

The official minutes of the University of South Carolina Board of Trustees are maintained by the Secretary of the Board. Certified copies of minutes may be requested by contacting the Board of Trustees' Office at trustees@sc.edu. Electronic or other copies of original minutes are not official Board of Trustees' documents.

University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

August 5, 2005

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, August 5, 2005, at 10:30 a.m. in the Campus Room of the Capstone House.

Members present were: Mr. Toney J. Lister, presiding; Mr. William C. Hubbard, Chairman; Mr. Arthur S. Bahnmuller; Mr. Mark W. Buyck, Jr.; Mr. William W. Jones, Jr.; Mr. Herbert C. Adams, Board Chairman; and Mr. Miles Loadholt, Board Vice-Chairman. Members absent were: Mr. James Bradley; Dr. C. Edward Floyd; and Ms. Darla D. Moore. Mr. M. Wayne Staton was also present.

Others present were: President Andrew A. Sorensen; Secretary Thomas L. Stepp; Vice President and Chief Financial Officer Richard W. Kelly; Vice President for Advancement T.W. Hudson Akin; Vice President for Human Resources Jane Jameson; Vice President for Student Affairs Dennis A. Pruitt; General Counsel Walter (Terry) H. Parham; Associate Provost for Budget and Operations William T. Moore; Dean of USC Lancaster John Catalano; Director of Facilities Planning and Operations, Campus Planning and Construction, Joseph O. Rogers III; Director of Campus Planning and Construction and University Architect Charles G. Jeffcoat; Director of Facility Services James D. Demarest; Assistant to the Vice President, Division of Business and Finance, Ken Corbett; Manager of Technical Support, Distance Education and Instructional Support, Jeff Hostilo; Director of Infrastructure Planning and Services, Computer Services, Kerry Cremins; Associate Director for Production and Technology, University Publications, Bob Lowder; Director of Student Development and University Housing, Division of Student Affairs, Gene Luna; Public Information Officer, Office of Media Relations, Karen Petit; and Director of University Communications, Division of University Advancement, Russ McKinney, Jr.

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

Mr. Lister welcomed everyone. Mr. McKinney stated that no members of the media were in attendance.

Open Session

I. Administrative Project Increase(s): 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 following two projects:

A. Energy Performance Contract: The budget for the existing project was increased by \$200,000; this increase would fund the extension of underground utilities and the installation of conduit for communication cabling to the Arnold School of Public Health. The estimated cost was initially \$265,000. However, the energy performance contractor, Johnson Controls, was working on another project in the area; therefore, the University implemented a change order to include this project creating a savings of \$65,000 in lieu of paying \$265,000 to another contractor. With the increase, the project totaled \$50,230,448.

B. Library HVAC System Upgrades/Interior Renovation, USC Aiken: Mr. Kelly stated that the project budget had been increased \$115,000 and was funded with private funds from the Gregg-Graniteville Foundation. The increase would provide additional money to complete the Library renovations.

In addition, funds would be used to install two air handlers and associated ductwork in the north half of the building; hot water coils served by a new natural gas boiler would replace electric duct heaters which would result in energy cost savings. The total budget was \$1,915,000 and would be funded with \$1.8 million in USC Aiken Institution Bonds and \$115,000 in private funds.

Mr. Lister stated that this report was received as information.

II. Colonial Center Sprinkler Head Replacement: Mr. Kelly stated that this proposed project would replace the sprinkler heads servicing the seating bowl and event floor of the Colonial Center. As a result of the malfunction of two sprinkler heads, the sprinkler system had been placed in a manual operating mode. Because the State Engineer's office mandated that the system be automated, replacement of the existing sprinkler heads was required.

Mr. Foster moved to establish this project with a budget of \$350,000 funded with Athletic Funds as described in the materials distributed for the meeting. Mr. Jones seconded the motion. A vote was taken, and the motion carried.

III. Sumwalt College Laboratory Renovation: Mr. Kelly reported that the proposed project would convert two unfinished spaces on the first floor in the Nanocenter at Sumwalt College to laboratory spaces for Dr. Thomas Crawford, a newly-hired research faculty member.

Mr. Bahnmuller moved to establish this project with a budget of \$350,000 funded with Institutional Funds as described in the materials distributed for the meeting. Mr. Foster seconded the motion. A vote was taken, and the motion carried.

