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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

February 18, 2005

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, February 18, 2005, at 11:00 a.m. in the Capstone House Campus Room.

Members present were: Mr. Mark W. Buyck, Jr., presiding; Mr. Arthur S. Bahnmuller; Mr. James Bradley; Mr. Samuel R. Foster, II; Mr. William C. Hubbard, Chairman (via telephone); Mr. William W. Jones, Jr.; Mr. Toney J. Lister; Mr. Robert N. McLellan; Mr. Herbert C. Adams, Board Chairman; and Mr. Miles Loadholt, Board Vice Chairman. Other Trustees present were: Ms. Rita M. McKinney; Mr. M. Wayne Staton; Mr. Eugene P. Warr, Jr.; Mr. Mack I. Whittle, Jr.; and Mr. Othniel H. Wienges, Jr.

Others present were: President Andrew A. Sorensen; Secretary Thomas L. Stepp; Vice President and Chief Financial Officer Richard W. Kelly; Vice President for Research and Health Science Harris Pastides; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice President for University Advancement T. W. Hudson Akin; Vice President for Human Resources Jane M. Jameson; General Counsel Walter (Terry) H. Parham; Vice Provost and Executive Dean for Regional Campuses and Continuing Education Chris P. Plyler; Chancellor of USC Beaufort Jane T. Upshaw; Dean of USC Lancaster John Catalano; Associate Chancellor of Planning and Construction, USC Beaufort, James E. Bass; Director of Facilities and Operations, Office of Business and Finance Joe Rodgers; Director of Campus Planning and Construction and University Architect Charles G. Jeffcoat; Director of University Housing Gene Luna; Director of Facilities and Operations, USC Aiken, Tony Ateca; Assistant to the Vice President, Office of Business and Finance Ken Corbett; Executive Assistant, Campus Planning and Construction, Donna Collins; Assistant Treasurer Susan D. Hanna; Manager of Technical Support for Office of Information Technology, Distance Education and Instructional Support, Jeff Hostilo; Consultant to the University Controller and Chief Financial Officer, Controllers Office, John H. Campbell; McGuire Woods LLP Attorney Brent Jeffcoat; Public Information Officer, Office of Media Relations, Karen Petit; Director of

University Communications, Division of University Advancement, Russ McKinney, Jr.; and members of the media.

Mr. Buyck welcomed everyone and invited Board members to introduce themselves. Ms. Petit introduced members of the media who were in attendance.

Mr. Buyck stated that the agenda had been posted and the press had been notified as required by the Freedom of Information Act; the agenda and supporting materials had been circulated to Committee members; and a quorum was present to conduct business.

#### Open Session

##### I. Administrative Increases: Jones Physical Sciences Center Renovations:

Mr. Kelly reported that in accordance with the policy approved by the Board of Trustees, administrative approval had been obtained to increase the budget for the Jones PSC Renovations project. The budget for the existing project was increased \$249,000 which funded the connection of floors B-3 (south end of the building) to the new manifold exhaust system. A detailed study and cost analysis had determined that it was more timely and cost effective to incorporate this work into the larger renovation project.

This increase was funded from Institutional Capital Project Funds (ICPF) and resulted in a total budget of \$5,849,000 funded with \$4,800,000 in Asbestos Trust Funds, \$800,000 in Institution Bonds, and \$249,000 in ICPF.

Mr. Buyck stated that this report was received for information.

II. Gibbes Green Historic Facilities Renovations: Mr. Kelly stated that the University would consolidate several previously approved projects into one project and would call it the "Gibbes Green Historic Facilities Renovations" with a budget of \$9,900,000.

A request had been made before the General Assembly for \$20 million. In the 1997 Bond Bill, the University project "USC Columbia - Renovation/Deferred Maintenance - Sloan, Hamilton, LeConte, Petigru, and Callcott College and historic facilities" was approved with a budget of \$14.5 million in State Capital Improvement Bond Funds; a portion had been used to replace the roof on Hamilton College and to renovate Callcott and Sloan Colleges.

