260-01. These areas possess a high potential for accidents, and their use is restricted to be compatible with aircraft operations. The 169FW does not currently own or have restrictive easements for all of the land for the southern clear zone.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 17

Characteristics: The property to be purchased consists of 4 separate parcels that total +/- 43.8 acres located at 1000 Gus Lane in Hopkins. This property is privately owned but surrounded by government owned lands. Access to these parcels is by a public road ending at the government's boundary, then by private road running through government lands within feet of the installation's security fence. The property includes a 1-story garage shop containing approximately 2,000 square feet and a 1-story 2-door detached garage containing approximately 560 square feet for a combined total of 2,560 SF. These buildings will be utilized for storage only.

Financial Impact: The property is offered by Martin Colie Blease, III for \$925,000. The acquisition will be funded from FY20 Appropriated State (nonrecurring) Funds (uncommitted balance \$2 million at June 18, 2026). An appraisal completed in January 2026 valued the property at \$951,100. A Phase I Environmental Site Assessment completed in March 2024 found no evidence of recognized environmental conditions in connection with the property. A Business Environmental Risk (BER) was noted due to a surface water outfall located along the northwestern site boundary. There is a Federal/Air Force Remedial Investigation and Feasibility Study in process to conduct site inspections and studies to determine if and where migration of perfluorinated compounds, which are commonly known as "forever chemicals", may have occurred, and includes new residential sampling criteria and levels. There are no conclusions at this time. A sampling was performed in 2018 at the outfall and documented presence of perfluorinated compounds, which are commonly known as "forever chemicals". The outfall is located on agency owned property and is monitored by the Federal Government. The agency has indicated that there is no impact to the intended use of the property since it will be utilized as a buffer zone. A Building Condition Assessment is not required because the buildings located on the property are not contemplated for occupancy by state employees or the public. Letters of support have been received from Richland County Council and Richland School District One authorizing the removal of the property from the tax rolls. The acquisition is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$971,450 funded from Appropriated State (nonrecurring) Funds. This request includes \$25,000 to cover closing costs. Past authorizations included \$6,000 for a land appraisal and \$15,450 in other professional services.

(k) Project: JBRC Item 13: Department of Veterans Affairs
E26.9911: MJ Dolly Cooper Veterans Cemetery Irrigation Improvements

Request: Establish Phase I Pre-Design Budget to install an in ground irrigation system.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 18

Included in CPIP: No – The project was excluded from the 2025 CPIP submission in error.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				24,000	24,000
All Sources				<u>24,000</u>	<u>24,000</u>

Summary of Work: The project will install an in ground irrigation system. The work includes trenching, installation of main and lateral irrigation lines, automated valves, sprinkler heads, and a programmable central controller capable of operating during non-visitation hours.

Rationale: The existing watering system is a manual hose reel watering method. The existing hose reel system requires staff to manually deploy, monitor, and retrieve hoses daily. This process disrupts the visitor experience because watering must occur during open hours, and visitors often must wait for staff to shut off water before accessing a loved one's grave site. An in ground system will provide consistent, efficient watering across all turf and landscaped areas within the cemetery grounds and eliminate disruptions by enabling automated watering during closed hours. It ensures uniform turf health, reduces visible equipment in burial sections, and enhances the overall appearance and accessibility of the cemetery.

Facility Characteristics: The MJ "Dolly" Cooper Veterans' Cemetery is +/- 57.3 acres and was constructed in 2007 (19 years old). The above ground manual watering system is original to construction. The in ground irrigation system will be installed throughout +/- 21.76 acres. The cemetery has 13 staff with approximately 7,350 visitors annually and 508 internments in the past 12 months.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$111.2 million at May 15, 2026). Revenue in this fund are appropriated and authorized for the operation of State Veterans Homes and are used for operations, deferred maintenance, capital projects, ordinary repair, and maintenance of the State Veterans Homes. The project is expected to result in a decrease of \$19,500 (year 1), \$20,280 (year 2), and \$21,060 (year 3) in annual operating expenditures.

Full Project Estimate: \$1,600,000 (internal) funded from Deferred Maintenance Funds.

(I) **Project:** JBRC Item 14: Department of Veterans Affairs
E26.9912: Veterans Victory House Laundry Room Improvements

Request: Establish Phase I Pre-Design Budget to renovate the laundry area in the nursing home.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 19

Included in CPIP: No – The project was initially planned to be completed as part of a series of minor construction and equipment replacements which cost less than \$250k, and therefore not included in 2025 CPIP submission. After further review it was determined that one larger project would be advantageous.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Deferred Maintenance				21,615	21,615
All Sources				<u>21,615</u>	<u>21,615</u>

Summary of Work: The project will replace the laundry equipment, laundry boilers/domestic hot water equipment, associated plumbing/electrical/mechanical, flooring, ceiling, lighting, and complete limited demolition. Temporary provisions needed to maintain facility operations during construction will also be addressed.

Rationale: Replacement parts for repairs to the laundry equipment are becoming costly and with the age of the existing equipment, repairs are becoming more frequent. Replacement of the equipment and improvements to the laundry area will ensure the facility continues to meet regulatory requirements.

Facility Characteristics: The Veteran Victory House Energy Plant is 12,804 square feet and was constructed in 2006 (20 years old). The laundry area is a 2,150 square foot addition that was constructed in 2008 (18 years old). The building and systems impacted by this project are original to construction of the laundry area. The nursing home houses 220 veterans and has 225 staff and support personnel.

Financial Impact: The project will be funded from Other, Deferred Maintenance Funds (uncommitted balance \$111.2 million at May 15, 2026). Revenue in this fund is appropriated and authorized for the operation of State Veterans Homes and are used for operations, deferred maintenance, capital projects, ordinary repair, and maintenance of the State Veterans Homes. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,441,000 (internal) funded from Deferred Maintenance Funds.

(m)Project: JBRC Item 15: South Carolina Educational Television Commission
H67.9534: TCC Fire Suppression System

Request: Establish Phase II Full Construction Budget to replace the existing fire suppression system in the Telecommunications Center.

Included in CPIP: Yes – 2025 CPIP Priority 5 of 6 in FY26 (estimated at \$400,000)

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 20

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(7)(c), (Fire Suppression)				400,000	400,000
All Sources				<u>400,000</u>	<u>400,000</u>

Summary of Work: The project will install a non-water-based fire suppression system in the server room. A gas or chemical agent will be installed as a first line of defense for fire in the technical area.

Rationale: The server room supports all IT and broadcast operations for SCETV. A clean agent fire suppression system is necessary to protect the equipment from being damaged in the event of fire. This system would also keep the main sprinkler system from discharging and damaging the electronic equipment in the area. The current fire suppression system is outdated and water based, which would damage all equipment and systems if deployed. A non-water fire suppression system will strengthen protection of the agency's video and technology assets.

Facility Characteristics: The Telecommunications Center is 257,000 square feet and was constructed in 1993 (33 years old). The server room is 9,000 square feet. The server room and existing water-based fire suppression system are original to construction. The building is utilized for television and radio productions, facility rentals, and staff office space. There are 250 staff located in the building.

Financial Impact: The project will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$400k at May 20, 2026). The project is expected to result in an increase of \$500 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$400,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II, because it is fully funded from legislatively authorized funds. Contract execution is expected in April 2027 and completion of construction in March 2028.

(n) Project: JBRC Item 16: School for the Deaf and Blind
H75.9555: Henderson Hall Dorm Renovations

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

Included in CPIP: Yes – 2025 CPIP Priority 5 of 5 in FY26 (estimated at \$3,850,000)
Phase II Approval: February 2024 (estimated at \$2,000,000) (Admin.)

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 21

Phase II Increase
Approval:

October 2024 (estimated at \$3,500,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(6), (Renovation of Educational Buildings)	2,000,000	1,500,000	3,500,000	350,000	3,850,000
All Sources	<u>2,000,000</u>	<u>1,500,000</u>	<u>3,500,000</u>	<u>350,000</u>	<u>3,850,000</u>

Summary of Work: The project will renovate the dormitory. Renovations include flooring, painting, updated restrooms, updated mechanicals, updated piping, new doors, and a new design and flow of the building. The dormitory will almost be completely gutted and shaped back into a newly updated dormitory.