IV. Deferred Maintenance Projects - Life Sciences Act: Mr. Kelly stated that two funding sources would be used for the deferred maintenance projects: Life Sciences Act funds and special state appropriated funds which could only be used for deferred maintenance. The General Assembly had passed the Life Sciences Act which authorized the issuance of research infrastructure bonds totaling \$250 million. Of that amount, \$220 million will be allocated to the three research universities and the remaining \$30 million to four-year teaching and two-year institutions in the state. The University had requested and received \$58 million for research projects.

Mr. Kelly reported on the following deferred maintenances projects which were planned; several projects exceeded \$250,000 and required board approval.

USC Aiken - \$548,498

Science Building Roof Repairs	\$438,000
Library Air Handler Replacement	\$110,498

USC Beaufort - \$274,799

Campus Building Exterior Repairs	\$ 85,000
Marine Science Building Renovations	\$ 47,299
Performing Arts Center Renovations	\$142,500

USC Upstate - \$1,057,665

Campus Buildings Deferred Maintenance Mechanical Upgrades	\$557,665
Humanities and Performing Arts Center Roof Replacement	\$500,000

USC Lancaster - \$548,750

Hubbard Hall HVAC Renovations \$548,750

USC Salkehatchie - \$308,092

Allendale Campus Deferred Maintenance Repairs/Renovations	\$258,000
Walterboro Extension Repairs	\$50,092

USC Sumter - \$617,913

Schwartz/Nettles Roof Replacement	\$300,000
Schwartz/Nettles HVAC Control Replacement	\$242,000
Campus Building Interior Repairs	\$27,913
Campus Building Exterior Repairs	\$48,000

USC Union - \$114,870

Main Building Parking Lot Repairs	\$24,870
Campus Building Repairs	\$90,000

Mr. Buyck asked whether the USC Beaufort Marine Science Building and Performing Arts Center renovations could be considered as deferred maintenance items? Mr. Kelly stated to his knowledge the renovations were deferred maintenance, however, he would discuss this matter further with the USC Beaufort administrators to determine if this was a priority item.

A. Science Building Roof Repairs, USC Aiken: Mr. Kelly stated that this project would repair and restore the standing seam metal roof on the Science Building; the project was required to preclude further deterioration of the roof.

Mr. Lister called for a motion to establish the project with a budget of \$438,000 funded with Research Infrastructure Bonds. Mr. Bahnmuller so moved. Mr. Loadholt seconded the motion. The vote was taken, and the motion carried.

B. Campus Buildings Deferred Maintenance Mechanical Upgrades, USC Upstate: Mr. Kelly reported that the proposed project would correct several items of deferred maintenance relating to mechanical systems in various buildings on the USC Upstate campus. The work would include replacement of a chiller in the Nursing Building; the addition of bypass valves to cooling towers in the Hodge Center; correction of humidity conditions in the Humanities and Performing Arts Center; replacement of fume hoods in laboratories in the Smith Building; and replacement of electric water heater system in the Hodge Center.

Mr. Lister called for a motion to establish the project with a budget of \$557,665 to be funded with Research Infrastructure Bonds. Mr. Foster so moved. Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

C. Humanities and Performing Arts Center Roof Replacement, USC Upstate: Mr. Kelly stated that this project would replace the roof on the Humanities and Performing Arts Center; the existing single ply roof had developed several recurring leaks and required constant repairs.

Mr. Jones moved to establish this project with a budget of \$500,000 to be funded with research infrastructure bonds. Mr. Bahnmuller seconded the motion. A vote was taken, and the motion carried.

D. Hubbard Hall HVAC Renovations, USC Lancaster: Mr. Kelly stated that this project would make improvements to the HVAC system in Hubbard Hall. The building was constructed in 1964 and no major modifications had been made to the system. The building contained student classrooms, computer labs, an auditorium, faculty offices, and administrative offices.

Mr. Lister called for a motion to establish this project with a budget of \$548,750 to be funded with research infrastructure bonds. Mr. Foster so moved. Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

E. Allendale Campus Deferred Maintenance Repairs/Renovations, USC Salkehatchie: Mr. Kelly stated that this project would correct several items of deferred maintenance in various buildings on the Allendale campus of USC Salkehatchie. The work would included rewiring and upgrades of the Central Building; renovations and maintenance of the Hut Complex; replacement of two HVAC units at the Science/Administration Building; upgrades and roof repairs to

the Library/Computer Science Building; and interior refurbishment of the Student Center.