In October 2000, approval was given to establish the LeConte College project with a budget of \$3 million contingent upon approval of the 2000 Bond Bill. And, in April 2001, planning was to begin on LeConte College with a budget of \$300,000 funded from the 1997 Bond Bill; in addition, the Petigru College Renovation was approved with a budget of \$6.6 million.

Mr. Buyck stated that this report was received for information.

III. 2005 Comprehensive Permanent Improvement Plan (CPIP): Mr. Kelly stated that each state agency responsible for providing and maintaining physical facilities was required to submit to the State Budget and Control Board a Comprehensive Permanent Improvement Plan (CPIP); included in the first year of the plan were permanent improvement projects expected to be implemented with funds already available or that the institution could reasonably expect to become available that fiscal year.

The following were projects with budgets greater than \$250,000 planned for FY 2004-2005.

A. Bates West Kitchen Upgrades: This project would upgrade the kitchen facilities in Bates West over a three year-period with a total project budget of \$1,460,000 funded with Housing funds.

B. McClintock Renovations/Fire Protection: This project would upgrade McClintock Hall with a project budget of \$1,070,000 funded with Housing Funds.

C. Patterson Hall Renovations/Fire Protection: This three-year project would include interior painting, electrical upgrades, lobby restoration and new furniture. Initially, the project was approved in February 2003 with a budget of \$3.5 million. Because of the addition of life safety upgrades, the budget had been increased to \$4,810,147 and would be funded with Housing Funds.

D. Housing Elevator Upgrades: This project would fund the replacement of elevator cars and controls in residence halls and would be prioritized by a private elevator audit included in Phase I of the project which was approved in February 2004 with a budget of \$450,000. The total project budget was \$3.1 million and would be funded with Housing Funds.

E. Harper Elliott Renovations/Fire Protection: Mr. Kelly stated that major modernization efforts were required to enhance the living standards of the student quarters in Harper Elliott. The budget for the project was \$1,012,464 and would be funded with Housing Funds.

Mr. Buyck called for a motion to approve the projects included in Year 1 of the 2005 Comprehensive Permanent Improvement Plan (CPIP) with budgets and funding as presented. Mr. Jones so moved. Mr. McLellan seconded the motion. A vote was taken, and the motion carried.

IV. 1600 Hampton Street Eighth Floor Renovations: Mr. Kelly stated that the proposed project was to renovate a suite of rooms on the eighth floor of 1600 Hampton Street (old Bell South Building) to create a new meeting area for various boards, advisory committees, and other groups of the University; in addition, there would be a dining area. This renovation would replace the current meeting site in

the Carolina Plaza which was being renovated for the Arnold School of Public Health.

Mr. Buyck called for a motion to establish this project with a budget of \$385,000 funded with Institutional Funds. Mr. McLellan so moved. Mr. Bradley seconded the motion. A vote was taken, and the motion carried.

V. Thomas Cooper Library Renovations/Rare Books and Modern Political Collections Facility: Mr. Kelly stated that this proposed facility would provide specialized storage areas and climate control to preserve the University's valuable rare books, special research collections and modern political collections. In addition, the facility would provide educational space, exhibit areas, reception areas, office and work spaces, reading rooms and research offices.

Dr. Sorensen commended Senator Fritz Hollings for securing \$14 million in federal funding for the project; the University had available \$2 million and he was confident that an additional \$2 million would be raised.

Mr. Buyck asked that the University not be distracted from the South Caroliniana Library because a number of items had been transferred from that library to the Thomas Cooper Library.

Mr. Whittle commented that the Thomas Cooper Library had been built by one of the top architects of his time; therefore, the University should not jeopardize the integrity of the building during the renovations. Dr. Sorensen stated that the University had stipulated with the current architects that the style must be consistent with that of the former architect, Edward Durrell Stone.