Rationale: The project was originally established before an architect was consulted and was based on an internal cost estimate. The original plan was to modernize and “facelift” the existing structure as is. During the A&E design process, changes to enhance functionality and exceed minimum ADA requirements were made that included moving bathrooms to different locations, re-wiring for greater connectivity and HVAC plumbing. These changes along with the cost estimate provided by the A&E resulted in the need to increase the project budget. The increase was approved in October 2024 with a goal of going out to bid in early 2025. During that time the agency experienced multiple events that lead to the delay in the project going out for bid. There was a change in project management personnel that impacted the project timeline as well as a water pressure issue in the fire suppression system. Bids received in April 2026 came in over the current project budget due to escalating cost for supplies, materials, and labor due to project delays as well as asbestos and lead paint abatement being a larger issue than originally anticipated. This dormitory is not currently being utilized and needs to be updated before it can be used to house students again.

Facility Characteristics: Henderson Hall is 9,600 square feet and was constructed in 1927 (99 years old). The last renovation was completed in 1983 (43 years ago). The lower level of the building is anticipated to be used for education classrooms, and the upper level will be used for residential dorm space for students. The project will benefit approximately 40 students and 10 staff.

Financial Impact: The project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$350k at May 6, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,850,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in August 2026 and completion of construction in November 2027.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 22

(o) Project: JBRC Item 17: Department of Behavioral Health & Developmental Disabilities

J08.9890: McLendon Roof Replacement (2026) - Recovery Solutions of SC, LLC

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

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

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Recovery Solutions of SC, LLC Contract Commitment				5,249	5,249
All Sources				<u>5,249</u>	<u>5,249</u>

Summary of Work: The project will remove and replace the low-slope membrane roof on the McLendon Psychiatric Facility. All roofing material options will be evaluated during the Phase I process.

Rationale: The roof is experiencing multiple leaks and the adhesive on the existing Ethylene Propylene Diene Monomer (EPDM) materials has failed.

Facility Characteristics: The McLendon Psychiatric Treatment Facility is 131,094 square feet and was constructed in 1965 (61 years old). It is located on the Crafts Farrow State Hospital Campus located in Columbia. The existing roof is approximately 54,000 square feet and the age is unknown. The facility is occupied by approximately 300 patients and 400 staff.

Financial Impact: This phase of the project will be funded from Other, Recovery Solutions of SC, LLC (uncommitted balance \$340k at June 3, 2026). The facility is operated and maintained by Recovery Solutions of South Carolina, LLC (f/k/a Correct Care of South Carolina, LLC) and under contract with the agency. Recovery Solutions is required by its contract to fund all project costs except for third party inspections. The agency will contract separately with and pay the cost of a third party inspections firm to provide inspections and quality assurance services, in accordance with SC Office of State Engineer (OSE). The agency will coordinate project review, permitting, and inspections required by the SC Department of Public Health and Office of the State Engineer, but, Recovery Solutions of South Carolina, LLC will pay the costs of such review and permitting, as well as construction costs. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$349,950 (internal). Phase II will be funded from \$339,950 in Recovery Solutions of SC and \$10,000 in Capital Improvement & Maintenance

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 23

Funds.

- (p) Project: JBRC Item 18: Department of Behavioral Health & Developmental Disabilities
J08.9885: Bryan Psychiatric Hospital - Administration Building Elevator Modernization
- Request: Establish Phase II Full Construction Budget to modernize the elevator in the building.
- Included in CPIP: No – A 2025 CPIP was not submitted due to the dissolution of DMH.
Phase I Approval: February 2026 (estimated at \$576,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Improvement & Maintenance	8,640		8,640	571,877	580,517
All Sources	<u>8,640</u>		<u>8,640</u>	<u>571,877</u>	<u>580,517</u>

Summary of Work: The project will modernize the hydraulic passenger elevator in the two-story administration building.

Rationale: The majority of the mechanical, electrical, and control systems are beyond their useful life, causing frequent equipment outages of increasing duration, resulting in noncompliance with the Americans with Disabilities Act.

Facility Characteristics: The Bryan Psychiatric Hospital Building is 20,973 square feet and was constructed in 1975 (51 years old). The elevator and components are original to the building. The building houses hospital administration offices including medical records, admissions and discharge. Additionally, it is utilized by approximately 70 staff and has the capacity to serve approximately 200 patients.

Financial Impact: The project will be funded from Other, Capital Improvement & Maintenance Funds (uncommitted balance \$27.78 million at May 20, 2026). Revenue to this fund is authorized by Proviso 35.7 (Act 97 of 2017) permitting deposits of amounts appropriated for deferred maintenance and other one-time funds from any source into an interest-bearing fund held by the State Treasurer for, among other purposes and subject to required approvals, capital projects and ordinary repair and maintenance. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$580,517 funded from Capital Improvement & Maintenance Funds. Contract execution is expected in February 2027 and completion of construction in February 2028.

- (q) Project: JBRC Item 19: SC Governor's School for Agriculture at John De La

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 24

Howe

L12.9528: Agriculture Mechanics Shop

Request: Increase Phase II Full Construction Budget to cover higher than anticipated costs to complete the project.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Phase I Approval: December 2023 (estimated at \$1,300,000) (Admin.)

Revise Scope and

Phase II Approval: July 2024 (estimated at \$1,300,000) (Admin.)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(4)(a), (Agriculture Shop)	19,500	1,280,500	1,300,000		1,300,000
Appropriated State, Operating				46,816	46,816
All Sources	<u>19,500</u>	<u>1,280,500</u>	<u>1,300,000</u>	<u>46,816</u>	<u>1,346,816</u>

Summary of Work: The project was established to construct a 5,000 square foot state of the art mechanics shop. After consultation with the A&E firm, the decision was made to revise the project scope to repurpose and renovate a portion of the L.S. Brice School instead. The work included removing some walls to create a wide-open floor space, running new electrical, inserting two 20x14 foot glass roll-up doors, turning two shower rooms into storage areas, painting, flooring, and adding security cameras and replacing HVAC systems. New ventilation and ceiling fans were also installed on the shop floor along with new gas heaters. This increase is needed to complete the painting and replacement of the two HVAC systems that support the building.

Rationale: After completion of most of the project's scope of work there was not enough funding available to complete the painting and to replace the building's two HVAC systems. Renovating this facility will provide staff an environment to fully utilize their teaching abilities and allow students to significantly enhance their learning experience.

Facility Characteristics: The L.S. Brice School is 14,000 square feet and was constructed in 1974 (52 years old). The portion of the facility to be renovated is 5,650 square feet. It will house various agriculture classes. Approximately 105 students, 4 teachers, and 20 staff along with various visitors will utilize the renovated space.

Financial Impact: This increase will be funded from Appropriated State, Operating Funds

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 25

(uncommitted balance \$247k at June 30, 2026). The project is expected to result in an increase of \$10,000 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,346,816 funded from Appropriated State (nonrecurring) and Appropriated State, Operating Funds. Contract execution is expected in September 2026 and completion of construction in February 2027 for the remaining work to be completed.

(r) Project: JBRC Item 20: Department of Corrections
N04.9810: Allendale CI-PI 2 to Classrooms

Request: Establish Phase I Pre-Design Budget to renovate the Prison Industries Building into a training facility.

Included in CPIP: No – The need for the project was unknown during the 2025 CPIP submission process.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				15,000	15,000
All Sources				<u>15,000</u>	<u>15,000</u>

Summary of Work: The project will renovate a portion of the building to create 6 classrooms. The work will include the installation of additional systems that include an evacuation system for the welding shop, HVAC for the classrooms, and electrical to support all the equipment. The work will be completed by outside contractors.

Rationale: The correctional institution does not currently offer carpentry, welding, electrical, HVAC, plumbing, or brick masonry educational programs. Renovating space in the building will allow the institution to provide these programs which will help with rehabilitation so when released, these individuals will have a job skill.

Facility Characteristics: The Prison Industries Building is 24,871 square feet and was constructed in 1999 (27 years old). The building is currently vacant. Approximately 12,400 square feet will be renovated in this project. The renovated space will be used to provide carpentry, electrical, plumbing, HVAC, brick masonry, and welding/pipe fitting education for inmates at the institution. It is anticipated that there will be 10 instructors and approximately 70 students.

Financial Impact: The project will be funded from Appropriated State, Operating Funds (uncommitted balance \$20.62 million at May 20, 2026). The project is expected to result in additional annual operating costs, but that amount has

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 26

not yet been determined.

Full Project Estimate: \$1,673,100 (internal) funded from Appropriated State, Operating Funds.