Mr. Lister called for a motion to establish this project with a budget of \$258,000 funded with Research Infrastructure Bonds. Mr. Jones so moved. Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

F. Schwartz/Nettles Roof Replacement, USC Sumter: Mr. Kelly stated that this project would replace the roofs on the Schwartz and Nettles Buildings. The building was constructed in 1985 and the roof needed replacement because of leaks.

Mr. Lister called for a motion to establish this project with a budget of \$300,000 to be funded with research infrastructure bonds. Mr. Bahnmuller so moved. Mr. Jones seconded the motion. The vote was taken, and the motion carried.

V. Deferred Maintenance Projects - 2005/2006 State Funding: Mr. Kelly reported that the FY 2005/2006 State Budget had also allocated deferred maintenance funds for the University campuses as follows:

<u>Institution</u>	<u>Allocation</u>
USC Columbia	\$475,000
USC Aiken	\$250,000
USC Lancaster	\$100,000
USC Salkehatchie	\$100,000
USC Sumter	\$250,000
USC Union	\$100,000

The following projects exceeded budgets in excess of \$250,000 and required Board approval.

A. Deferred Maintenance, USC Columbia: Mr. Kelly stated that the USC Columbia state deferred maintenance funding would be used for critical elevator upgrades. The work would include replacement of elevator hydraulic lift cylinders in multiple locations on campus including Health Sciences, 1600 Hampton Parking Garage, Carolina Coliseum, the Blatt P. E. Center and replacement of the north passenger elevator at the Byrnes Center. The maintenance deficiencies were a combination of equipment and system obsolescence, equipment failures due to age or excessive use, building wear from normal use, and code issues arising from the age and condition of the various structures.

Mr. Kelly stated that in 2004 the University conducted a comprehensive survey on its largest 100 buildings. The survey revealed that there was in excess of \$25 million in immediate, urgent needs, and another \$475 million identified in maintenance needs of varying degrees of criticality.

Mr. Jones moved to establish this project with a budget of \$475,000 to be funded with 2005/2006 State Funding. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

B. USC Aiken, Student Activities Center Renovations: Mr. Kelly

stated that this project had previously been approved with a budget of \$3 million. The facility would be renovated to create student organization and recreation space; upgrade Student Life and Services offices; and renovate the cafeteria and bookstore.

USC Aiken had been recently allocated \$250,000 in state funds for deferred maintenance. He requested that these funds be added to augment existing funding which would be used to expand and redesign space. Several deferred maintenance items to be addressed included replacement of water heaters, the mechanical unit in the gymnasium, interior repairs such as carpet replacement, and broken bathroom tile and battered gymnasium doors.

Mr. Bahnmuller moved to increase the project budget by \$250,000 funded with 2005-2006 State Funding. This increase would result in a total project budget of \$3,250,000 funded with \$3 million in State Capital Improvement Bonds and \$250,000 in 2005-2006 State Funding. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

C. Deferred Maintenance, USC Sumter: Mr. Kelly reported that the

proposed project would address various deferred maintenance needs on the USC Sumter campus. The scope of the work would include replacement of HVAC controls and pneumatic valves in the Student Union Building; upgrade fire alarm systems in campus buildings by replacing building to building connectivity with fiber network connections; and interior painting of the common areas in the Nettles Building. In addition, sidewalk and accessibility improvements would be made on the campus as well as the addition of permanent ramps to the Science and Business Administration Buildings.

Mr. Bahnmuller moved to establish this project with a budget of \$250,000 funded with FY 2005-2006 State Funding. Mr. Jones seconded the motion. A vote was taken, and the motion carried.

VI. Gambrell Hall Repairs: Mr. Kelly stated that the University had

received \$500,000 in state allocated funds for this project. In April 2005, the Board had approved a project for renovations to Gambrell Hall, with a budget of \$8.2 million funded with University Funds. This project was approved for inclusion in the 2005 CPIP (Comprehensive Permanent Improvement Plan) with the stipulation that the project would be resubmitted for approval before the project was established and work begun. The scope of work included installation of a new fire alarm system, installation of a sprinkler system, upgrade of the existing mechanical system, interior paint finish upgrades, and replacement of exterior doors and windows. Also included would be modifications such as installation of

lever handle hardware, installation of dual level drinking fountains, upgrade of building signage and lecture hall wheel chair accommodations to improve building accessibility.