Mr. Buyck called for a motion to approve the project with a budget of \$18 million funded with \$14 million in federal funding and \$4 million in private funding. Mr. Bradley so moved. Mr. Jones seconded the motion. A vote was taken, and the motion carried.

VI. Band Hall Construction: Mr. Kelly reported that this project would relocate University Bands to the vicinity of Bates House Dormitory and Benson School. The project would include construction of a new building to provide a band practice facility and instrument storage; site work would include the creation of a practice field and parking.

Mr. Buyck called for a motion to establish the project with a budget of \$5 million funded with University Funds as presented in the three-year Capital Plan. Mr. Hubbard so moved. Mr. Adams seconded the motion. A vote was taken, and the motion carried.

VII. School of Medicine 15 Medical Park Renovation: Mr. Kelly reported that the proposed project would renovate 15 Medical Park, located on the Richland

Memorial Hospital Campus. The Department of Neuropsychiatry (one of six core disciplines required for medical student education) was consolidating its operations onto one campus.

Recently, the governor and legislature had mandated the sale of the Department of Mental Health downtown campus for budgetary reasons. As a result, the general psychiatric residency program, the child and adolescent residency program and the forensic psychiatry fellowship would be required to move their educational and administrative space to 15 Medical Park on the Harden Street Extension. In order to accommodate this migration, the department would need to remodel several areas within 15 Medical Park to address space and efficiency needs.

Mr. Buyck called for a motion to establish the project with a budget of \$492,500 funded by the School of Medicine Educational Trust. Mr. Loadholt so moved. Mr. Jones seconded the motion. A vote was taken, and the motion carried.

VIII. School of Medicine Building #1 Cooling Tower Replacement: Mr. Kelly reported that this project would replace the cooling towers, pumps, control devices, and associated devices connected to the condensing systems in Building #1 on the School of Medicine V.A. Campus. Also included in the project was the addition of a plate frame heat exchanger with controls and associated piping and valving.

Mr. Buyck called for a motion to establish the project with a budget of \$475,000 funded by the School of Medicine Institutional Capital Project Funds (ICPF). Mr. Foster so moved. Mr. Jones seconded. The vote was taken, and the motion carried.

IX. USC Aiken Convocation Center Site Enhancements: Mr. Kelly reported that this project was for additional site enhancements for the Convocation Center at USC Aiken. The work would include three primary elements: landscaping upgrades; reinforced turf parking; and roadway improvements to support University and community use of the building. The enhancements would improve roadway safety at a primary site entrance and provide additional accommodations for overflow parking at the multi-purpose facility.

Mr. Buyck called for a motion to establish the project with a budget of \$745,000 to be funded by the City of Aiken. Mr. Loadholt so moved. Mr. McLellan seconded the motion. A vote was taken, and the motion carried.

X. USC Aiken Pacer Downs Deferred Maintenance: Mr. Kelly reported that this project would address priority deferred maintenance and capital projects at the 20-year-old Pacer Downs Apartments. The main component of the project would be the replacement of roofs on 11 different buildings. In addition, would be the replacement of inferior grade windows, doors, and door hardware to improve energy

efficiency, privacy and security. The remaining funds could be used to upgrade interior finishes and a limited number of original furnishing.

Mr. Buyck called for a motion to establish the project with a budget of \$495,000 funded with USC Aiken Revenue Bonds. Mr. Loadholt so moved. Mr. McLellan seconded the motion. A vote was taken, and the motion carried.

XI. USC Beaufort Campus Housing: Mr. Kelly called on Chancellor Upshaw who reported that the Beaufort-Jasper Higher Education Commission was investigating the feasibility of developing privatized student housing on the South Campus. The Commission followed a competitive process in which providers presented qualifications for a turn-key project which included design, construction and management components. Capstone Development Corporation was selected by the Commission on the recommendation of USC Beaufort's administrative staff.