(s) Project: JBRC Item 22: Department of Juvenile Justice
N12.9639: Infirmary

Request: Establish Phase II Full Construction Budget to construct a new infirmary.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 13 in FY26 (estimated at \$15,000,000)

Phase I Approval: June 2025 (estimated at \$15,000,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Appropriated State, Proviso 118.20 (B)(50)(c), (Master Plan Implementation)	225,000		225,000	14,775,000	15,000,000
Appropriated State, Operating				4,000,000	4,000,000
All Sources	<u>225,000</u>		<u>225,000</u>	<u>18,775,000</u>	<u>19,000,000</u>

Summary of Work: The project will replace the existing infirmary, the dental modular, and infirmary office annex with a new larger up-to-date building. The work includes site work on the proposed area of construction, the addition of underground utilities, and parking lot/drive lane access. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Rationale: The existing three buildings are not within the new security perimeter, and the footprint of these buildings is insufficient resulting in fragmented services across multiple buildings. The new facility will allow services to be consolidated into a single structure located on the secured side of the Midlands Evaluation and Development Center (formerly Broad River Road Complex). This new infirmary aligns with the recommendation of the agency's most recent master plan completed in May of 2024. It will also enable the agency to replace three outdated and inadequate buildings currently in use and allow two of those buildings to be available for upgrade for use as office space in the future.

Facility Characteristics: The existing infirmary is approximately 6,763 square feet and was constructed in 1972 (54 years old). The existing dental modular is 1,000 square feet and was constructed in 1985 (41 years old). The existing infirmary office annex is 1,709 square feet and was constructed in 2008 (18 years old). The new building to be constructed will be approximately 19,144 square feet. It will serve all the juveniles under the department's jurisdiction for clinical examinations, dental care, patient assessments, first aid, basic

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 27

treatment, provide a place for the rest and recovery of youth patients, and provide office space for medical and clerical staff. Approximately 33 staff will occupy the new facility.

Financial Impact: This phase of the project will be funded from FY25 Appropriated State (nonrecurring) (uncommitted balance \$14.78 million at May 18, 2026) and Appropriated State, Operating Funds (uncommitted balance \$4.47 million at May 18, 2026). The project is expected to result in an increase of \$47,500 (years 1 thru 3) in annual operating expenditures.

Full Project Estimate: \$19,000,000 funded from Appropriated State (nonrecurring) and Appropriated State, Operating Funds. The estimated cost to complete the project has increased from the 2025 CPIP and the Phase I amount due to market-driven cost escalation, required temporary security measures, and verified programming needs identified during schematic design. Contract execution is expected in February 2027 and completion of construction in July 2029.

(t) **Project:** JBRC Item 23: Forestry Commission
P12.9613: Lost Creek Project

Request: Establish Final Land Acquisition to purchase +/- 71 acres in Richland County.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 4 in FY26 (estimated at \$1,433,000)
Phase I Approval: October 2025 (estimated at \$1,453,000)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	20,000		20,000		20,000
Other, SC Conservation Bank				1,345,500	1,345,500
Other, Richland County				75,000	75,000
Other, Midlands Southern Off Road Bicycle Association				7,500	7,500
Other, Friends of Harbison State Forest				5,000	5,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>1,433,000</u>	<u>1,453,000</u>

Rationale: This property and surrounding area are in eminent danger of being lost to development. After acquisition, the property will become an expansion of the Harbison State Forest. Acquisition of the property will protect it from development and will allow the trail system to be enlarged.

Characteristics: The property is located in the Harbison area adjacent to the Harbison State Forest. It is undeveloped, and in 2017 was clearcut and left for natural

regeneration.

Financial Impact: The property is being offered by Family Land, LLC to Congaree Land Trust for \$1,433,000. Congaree Land Trust is offering the property to the Forestry Commission for \$1,433,000. The acquisition will be funded from Other, SC Conservation Bank (uncommitted balance \$1.35 million at May 21, 2026). Other, Richland County (uncommitted balance \$75k at May 21, 2026), Other, Midlands Southern Off Road Bicycle Association (uncommitted balance \$8k at May 21, 2026), and Other, Friends of Harbison State Forest Funds (uncommitted balance \$5k at May 21, 2026). An appraisal completed in March 2026 valued the property at \$1,505,000. A Phase I Environmental Site Assessment completed in March 2026 found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Richland County and Lexington Richland School District Five authorizing the removal of the property from the tax rolls. No construction or renovation is planned to be completed after acquisition. The acquisition is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$1,453,000 funded from Timber Sales Revenue, SC Conservation Bank, Richland County, Midlands Southern Off Road Bicycle Association, and Friends of Harbison State Forest Funds.

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

(u) Project: JBRC Item 24: Department of Natural Resources
P24.6156: Georgetown - Samworth-Carr Complex Dike Restoration

Request: Establish Phase I Pre-Design Budget to repair and restore the dike system at the Carr Complex in Georgetown County.

Included in CPIP: No – The need for the project was unknown during the 2025 CPIP submission process.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 29

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(44)(e), (nonrecurring), (Fish Hatcheries and State Lakes Maintenance & Repair)				59,982	59,982
All Sources				<u>59,982</u>	<u>59,982</u>

Summary of Work: The project will repair and restore the dike system at the Carr Complex. The work will consist of dike reshaping and re-topping, canal cleanout, the installation of new dikes and berm re-establishment, removal of existing trunks, and the installation of new trunks and access aprons with pipes. Material for refurbishing the dikes will come from the existing canal located inside the impoundment. To repair the dikes and install the trunks, earth-moving equipment such as a track-hoe must be mobilized and transported by barge to the island.

Rationale: Recent deterioration of the dikes due to Tropical Storm Debbie and other high-water cycles created an urgency for these impoundments. Repairs and renovations to the existing dike system will allow staff to effectively manage habitat within the impoundments primarily for migratory waterfowl utilizing the Atlantic Flyway. Numerous wading birds, reptiles and amphibians will benefit from this management. This project will result in providing wintering forage for waterfowl during the winter and before they migrate back north to nest. It also allows the ability to provide waterfowl hunting opportunity as part of the DNR public lottery waterfowl hunts as well as providing public waterfowl hunting opportunity outside of the dikes on the public waterway. Other wading birds, reptiles, and amphibians also use the impoundments inside the dike system.

Facility Characteristics: The dike system supports the Carr Complex containing 52 acres of managed palustrine emergent wetlands on Samworth WMA in Georgetown County.

Financial Impact: This phase of the project will be funded from FY23 Appropriated State (nonrecurring) Funds (uncommitted balance \$225k at May 22, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,998,760 (internal). Phase II will be funded from \$2,277,678 in Appropriated State (nonrecurring), \$961,432 in SCCB North American Wetlands Conservation Grant State Match, and \$759,650 in Fish & Wildlife Protection Funds.

(v) **Project:** JBRC Item 27: Department of Natural Resources

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 30

P24.6153: Richland – Wateree Range – Love Farm Land Acquisition
(Schraibman)

Request: Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 114 acres and three buildings in Richland County.

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

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(37)(b), (Habitat Protection and Land Conservation Acquisitions)				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

Rationale: Acquisition of this property will allow for overflow parking, good sound and property buffer, and as a camp site for visitors from the complex across the road. The property also represents an opportunity for valuable recreational fishing and aquatic education. If acquired, the property will add to the larger footprint of protected lands that includes Wateree River HP and WMA to the north and additional eased land to the west and east.

Characteristics: The property is located across the road from the State Shooting Complex in lower Richland County off Vanboklen Road. The property is composed of early successional hardwoods that have come up in old agriculture fields. Areas on the hillside on the south side of the pond have mixed hardwoods dominated by white oak and hickory and 25 acres of uplands, which include game fields and mowed lawn. A stream-fed 13 acre pond is located on site that the landowner claims is approximately 12 feet deep at full pool and has been stocked many times over the last 40 years; however, the 2015 flood caused overland flow, bringing in other fish species while losing stocked species to the stream. The landowner says it now contains bass, bream, and crappie, but once also had catfish. Birds noted included American crow, piliated woodpecker, various wintering songbirds, and white-eyed vireo (old nest). There is a small blackwater stream running from the southern property line and then exiting to cross Vanboklen Road. Its headwaters are about 1.5 miles to the southwest and it flows through SCDNR's Love Range and into the Wateree River. There is a small house and two barn/sheds constructed in 1968 (58 years old) located on the property.

Financial Impact: The property is offered by AGMC Farms, LLC, for not more than appraised value, which is anticipated to be \$1,300,000. The due diligence activities will be funded from FY24 Appropriated State (nonrecurring) Funds (uncommitted balance \$13.87 million at May 26, 2026). The seller has

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 31

applied for a US Department of Defense Readiness & Environmental Protection Integration Program grant. If awarded, the seller will reduce the price of the property by the grant amount awarded. If acquired, no construction or renovations will be completed on the property. The acquisition is expected to result in an increase of \$10,000 (year 1) and \$5,000 (years 2 thru 3) in annual operating expenditures.