Mr. Lister called for a motion to establish the project with a budget of \$8.2 million funded with \$7.7 million in University Funds as presented in the Three Year Capital Plan and \$500,000 in FY 2005-2006 State Funding. Mr. Jones so moved. Mr. Bahnmuller seconded the motion. A vote was taken, and the motion carried.

VII. West Campus Safety Improvements: Mr. Kelly stated the University had received \$400,000 in state funds. The Board had previously allocated \$2.5 million for street scaping projects. The state funds would be used to improve pedestrian safety on campus. This effort involved a number of aspects including traffic calming techniques, increased light levels, better buffer zones between pedestrians on sidewalks and vehicular traffic. In conjunction, utilities would be replaced and relocated; trees would be used as a buffer between the street surface and sidewalks; and textured walkways would be installed at crossing points to warn drivers of the presence of pedestrian traffic.

Mr. Lister called for a motion to establish the project with a budget of \$400,000 funded with FY 2005-2006 State Funding. Mr. Foster so moved. Mr. Bahnmuller seconded the motion. A vote was taken, and the motion carried.

VIII. Steamline Replacement/Repair: Mr. Kelly stated that the proposed project would continue an ongoing process of repairing and replacing underground utility lines in the University's energy distribution system. The campus had an aging energy distribution system and there was a constant need to repair steam and chilled water leaks. The steam system was a top priority because of the cost and severity of collateral damage from steam leaks. The following replacement/repair projects would be implemented:

War Memorial Building

Replace old steam and condensate piping in the crawl space.

Thomson Student Health Center

Replace both steam and condensate piping from Thomson Student Health to the existing vault west of the Center.

Sloan and Hamilton Colleges

Replace steam and condensate piping between these two facilities.

McKissick

Replace old steam and condensate piping to this facility from the Horseshoe to a new service coming from Gibbes Green and the east side of this building.

Davis and LeConte Colleges

Replace old condensate and steam piping between these two facilities.

In addition, there would be construction of a utility tunnel beneath Wheat Street, from the northwest corner of the Blatt P. E. Center to the manhole at the southeast corner of South Quad Housing. The scope of the work would also include

construction of a steam vault at the northeast corner of the Blatt P. E. Center and the replacement of steam, condensate, and chilled water lines in the area with new lines in the utility tunnel.

Mr. Buyck asked about renovations to LeConte and Petigru. Mr. Kelly stated that the University had taken this issue under consideration and there were some current steamline problems that were destroying the grass and vegetation; however, projects were underway for renovations and were being done in concert with these renovations.

Mr. Jones moved to establish this project with a budget of \$1 million funded with \$500,000 in FY 2005-2006 State Funding and \$500,000 in University Funds as presented in the Three Year Capital Plan. Mr. Bahnmuller seconded the motion. A vote was taken, and the vote carried.

IX. Jones PSC Renovations: Mr. Kelly stated that the Board had previously approved a project for partial renovations of the Jones Physical Sciences Center with a budget of \$5,849,000. The total estimated cost for the project was \$52,740,000 and the project would be completed in phases as funding was identified. Currently, funding was available to proceed with additional asbestos abatement in the facility. Mr. Kelly stated that due to the age of the facility, there had been an increase in service repairs to the mechanical, electrical, and plumbing systems. A large portion of the structure was constructed with a sprayed fire retardant material containing asbestos; therefore, access to repair locations had been restricted to certified asbestos workers. This limitation to service had proved to be disruptive to activities within the building.

The corrective measure to improve maintenance service to the building was the abatement of all asbestos containing materials in all hallways and entry ways. This action would allow more service staff to access mechanical, electrical, and plumbing locations in the building. In conjunction with the asbestos abatement, light fixtures and ceilings would be replaced in the affected areas.

Mr. Lister called for a motion to increase the existing project budget by \$500,000 funded with University Funds as presented in the Three Year Capital Plan. This increase would result in a total project budget of \$6,349,000 funded with \$4.8 million in USC Asbestos funds, \$800,000 in Institution Bonds, \$500,000 funded with University Funds as presented in the Three Year Capital Plan and \$249,000 in ICPF (Institutional Capital Project Funds). Mr. Foster so moved. Mr. Jones seconded the motion. A vote was taken, and the motion carried.