Planned was the construction of a 277-bed facility patterned after the resident complex on the Columbia campus; it would include four private bedrooms, two baths, a shared living room and cooking space per unit. The goal for occupancy was Fall 2005. The architectural design would reflect the same color palette, brick and metal roofing already established at the South Campus building, the Science and Technology building and the soon to be completed Library.

Chancellor Upshaw was seeking Committee approval of a Memorandum of Understanding (MOU) between USC Beaufort and the Beaufort-Jasper Higher Education Commission. The MOU had been reviewed by Dr. Pruitt and Mr. Kelly and approved by the Office of General Counsel.

Mr. Buyck called for approval of the Memorandum of Understanding between the University and the Beaufort-Jasper Higher Education Commission as presented and as distributed in the Board materials. Mr. Jones so moved. Mr. Bahnmuller seconded the motion. A vote was taken, and the motion carried.

XII. Gift Naming Opportunity - "The McCausland Brain Imaging Research Center of Economic Excellence" - Division of Research and Health Sciences: Mr. Stepp reported that the following naming, in conjunction with an appropriate donation, was recommended by the Gift Naming Opportunities Committee and without objection would be presented to the full Board in Executive Session.

"The McCausland Brain Imaging Research Center" - Division of Research and Health Sciences"

Dr. Pastides stated that this Center would contribute to a "spreading reputation" for the neuroscience initiative. In addition, Mr. McCausland had secured private matching funds and the University had available matching funds from federal infrastructure grants; this was in strong partnership with the Medical

University, Greenville Hospital System and Palmetto Health. Dr. Pastides stated that this initiative was a giant step forward and the State Legislature was not only looking at the University's ability to raise matching funds, but also on delivering the promise of science and technology in favor of economic development.

Mr. Buyck called for a motion to approve of the Gift Naming Opportunity as presented. Mr. Bradley so moved. Mr. Loadholt seconded the motion. A vote was taken, and the motion carried.

XIII. Report from Committee Planning Retreats: Mr. Kelly reported that a Buildings and Grounds mini retreat had been held to review various ongoing projects on campus including street and landscaping activities, transportation and facilities needs. A list of 18 projects had been recommended and identified as priority and would be funded over the next 18 months.

Mr. Kelly recapped the list of priority projects which totaled \$222,337,611 and listed their funding sources.

Mr. Buyck commended Mr. Kelly and his staff for their outstanding presentation of this material during the mini retreat.

Mr. Buyck stated that this report was received for information.

XIV. Other Matters - Joint Bond Review Committee Report on the Farmers

Market: Mr. Kelly stated that the Joint Bond Review Committee had approved the Biomass project unanimously and it would be presented for approval before the S.C. Budget and Control Board in March 2005.

Currently, the Farmers Market project was before the Joint Bond Review Committee. The General Assembly had allocated \$10 million in general obligation bonds to help fund the relocation of the Farmers Market which was estimated at \$27 million. The Agriculture Commission had asked the Joint Bond Review Committee to release the \$10 million so they could move forward with the project.

Also, there had been discussion about the disposition of the Farmers Market site. Senator Knotts believed that the property should go to the highest bidder. The Joint Bond Review Committee asked the S.C. Budget and Control Board to update the appraisal of the property from two years ago at \$9 million.

Mr. Kelly explained that by law, the S. C. Budget and Control Board established the value of the property and looked within state agencies initially to ascertain if there was any interest in buying the property; if there was no interest, the property could be sold through a competitive process to the private sector

Mr. Bradley inquired whether the University had enough bonding capacity to pay \$14 million. Mr. Kelly responded that the University had requested to increase

the athletics bond indebtedness from \$40 million to \$60 million which would provide enough funds to pay for the property and a baseball facility.

Mr. Adams commended Trustees Whittle, Loadholt, Buyck, von Lehe, and Floyd, Secretary Stepp and Mr. Kelly for their hard work and team effort regarding this project.

Since there were no other matters to come before the Committee, Mr. Buyck declared the meeting adjourned at 11:45 a.m.

Respectfully submitted,

Thomas L. Stepp  
Secretary