Full Project Estimate: \$1,350,000 (internal). The Preliminary Land Acquisition request includes additional funds to survey and mark three boundary sides and to assess a 13-acre pond. The Final Land Acquisition will be funded from \$975,000 in USFWS Conservation Investment and \$325,000 in Fish & Wildlife Protection Funds.

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

(w)Project: JBRC Item 29: Department of Parks, Recreation, and Tourism
P28.9872: Redcliffe Plantation Historic Structures

Request: Change Source of Funds and Establish Phase II Full Construction to reconstruct the Redcliffe Slave Quarters.

Included in CPIP: No – The need for the project was unknown during the 2025 CPIP submission process.

Phase I Approval: March 2026 (estimated at \$906,174) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue	13,593		13,593	(13,593)	
Federal, Historic Preservation Grant				755,200	755,200
All Sources	<u>13,593</u>		<u>13,593</u>	<u>741,607</u>	<u>755,200</u>

Summary of Work: The project will reconstruct a saddlebag clapboard-sided structure at Redcliffe Plantation. The work includes foundation work, timber framing, pine siding, doors and windows, brick piers, pine tongue and grove flooring, and exterior painting. Salvageable materials will be reused, with others repurposed for interpretive exhibits. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 32

Rationale: The structure was destroyed by Hurricane Helene in 2024. Restoring the structure will expand educational programming, provide visitor shelter, and create a flexible gathering space. Restoring it will also restore a rare and essential resource for understanding the site's history. Redcliffe maintains strong environmental mitigation practices and remains committed to preserving its historic landscape.

Facility Characteristics: The building is 800 square feet and was constructed in 1857 (169 years old). It was originally built to house two of the enslaved families who built and sustained Redcliffe Plantation, the home of prominent South Carolina politician James Henry Hammond. The structure evolved from housing for enslaved families to tenant housing, then to storage, and finally a garage and chauffeur's quarters. The park has an estimated 5,000 visitors per year.

Financial Impact: The project will be funded from Federal, Historic Preservation Grant Funds (uncommitted balance \$755,200 at March 30, 2026). The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$755,200 funded from Historic Preservation Grant Funds. Contract execution is expected in August 2026 and completion of construction in June 2029.

(x) Project: JBRC Item 31: Patriots Point Development Authority
P36.9546: Patriots Point Landside Village

Request: Revise Scope, Change Project Name and Establish Phase II Full Construction Budget to construct a permanent retail village.

Included in CPIP: No – The project was omitted in error from the 2025 CPIP submission.
Phase I Approval: March 2026 (estimated at \$2,635,812) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Admissions Revenue	122,430		122,430	3,454,958	3,577,388
All Sources	<u>122,430</u>		<u>122,430</u>	<u>3,454,958</u>	<u>3,577,388</u>

Summary of Work: The project was established to construct a temporary retail village using modular prefabricated units and renovate an existing Quonset hut until a new permanent building could be constructed. This revise scope request will create and construct a permanent landside village at Patriots Point using the existing Quonset hut and adding container and fabricated modular units to house retail, food service, ticketing, support, IT, gathering, meeting, and restroom functions to support ongoing operations.

Rationale: Many of these functions have been provided in an existing agency owned building that will be vacated and demolished in 2027 as part of a lease for

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 33

new tenant development. The agency has no other buildings or facilities that can house these operations. This project will create replacement facilities that will ensure uninterrupted guest admissions and services, as well as gift shop sales, which provide operating revenues for the museum. It will also allow for activation to host after hour events and add meeting space. This permanent facility will be designed to accommodate future landside office needs, and this is the best alternative, per the agency, to accomplish goals for the facilities with the time and funds available.

Facility Characteristics: The existing building is 7,850 square feet and was constructed in 1988 (38 years old). The new retail village will total approximately 8,640 square feet and will house admissions, retail, food service, meeting, restroom, gathering and special event spaces. The Quonset hut contains approximately 2,000 square feet. Patriots Point receives over 495,000 visitors annually. Of the total annual visitors, 300,000 visit the museum, 180,000 take Fort Sumter and harbor boat tours, and 15,000 are students for camps, tours and events. There are approximately 233 agency staff and volunteers who will utilize the space.

Financial Impact: The project will be funded from Other, Admissions Revenue Funds (uncommitted balance \$13.37 million at April 30, 2026). Admissions Revenue Funds are derived from the park and museum admission fees and revenue from leased property. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$3,577,388 funded from Admissions Revenue Funds. The estimated cost to complete the project has increased from the Phase I estimate due to the expanded needs for public restrooms, food service, meeting and gathering areas, the addition of a second level and elevator as well as alterations to make the facility permanent in nature. Contract execution is expected in September 2026 and completion of construction in April 2027.

(y) **Project:** JBRC Item 32: Department of Employment and Workforce
R60.9543: Florence Workforce Center – Repave Parking Lot

Request: Increase Phase II Full Construction Budget to cover the cost to remove unstable soil in this project to replace the parking lot.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

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

Phase II Approval: February 2025 (estimated at \$489,877) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment	10,815	479,062	489,877	271,040	760,917

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 34

All Sources	<u>10,815</u>	<u>479,062</u>	<u>489,877</u>	<u>271,040</u>	<u>760,917</u>
Summary of Work:	The project will replace the parking lot and bring it up to meet ADA standards and current county or city code requirements for landscaping in parking areas. Once the asphalt and stone base from the existing parking lot was removed, it was determined that the removal of unstable soil with inorganic materials and water will be required in order to complete the project.				
Rationale:	There is not adequate parking for clients and staff due to this parking lot being under constructed. Due to safety risks posed with a long term construction delay for public pedestrian traffic near the exposed parking lot excavation and existing temporary staff parking access, an emergency procurement was established with the Office of the State Engineer to expedite completion of this project. This increase is needed to cover the cost to complete the corrective construction cost and add additional contingency to the project budget. The pavement has failed in a number of locations and high severity weathering, cracking, and potholes are present. Loss of asphalt binder is evident, and this compromises structural integrity. Some locations have been repaired with asphalt patches, but the condition of the lot poses trip hazards to DEW staff and the general public. Vehicular, handicap, and pedestrian traffic are not safe due to the condition of the lot, and the lot requires ongoing maintenance and repair. Additionally, the lot does not meet ADA standards and does not meet current county or city requirements for landscaping in parking areas.				
Facility Characteristics:	The parking lot is 32,375 square feet and was constructed in 1969 (57 years old). The center is utilized by the agency's Workforce and Economic Development and Unemployment Insurance. Additionally, partner agencies that include Workforce Innovation and Opportunity Act, Department of Social Services, South Carolina Vocational Rehabilitation Department, and Adult Education also utilize the center. Approximately 18 agency employees and 18 partner agency staff are housed in the center.				
Financial Impact:	The project will be funded from Other, Contingency Assessment Funds (uncommitted balance \$118.39 million at June 26, 2026). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.				
Full Project Estimate:	\$760,917 funded by Contingency Assessment Funds. Completion of construction is anticipated in August 2026 if no more unstable soil is found.				

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, Facilities Management and Property Services. 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, Facilities Management and Property Services: Vocational Rehabilitation Department – Underslab Plumbing Repair (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, Facilities Management and Property Services as noted herein. All items were reviewed favorably by the Joint Bond Review Committee (JBRC).

Project: Vocational Rehabilitation Department
H73.9636: Underslab Plumbing Repair

Request: Establish Phase II Full Construction Budget to repair existing underslab sewer lines.

Included in CIP: No – The work was planned to be completed as separate projects during the 2025 CIP submission process, and each were estimated to be below the PIP threshold.

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, State Vocational Rehabilitation Services Grant				2,300,000	2,300,000
All Sources				<u>2,300,000</u>	<u>2,300,000</u>

Summary of Work: The project will repair or replace existing underslab sewer lines constructed of cast iron. For the lines being replaced, PVC piping will be used. For the lines being repaired, an epoxy resin lining will be installed to extend their useful life. In some places the old line will be abandoned, and new lines will be run under the training center floor to provide an open area for future maintenance. In all areas where the carrier group has deteriorated, the urinal and restroom fixtures will be replaced where demolition is required behind the wall. During construction the restrooms at each facility will be housed in temporary portable restroom trailers. The work

will be completed at the Berkeley Dorchester, Beaufort, Camden, Gaffney, Laurens, and Marlboro work training facilities.

Rationale: The existing pipes have rusted or collapsed past the point of use.

Facility Characteristics: Berkeley Dorchester is 20,120 square feet, Beaufort is 24,100 square feet, Camden is 18,470 square feet, Gaffney is 18,150 square feet, Laurens is 25,260 square feet, and Marlboro is 24,100 square feet. The buildings were constructed between 1985 (41 years old) and 1993 (33 years old). The sewer lines are original to construction of the buildings. Each work training facility houses between 20 to 24 staff and sees between 20 to 50 consumers a day depending on the location.

Financial Impact: This project will be funded from Federal, State Vocational Rehabilitation Services Grant Funds (uncommitted balance \$7.85 million at July 27, 2026), which funds must be obligated by September 30, 2026 to be retained. This revenue is received to assist in the provision of providing vocational rehabilitation services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$2,300,000 funded from State Vocational Rehabilitation Services Grant Funds. This project is requested for establishment at Phase II because the Phase I work has already been completed. Underslab plumbing inspections conducted in the fall of 2025 due to leaks and frequent backup issues revealed damaged and/or collapsed pipes in need of immediate replacement or repair. Two locations (Conway and Aiken) were completed as emergency procurements in February 2026 because the pipes were leaking into the ground, which is an environmental concern. The cost for each of those locations was \$150k or less. Based on this cost and other vendor estimates, the anticipated cost of each additional location was expected to be less than \$250k in total project costs. The agency anticipated bidding each location separately through the agency's task order contracts. Upon bidding Berkeley Dorchester and Beaufort, bids received for Beaufort came in over the \$250k threshold, thus requiring establishment of a PIP. The four remaining locations are anticipated to go out for bid in August. Contract execution is expected in August 2026 and completion of construction in December 2026.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority, as requested by the Vocational Rehabilitation Department, through the Department of Administration, Facilities Management and Property Services, approved the Vocational Rehabilitation Department's

Permanent Improvement Project to establish the Phase II full construction budget to repair the existing underslab sewer lines.

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: Department of Natural Resources - Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way) (Regular Session Item #5)

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

Project: JBRC Item 28: Department of Natural Resources
P24.6115: Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way)

Request: Establish Final Land Acquisition to purchase +/- 106 acres in Pickens County.

Included in CPIP: Yes – 2025 CPIP Priority 51 of 60 in FY26 (estimated at \$495,000)

Phase I Approval: April 2025 (estimated at \$495,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Heritage Land Trust	20,000		20,000	475,000	495,000
All Sources	<u>20,000</u>		<u>20,000</u>	<u>475,000</u>	<u>495,000</u>

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

Characteristics: Jocassee Gorges boasts a diverse array of wildlife, including some of the

most abundant salamander and black bear populations in the southeast.

Financial Impact: The property is offered by Naturaland Trust for \$475,000. The acquisition will be funded from Other, Heritage Land Trust Funds (uncommitted balance \$32.54 million at May 19, 2026). SC Code 51-17-115 provides for the department to use Heritage Land Trust Funds to acquire in fee simple or lesser interest in priority areas, legal fees, appraisals, surveys, or other costs involved in the acquisition of priority areas, and for the development of minimal facilities and management necessary for the protection of priority areas. An appraisal completed in January 2026 valued the property at \$1,015,000. A Phase I Environmental Site Assessment completed in April 2026 found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support are not required because the property is owned by a non-profit entity and therefore not included on the tax rolls. No construction or renovation is planned to be completed after acquisition. The acquisition is expected to result in an increase of \$5,000 (year 1) and \$1,000 (year 2) in annual operating expenditures.

Full Project Estimate: \$495,000 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 Senator Peeler, seconded by Representative Bannister, the Authority, as requested by the Department of Natural Resources (DNR) through the Department of Administration, Facilities Management and Property Services, approved the Permanent Improvement Project for the Pickens - Jocassee Gorges HP/WMA Land Acquisition (His Way); and as requested by DNR approve total project expenditure of \$495,000 from the Heritage Land Trust Fund pursuant to Section 51-17-115 toward the acquisition of land described in Permanent Improvement Project 6115.

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: Easements (Regular Session Item #6)

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 39

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

- (a) County Location: Charleston
From: Department of Commerce, Division of Public Railways, d/b/a Palmetto Railways (#1250)
To: Commissioner of Public Works of the City of Charleston (CWS)
Consideration: Nominal
Administrative Fee: \$761.79
Description/Purpose: To grant a 0.377± acre non-exclusive, permanent easement for the purpose to lay, construct, locate, install, operate, maintain, inspect, repair, relocate and replace underground water lines with necessary valves, valve boxes, meters, fittings, manholes, service lines, controls, devices, equipment, fire hydrants and other usual appurtenances on property of the Department of Commerce, Division of Public Railways, d/b/a Palmetto Railways (portion of TMS 400-00-00-247). The easement is necessary to provide public utility services. Department of Commerce has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it, and Commerce has requested that the easement be granted for nominal consideration because it benefits the Boeing economic development project that supports Commerce's mission and directly benefits the parcel, North Charleston and the State of South Carolina. CWS has requested one exception to the 2022 easement policy, and Commerce has agreed, which is that the easement be permanent.
- Additional Information: On February 20, 2014, the previous owner of the subject parcel, property owner Charleston County Airport District granted certain permanent easements to the Commissioners of Public Works of the City of Charleston for the operation and maintenance of the existing water system. In connection with this easement request, the CWS will relinquish the portion of the existing easement (TMS 400-00-00-247) to relocate a section of the water lines to the new easement area.
- (b) County Location: Berkeley
From: Department of Administration (#1251)
To: Dominion Energy South Carolina, Inc. (DESC)
Consideration: \$126,292.50
Administrative Fee: \$761.79
Description/Purpose: To grant a 2.5± acre non-exclusive easement for the construction, operation and maintenance of an additional 115kV transmission line across the Wando River in the Mount Pleasant/Charleston area to upgrade the existing Cainhoy-Hamlin 115kV

transmission line and to improve the reliability and resiliency of DESC's electric system. The project is partially within the area of existing transmission lines and a right of way is necessary to construct a new transmission line in this corridor. The easement is necessary to provide public utility services. The term of the easement will be fifty (50) years. Consideration is \$126,292.50 based on the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands. There are no exceptions requested with regard to the 2022 easement policy.

- (c) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Parks, Recreation & Tourism (#1252a)
To: City of Columbia
Consideration: \$2,100.00
Administrative Fee: \$761.79
Description/Purpose: To grant a 0.19± acre non-exclusive easement for the purpose of constructing, operating, reconstructing, and maintaining a water main within the easement area on property of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) to serve a new development in the general vicinity of the subject properties (TMS R19813-01-03). The easement also grants access, ingress and egress along the property to access said water main system. The easement is necessary to provide public water services and fire protection to a new residential development in Northeast Columbia. The term of the easement is fifty (50) years. Consideration is the appraised value. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.
- (d) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Parks, Recreation & Tourism (#1252b)
To: City of Columbia
Consideration: \$2,760.00
Administrative Fee: \$761.79
Description/Purpose: To grant a 0.23± acre non-exclusive easement for the purpose of constructing, operating, reconstructing, and maintaining a water main within the easement area on property of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) to serve a new development in the general vicinity of the subject properties (TMS R19814-02-02). The easement also grants access, ingress and egress along the property to access said water main system. The easement is necessary to provide public water services and fire

protection to a new residential development in Northeast Columbia. The term of the easement is fifty (50) years. Consideration is the appraised value. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

- (e) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Parks, Recreation & Tourism (#1253)
To: East Richland County Public Service District
Consideration: \$180.00
Administrative Fee: \$761.79
Description/Purpose: To grant a 0.03± acre non-exclusive easement, for the purpose of constructing, operating, and maintaining a gravity sewer line within the easement area on property of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) to serve a new residential development (TMS R19183-01-03). The easement also grants access, ingress and egress along the property to access said sewer system. The easement is necessary to provide sanitary sewer services to a new residential development in Northeast Columbia. The term of the easement is fifty (50) years. Consideration is the appraised value. SCPRT has determined that, in accordance with the requirement of the statute §10-1-130, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, approved the referenced easements, 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 6.

Department of Administration, Facilities Management and Property Services: The Citadel, The Military College of South Carolina Lease to The Citadel Alumni Association of 69 Hagood Avenue, Charleston, SC (Regular Session #7)

The Citadel (College) requested approval to lease 69 Hagood Avenue, the Holliday Alumni Center, Charleston to The Citadel Alumni Association (Tenant) for office and event space. The Citadel Alumni Association formerly known as the Association of Citadel Men has

leased this space since 1997. The lease agreement is associated with a Memorandum of Understanding (MOU) between the College and the Tenant that sets out the responsibilities of the respective parties including but not limited to a provision that the College provide space for the Tenant to support their normal business. The Citadel's Board of Visitors approved the signing of the lease on June 5, 2026.

The Tenant subleases approximately 3,486 square feet of space to The Citadel Development Foundation in the amount of \$64,491.00 annually and provides space to The Citadel Brigadier Foundation at no cost. The Citadel Development Foundation and The Citadel Brigadier Foundation are the school's primary fundraising and athletics fundraising entities, respectively. The Tenant also has the option to enter into short-term rentals for civic events, celebrations and other revenue generating events. The Tenant shares its net revenue generated from lease agreements and all other fundraising activities with the school every year. Under the Memorandum of Understanding, the Association guarantees that amount will be at least three-hundred thousand (\$300,000) dollars each year. In that MOU, the Tenant also guarantees over four hundred thousand (\$400,000) dollars in scholarship support each year.

The requested lease term is twenty-five (25) years and is expected to commence on or about September 1, 2027, and includes an option to extend the lease term for an additional ten (10) years for a total possible lease term of thirty-five (35) years ending August 31, 2061.

The Citadel Alumni Association was founded in 1938 and is dedicated to supporting the College. The annual rent for the initial term and the optional extended term shall be \$1.00 per year. The Tenant shall be responsible for all building operating costs including utilities, maintenance, janitorial and any other service necessary to maintain the space.

The lease has adequate parking on the premises.

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

The Joint Bond Review Committee reviewed and recommended approval of the lease on August 18, 2026.

Upon a motion by Senator Peeler, seconded by Mr. Gaines, the Authority approved the proposed twenty-five-year lease with one optional ten-year additional term from The Citadel, The Military College of South Carolina, for the building located at 69 Hagood Avenue in Charleston to The Citadel Alumni Association, as recommended by the Department of

Administration, Facilities Management and Property Services. Governor McMaster, Mr. Gaines, Senator Peeler and Representative Bannister voted for the item. Mr. Loftis abstained.

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: South Carolina Department of Health and Human Services Lease of 1323 Celebration Blvd, Florence, SC (Regular Session #8)

The South Carolina Department of Health and Human Services (Agency) requested approval to lease twenty thousand and twenty-eight (20,028) square feet of office space at 1323 Celebration Boulevard, Building A in Florence from SWL Investments, LLC. The Agency has been located at 2701 Alex Lee Boulevard, Florence since 2020. The current lease is at a rate of \$23.99 per square foot, and it expires on April 30, 2027. This new lease will allow them to continue to provide support for the Florence region processing office.

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 five (5) proposals received. The selected location was chosen by the Agency as the next to lowest option offering improved functionality, cohesive space layout for team collaboration and a more centralized location allowing the Agency to better serve the community. The lowest option was rejected due to space being located in multiple buildings.

The requested lease term is ten (10) years and is expected to commence on or about April 1, 2027.

The rent for the first year of the term will be \$425,795.28 or \$21.26 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

Minutes of State Fiscal Accountability Authority
August 19, 2026 – Page 44

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	4/1/2027-3/30/2028	\$35,482.94	\$425,795.28	\$21.26
YEAR 2	4/1/2028-3/30/2029	\$36,547.43	\$438,569.14	\$21.90
YEAR 3	4/1/2029-3/30/2030	\$37,643.85	\$451,726.21	\$22.55
YEAR 4	4/1/2030-3/30/2031	\$38,773.17	\$465,278.00	\$23.23
YEAR 5	4/1/2031-3/30/2032	\$39,936.36	\$479,236.33	\$23.93
YEAR 6	4/1/2032-3/30/2033	\$41,134.45	\$493,613.43	\$24.65
YEAR 7	4/1/2033-3/30/2034	\$42,368.49	\$508,421.84	\$25.39
YEAR 8	4/1/2034-3/30/2035	\$43,639.54	\$523,674.50	\$26.15
YEAR 9	4/1/2035-3/30/2036	\$44,948.73	\$539,384.74	\$26.93
YEAR 10	4/1/2036-3/30/2037	\$46,297.19	\$555,566.29	\$27.74

The total rent to be paid over the lease term is \$4,881,265.75.

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

	Location	*Rent per SF
Proposal	2701 Alex Lee Boulevard, Florence	\$22.00
Proposal	186 Dunbarton Drive, Florence	\$25.76
Proposal	2120 Jody Road, Florence	\$14.37

*Subject to annual rent increase

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 151 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on July 1, 2026. Lease payments will be funded through State 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 on August 18, 2026.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority approved the proposed ten-year lease for the South Carolina Department Health and Human Services of twenty thousand and twenty-eight (22,028) square feet of office space at 1323 Celebration Boulevard in Florence from SWL Investments, LLC, 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 8.

Department of Administration, Facilities Management and Property Services: Patriots Point Development Authority Assignment of Ground Lease Outs for the Charleston Harbor Resort and Marina, Charleston to 20 Patriots Point Hotel, LLC for the hotels, retail and parking (Hotel Leases) and to Charleston Harbor SMI, LLC for the Marina (Marina Lease) (Regular Session #9)

Patriots Point Development Authority (Agency) requested approval for the assignment and assumption of three leases comprising the Charleston Harbor Resort and Marina (CHRM). CHRM includes two hotels, parking, swimming pools, restaurant, spa, amenities, recreational facilities and a marina with approximately 287 slips, bath and shower facilities, and fuel facility.

The Agency is the landlord of five parcels comprising CHRM. Parcels A-D are utilized for the resort (hotel, retail, and parking) and Parcel B-1 is for the marina. There is one lease for Parcel A and one lease for Parcels B-D (Hotel Leases) and one lease for Parcel B-1 (Marina Lease). The current tenant for all three leases is Charleston Harbor Holding Company, LLC (CHHC). The leases are structured for the Agency to receive an annual base rent and an annual percentage rate based on gross revenue.

Parcel	Acreage
Parcel A	9.79
Parcel B	8.06

Parcel C	1.37
Parcel D	4.22
Parcel B-1	12.15

CHHC has entered into a purchase and sale agreement for the leasehold interest in the Hotel Leases (Parcels A and B-D) with 20 Patriots Point Hotel, LLC, a Delaware limited liability company.

CHHC originally entered into a purchase and sale agreement for the leasehold interest in the Marina Lease (Parcel B-1) with Argo Marina Investors, LLC, but that agreement was subsequently assigned to Charleston Harbor SMI, LLC, a Delaware limited liability company (and subsidiary of Suntex Marina Investors, LLC one of the largest marina companies in the U.S.), who will own and operate the marina through two affiliates: Charleston Harbor SMI, LLC, Charleston Harbor Propco Series, a registered series of Charleston Harbor SMI, LLC, a Delaware series limited liability company and Charleston Harbor SMI LLC, Charleston Harbor Opco Series, a registered series of Charleston Harbor SMI, LLC, a Delaware series limited liability company.

While a Tenth Amendment will be executed to the lease for Parcels B-D prior to its assignment to correct a scrivener's error in the legal description related to Parcels B and C, there are no changes to the terms of the Hotel and Marina Leases. All business terms and conditions remain the same. The lease payments to the Agency are unaffected by the assignment of the leases.

However, Agency will receive revenue from the assignments. The Hotel and Marina Leases contain a one percent (1%) transfer fee payable to Agency. In sum, the transfer fee payable to Agency will be one million eight hundred twenty-five thousand and 00/100 Dollars (\$1,825,000.00). In addition to the transfer fee, Agency is reimbursed its professional fees associated with the transactions, including reasonable attorneys' fees.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the proposed Patriots Point Development Authority Assignment of Ground Lease Outs for the Charleston Harbor Resort and Marina, Charleston to 20 Patriots Point Hotel, LLC for the hotels, retail and parking (Hotel Leases) and to Charleston Harbor SMI, LLC, for the Marina (Marina Lease), 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 9.

Division of Procurement Services: Audit and Certification - Coastal Carolina University (Regular Session #10)

The S.C. Consolidated Procurement Code and ensuing regulations (Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C(1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On December 10, 2019, the Authority delegated procurement authority to Coastal Carolina University (CCU) as follows:

	<u>Certification \$ Limits</u>
Supplies & Services	400,000 per commitment*
Information Technology	150,000 per commitment*
Revenue Generating Contracts	1,500,000 per commitment*
Construction Contract Award	300,000 per commitment*
Construction Contract Change Order	200,000 per change order
Architect/Engineer Contract Amendment	75,000 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 CCU to determine whether the internal controls of the University's procurement system were adequate to ensure compliance, in all material respects, with the Procurement Code. As described in the audit report, DPS found CCU internal controls adequate to ensure compliance with the Procurement Code.

Based on the audit findings, DPS recommends the Authority to take the action set forth in Section 4 below, including increasing CCU's authority to make direct procurements supplies and services, information technology, revenue generating contracts and construction.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority authorized Coastal Carolina University 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	
via Competitive Sealed Bidding, Fixed Priced Bidding, or	
Competitive Online Bidding	1,000,000 per commitment*
via all other source selection methods	750,000 per commitment*
Information Technology	500,000 per commitment*
Revenue Generating Contracts	3,000,000 per commitment*
Construction Contract Award	500,000 per commitment*
Construction Contract Change Order.....	200,000 per change order
Architect/Engineer Contract Amendment.....	75,000 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 10.

Division of Procurement Services: Audit and Certification - Audit and Certification - Spartanburg Community College (Regular Session #11)

The S.C. Consolidated Procurement Code and ensuing regulations (Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C(1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On October 15, 2019, the Authority delegated procurement authority to Spartanburg Community College (SCC) as follows:

	<u>Certification \$ Limits</u>
Supplies and Services	225,000 per commitment*
Information Technology	225,000 per commitment*
Construction Contract Award	250,000 per commitment*
Construction Contract Change Order	50,000 per change order
Architect/Engineer Contract Amendment	10,000 per amendment

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

¹ Supplies and Services including non-IT consulting services.

In accordance with S.C. Code Ann. § 11-35-1230, the Division of Procurement Services (DPS) audited the procurement operating policies and procedures of SCC 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. SCC has started implementation of the recommended corrective actions and upon completion of the corrective actions, the internal controls of the SCC's procurement system will be adequate to ensure compliance with the Procurement Code as described in the audit report.

Based on the audit findings, DPS recommended the Authority to take the action set forth in Section 4 below, including increasing SCC's authority to make direct procurements for supplies and services, and information technology.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority authorized Spartanburg Community College 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: ²	
via Competitive Sealed Bidding, Fixed Priced Bidding, or Competitive Online Bidding	500,000 per commitment*
via all other source selection methods	250,000 per commitment*
Information Technology: ³	
via Competitive Sealed Bidding, Fixed Priced Bidding, or Competitive Online Bidding	500,000 per commitment*
via all other source selection methods	250,000 per commitment*
Construction Contract Award	250,000 per commitment*
Construction Contract Change Order.....	50,000 per change order
Architect/Engineer Contract Amendment.....	10,000 per amendment
* Total potential purchase commitment whether single year or multi-term contracts are used.	

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

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

² Supplies and Services including non-IT consulting services.

³ Information Technology includes consulting services for any aspect of information technology, systems and networks.

The S.C. Consolidated Procurement Code and ensuing regulations (Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210(1), 1560, and 1570, and Regulation 19-445.2000C(1). The Code authorizes the Authority to delegate additional procurement authority by assigning dollar limits below which an agency may make direct procurements. On December 10, 2019, the Authority delegated procurement authority to South Carolina Department of Transportation (DOT) as follows:

	<u>Certification \$ Limits</u>
Supplies	1,000,000 per commitment*
Services	500,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	500,000 per commitment*
Construction Contract Change Order	100,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

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

In accordance with S.C. Code Ann. § 11-35-1230, the Division of Procurement Services (DPS) audited the procurement operating policies and procedures of DOT 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. DOT has started implementation of the recommended corrective actions and upon completion of the corrective actions, the internal controls of the DOT's procurement system will be adequate to ensure compliance with the Procurement Code as described in the audit report.

Based on the audit findings, DPS recommended the Authority to take the action set forth in Section 4 below, including increasing DOT's authority to make direct procurements for supplies and services, and mitigation bank credits.

Mr. Loftis commented that it was nice to see that his review of DOT's P-Card's policies and procedures did not identify any weaknesses in the program's oversight. He noted that he

could not remember the last time he saw that.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority authorized the South Carolina Department of Transportation 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: ⁴	
via Competitive Sealed Bidding, Fixed Priced Bidding, or	
Competitive Online Bidding	3,000,000 per commitment*
via all other source selection methods	1,500,000 per commitment*
Mitigation Bank Credits.....	5,000,000 per commitment*
Information Technology	100,000 per commitment*
Construction Contract Award	500,000 per commitment*
Construction Contract Change Order.....	100,000 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 12.

Division of Procurement Services: Audit and Certification - South Carolina Vocational Rehabilitation Department (Regular Session #13)

The S.C. Consolidated Procurement Code and ensuing regulations (Procurement Code) authorize agencies to make direct procurements up to \$50,000 and to enter sole source and emergency procurement contracts with no dollar limitation. S.C. Code Ann. §§ 11-35-1210 (1), 1560, and 1570, and Regulation 19-445.2000C(1). The Code authorizes the Authority to authorize 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 Vocational Rehabilitation Department (SCVRD) as follows:

⁴ Supplies and Services including non-IT consulting services.

<u>Procurement Area</u>	<u>Certification \$ Limits</u>
Supplies and Services	250,000 per commitment
Information Technology	100,000 per commitment
Construction Contract Award	250,000 per commitment
Construction Contract Change Order	100,000 per change order
Architect/Engineer Contract Amendment	25,000 per amendment

In accordance with S.C. Code Ann. § 11-35-1230, the Division of Procurement Services (DPS) audited the procurement operating policies and procedures of SCVRD 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. The audit revealed a number of procurement and P-Card deficiencies. The Agency has started implementation of the recommended corrective actions and upon completion of the corrective actions, the internal controls of the SCVRD's procurement system will be adequate to ensure compliance with the Procurement Code as described in the audit report.

Based on the audit findings, DPS recommended the Authority to take the action set forth in Section 4 below, including reducing SCVRD's authority to make direct procurements for Supplies & Services.

Senator Peeler commented that SCVRD could take some lessons from DOT in the administration of their P-Card program.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority authorized South Carolina Vocational Rehabilitation Department (SCVRD) 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 ⁵	100,000 per commitment*
Information Technology ⁶	100,000 per commitment*
Construction Contract Award	250,000 per commitment*
Construction Contract Change Order	100,000 per change order*
Architect/Engineer Contract Amendment	25,000 per amendment*

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

The Authority also required SCVRD to reduce active P-Cards by 50% to 54 or less for a

⁵ Supplies and Services includes non-IT consulting services.

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

year. The Agency shall reduce its active cards to this amount within 30 days of receipt of this report and provide the Division of Procurement Services (DPS) with lists of both cancelled and active cards. In addition, the Agency must revise its P-Card manual and submit it to DPS for approval within 90 days of receipt of this report. Failure to submit a revised P-Card manual to DPS within the required time frame will result in the suspension of all P-Cards until DPS receives the manual.

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

Division of Procurement Services: Clemson University – Approval of Contract Duration (Regular Session #14)

Section 11-35-2030(5) of the SC Consolidated Procurement Code limits the maximum potential duration for any contract to seven years unless the Authority approves a longer maximum potential duration. Clemson University sought the Authority's authorization to solicit a contract with a duration up to fifteen (15) years for campus food service. The University's current contract was solicited with a maximum duration of seven years. The University only received one offer which was from the incumbent. The University has received feedback from potential offerors that a contract of seven-years duration is not long enough to recoup initial investment and be competitive. University officials believe a contract duration up to fifteen years will attract broader competition by allowing a new vendor a longer period to recoup its startup capital costs. The University also believes a longer contract duration will enable improved year-over-year financial performance, resulting in stronger competition, more innovative solutions, and greater long-term value for the University.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority, under authority of SC Consolidated Procurement Code Section 11-35-2030(5), approved Clemson University's request to solicit a food services contract with a duration up to fifteen (15) years, as recommended by the Division of Procurement Services. Governor McMaster, Mr. Gaines, Senator Peeler, and Representative Bannister voted for the item. Mr. Loftis voted against the item.

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

Department of Administration, Facilities Management and Property Services: University of South Carolina-Columbia – Williams-Brice Stadium Renovation (Regular Session #15)

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

Project: University of South Carolina Columbia
H27.6163: Williams-Brice Stadium Renovation

Request: Request to Revise Scope and Decrease Phase II Full Construction Budget to remove portions of the project associated with the multi-use needs of the university.

Included in CPIP: Yes – 2025 CPIP Priority 4 of 15 in FY26 (estimated at \$350,000,000)

Phase I Approval: February 2025 (estimated at \$200,000,000) (SFAA)
Change Project Name,
Change Source of Funds,
Revise Scope, &
Phase II Approval: August 2025 (estimated at \$350,000,000) (SFAA)

Source of Funds	Original Budget	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Revenue Bonds, (Athletic Facilities)		350,000,000	350,000,000	(78,000,000)	272,000,000
Other, Athletic Institutional	4,000,000	(4,000,000)			
All Sources	<u>4,000,000</u>	<u>346,000,000</u>	<u>350,000,000</u>	<u>(78,000,000)</u>	<u>272,000,000</u>

Summary of Work: The project was established to comprehensively renovate multiple levels, primarily at the west grandstand and relatively minimally at the north end zone of the stadium. The scope was subsequently revised to also expand portions of the east grandstand, replace two ramps with new construction at the southeast and southwest corners of the stadium, and expand the renovations at the north end zone. This scope revision request removes the work associated with the north end zone and spaces in the southwest corner which are funded separately by Higher Education Revenue Bonds and will serve the multi-use needs of the university. All renovated areas will replace and increase existing restrooms, concession stands, and food service support spaces. The west side stands, at the 100 and 200 levels, will

be gutted and new suites and club spaces will be created. The West Main Concourse will be renovated to provide new restrooms and concessions in a manner that will reduce congestion. Renovations at the West Ground level will improve the player locker room suite and add a field level club in addition to other improvements. Renovations at the East Side grandstand, ground level, will create a visiting team locker room suite, a loading/delivery area, a commissary for food preparation, concessions, and new restrooms to address a deficiency of code-required plumbing fixtures. The existing ramps at the southeast and southwest corners will be replaced with new construction to add escalators. Multiple new elevator/stair/escalator towers will offer fans more options to access the elevated concourses from the west, north, and east field levels. New mechanical, electrical, and plumbing systems will be provided at all interior conditioned spaces. Audio/Visual equipment will be provided throughout renovated areas. The project includes site work, utility enhancements, and landscaping improvements. The roof system 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: Williams-Brice Stadium has only 18 suites- the lowest count of any stadium in the Southeastern Conference. The project would increase the quantity to 43 suites and renovate and create 9 clubs. Increased suites and clubs will address demand from fans and generate new revenue to service athletic revenue bonds. All renovated areas will replace under-sized restrooms and increase fixture counts to comply with current building codes thereby restoring compliance with the International Building Code. The project will also address deferred maintenance in the West and East zones of the stadium.

Facility Characteristics: Williams-Brice Stadium is 500,000 square feet and was constructed in 1934 (92 years old). The west stands were completely rebuilt in 1972 (54 years old). The Floyd Building was constructed in 1994 (32 years old). The age of the numerous stadium areas varies greatly with some areas being original to construction. Approximately 395,000 square feet of interior space will be constructed or renovated. There will be exterior unconditioned spaces constructed as well to include seating and unconditioned concourse space. The stadium will hold approximately 73,000 fans plus hundreds of others comprised of players, coaches, and athletics staff.

Financial Impact: This project will be funded from Athletic Facilities Revenue Bonds to be issued in late spring of 2027. While the existing Athletic Facilities Revenue Bonds resolution authorizes the issuance of "up

to" \$350,000,000 and therefore does not require amendment to accommodate this financing adjustment, the University's Board of Trustees will meet on August 21, 2026, to approve a corresponding *reduction* in the bond authorization to an amount not to exceed \$272,000,000 (down from \$350 million), commensurate with the current revised project authorization being approved by the Authority. This action is being taken by the University in the interest of transparency and to maintain consistency with the revised project authorization, ensuring that the University's total authorized borrowing remains unchanged between the Higher Education Revenue and Athletic Facilities Revenue Bond authorizations.

The University further notes that this financing adjustment does not create any additional borrowing authority for the project. Any future expansion of the project or any new capital project requiring additional borrowing authority would remain subject to the established review and approval processes of the Joint Bond Review Committee and the State Fiscal Accountability Authority.

The renovation project does not qualify for the JBRC policy requirement to meet LEED Silver or Two Green Globes certification standards. The renovation value does not exceed 50% of the replacement value of the stadium and the limited energy consumption due to the infrequent use of the conditioned spaces throughout the year make it an impractical building typology to achieve sufficient sustainability points in LEED Silver or Two Green Globes and seek certification. There will be conservation measures implemented to include LED lighting, low water use plumbing fixtures at the numerous restroom facilities, efficient HVAC equipment at the conditioned spaces, and environmentally sustainable finish materials in the suites and clubs. The project is expected to result in an increase of \$55,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2022-2023 and 2026-2027. The Athletic Department receives \$52.00 per semester as an Athletic Student Fee which is used to service the outstanding debt. This fee has been in effect since 2007-2008 and currently generates on average \$2.1 million annually for use in payment of the existing Athletic Facilities Revenue Bond debt service. Current funds obligated for existing debt service are not included as funds available to service this new debt issuance. The debt service for these new bonds will be paid from new revenue generation from capital gifts, new ticket revenues from premium and suite seats and

overall increase to ticket prices, and contractual obligations bonuses from concessions and food.

Full Project Estimate: \$272,000,000 funded from Athletic Facilities Bond funds. Contract execution is expected in December 2025 and completion of construction in August 2028.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority, as requested by the University of South Carolina - Columbia, through the Department of Administration, Facilities Management and Property Services, approved the Permanent Improvement Project to Revise Scope and Decrease Phase II Full Construction Budget to remove portions of the project associated with the multi-use needs of the university. All items have been reviewed favorably by the Joint Bond Review Committee.

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

University of South Carolina and Department of Administration, Facilities Management and Property Services: Williams-Brice Stadium Multi-Use Facilities Renovations and Not Exceeding \$84,000,000 University of South Carolina Higher Education Revenue Bonds (Regular Session #16)

The Authority was asked to approve the Phase II Full Construction Budget needed to complete renovations to the multi-use facility associated with the stadium. This Phase will be funded from higher education revenue bond funds.

The Authority was further asked to adopt a resolution making provision for the issuance and sale of not exceeding \$84,000,000 University of South Carolina Higher Education Revenue Bonds.

The proceeds of the bonds will be used to defray the costs of acquisition, construction, reconstruction, improvement, and equipping of the multiuse facilities that blend various aspects of conference, inn, dining hall, student recreation and entertainment, and other nondegree educational facilities.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority adopted a resolution making provision for the issuance and sale of not exceeding \$84,000,000 Education Revenue Bonds and approve the Phase II Full Construction Budget to complete renovations of the multi-use facilities associated with Williams-Brice Stadium.

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

Executive Director: South Carolina State Ceiling Allocation Plan- 2027 (Regular Session #17)

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 2027 State Ceiling Allocation Plan (“Plan”) has been developed to include assigned percentages of state ceiling to categories of private activity bonds, establishes a process for its periodic allocation, and establishes competitive criteria for allocation of state ceiling to authorized requests. The competitive criteria for industrial and economic development projects are attached as Exhibit A to the Plan. The competitive criteria for multi-family housing allocation are those criteria appearing in the 2026 Qualified Allocation Plan and can be found online at [2026 Appendix C2 Final.pdf](#).

As required by Act 202, the proposed Plan was submitted to the Joint Bond Review Committee for review at its meeting of August 18, 2026. The Committee recommended approval of the Plan.

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the 2027 State Ceiling Allocation Plan.

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

State Fiscal Accountability Authority: Future Meeting (Regular Session Item #18)

The next regular meeting of the State Fiscal Accountability Authority will be held at 2:00 p.m. on Tuesday, October 13, 2026, 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 2027:

Tuesday, February 9 – 9:30 a.m.

Tuesday, March 30 – 9:30 a.m.

Tuesday, June 8 – 2:00 p.m.

Tuesday, August 17 – 2:00 p.m.

Tuesday, October 12 – 2:00 p.m.

Tuesday, December 7 – 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 13, 2026, in Room 252, Edgar A. Brown Building. Additionally, the Authority approved the proposed schedule of meetings for calendar year 2027.

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

Adjournment

The meeting was adjourned at 10:15 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted on the bulletin board in the lobby of the Edgar A. Brown Office Building and near the Authority Secretary's Office at 1333 Main Street, Columbia, SC 29201 at 2:25 p.m. on Monday, August 17, 2026.]