X. Other Matters: Development Foundation Property Acquisitions & Transfers: Mr. Lister called on Mr. Tommy Suggs to give an update of the Development Foundation Property Acquisitions. Mr. Suggs thanked the Board for

the opportunity to reflect on the extensive support the Development Foundation had provided for the University with property acquisitions and transfers. He reported on the following matters:

A. Inn at USC: The final touches were being placed on the USC Inn and everyone was extremely pleased with the finished product. Approximately 50 guests had been housed at the Inn during the past week and the Joint Boards Retreat reception would be held there on August 31st.

B. Beaufort Campus: Approximately one year ago, the Development Foundation purchased 120.11 acres of property near the USC Beaufort campus at the request of the President and other USC Administrators for the Beaufort/Jasper Higher Education Commission. Recently, the Development Foundation transferred 10.6 acres of that property to the Beaufort/Jasper Higher Education Commission for a student housing project at USC Beaufort.

C. Research Block (Main/Blossom/Assembly Streets): This property (referred to as the "Hardees Block") had been transferred to the University on June 29, 2005.

D. SCANA Training Center (Main/Sumter/Catawba/Whaley Streets):
The Development Foundation had lowered the price from the USC appraised value of \$1,380,000 to \$1,295,000 - a savings to the University of \$85,000. Originally, the property was scheduled to be closed by the end of June 2005; it was now anticipated that the closing would occur by mid-August. Both the building and the parking lot had been made available to the School of Engineering since acquisition in August 2001 at no cost.

E. Consolidated Systems (707 Catawba & 550 Wayne Streets): Mr. Suggs reported that, at the request of President Sorensen, the Wayne Street portion of the property (38,067 sq. ft. of office and warehouse) had been made available to the Archeology Institute; currently, the lease was going through the approval process.

The remaining 27,018 sq. ft. (7,845 sq. ft. of office space and 19,173 sq. ft. of warehouse space) had not yet been leased. This space would be made available at \$75,000 per year to USC constituents. This amount was needed to finish covering the interest costs only on that property. Several departments had asked to be located at the property, however, funding approval had not been secured. Mr. Suggs asked for guidance from the Administration.

F. Crusher Run Parking Lot (3.75 acres) 737 Gadsden Street: At the request of the University, this property was placed in the baseball stadium PUD with a five-year extension for continued use as a gravel lot that did not meet current zoning codes for a parking lot. Placement in the PUD was approved by the Development Foundation Board with the condition that a payment plan that covered at a minimum all interest costs (\$77,500 per year) be approved by the University prior to the final reading at City Council which was currently scheduled for August 24th. The University had used the lot since its acquisition in December 2002 with no reimbursement to the Development Foundation. Mr. Suggs stated that the Development Foundation needed the Administration's guidance on this property. The Development Foundation had the following three options: 1) University parking lot management with a minimum guarantee of \$77,500 per year for five years for parking use; 2) external parking lot management with charges for both day and evening parking; or 3) sell the lot to the University.

G. Block bounded by Main/Blossom/Assembly, and Devine (Holder):

Everything was progressing on or reasonably close to the schedule provided during the last meeting of this committee; one property closing was deferred to allow for removal of an underground tank. The Development Foundation continued to be very active in the real estate market in Columbia and worked with gifts in other locations of the state.

Dr. Sorensen commended Mr. Suggs for his report and stated that they both had several conversations on the manner in which the University, the Development Foundation Board and the Board of Trustees could improve communications and hoped that this update would be a regular feature at board meetings. Dr. Sorensen stated that he and Mr. Kelly would meet with Dr. VanHuss and Mr. Suggs regarding the two properties that needed the Administration's input in an effort to bring resolution quickly to those issues.

Mr. Jones inquired about the groundbreaking for the Holder project. Dr. VanHuss responded that she was unsure but thought it would be in the near future.

Mr. Lister thanked Mr. Suggs, Dr. VanHuss and the Development Foundation for their efforts.

Responding to Mr. Buyck's inquiry about the status of the Women's Club property renovation, Dr. VanHuss indicated that approximately five architectural sketches had been reviewed. The first plan was to demolish the current building and build a large chapel. Fortunately, this option was rejected by the LDS group because it would not have been accepted by the neighborhood. The other sketches were cosmetic exterior changes and significant internal changes. These changes appeared to suit the neighborhood very well; final neighborhood approval would not

be requested until the renovation plans were finalized. The Development Foundation would continue to work closely with both the LDS group and the neighborhood.

Since there were no other matters to come before the Committee, Mr. Lister declared the meeting adjourned at 12:30 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary