

University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

November 9, 2012

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, November 9, 2012, at 9:30 a.m. in the 1600 Hampton Street Board Room.

Members present were: Mr. William W. Jones, Jr., Chairman; Mr. Mark W. Buyck, Jr.; Thomas C. Cofield; Mr. William C. Hubbard; Mr. Toney J. Lister; Mr. Miles Loadholt; Ms. Leah B. Moody; Mr. Charles H. Williams; Eugene P. Warr, Board Chairman; and Mr. John C. von Lehe, Jr., Board Vice Chairman.

Other Trustees present were: Mr. J. Egerton Burroughs; Mr. A.C. "Bubba" Fennell, III; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; and Mr. Thad Westbrook.

Others present were: President Harris Pastides; Secretary Amy E. Stone; Vice President for Academic Affairs and Provost Michael D. Amiridis; Chief Financial Officer Edward L. Walton; General Counsel Walter (Terry) H. Parham; Vice President for Research Prakash Nagarkatti; Vice President for Student Affairs and Vice Provost for Academic Support Dennis A. Pruitt; Vice President for Human Resources Chris Byrd; Associate Vice President for Business and Finance Leslie Brunelli; Associate Vice President for Business Affairs, Finance and Planning Division, Helen T. Zeigler; Associate Vice President for Facilities Tom Quasney; Associate Vice President for Transportation and Logistical Relations Derrick Huggins; Senior Vice Provost and Director of Strategic Planning Christine W. Curtis; Executive Dean and Senior Associate Dean for Graduate Education, College of Arts and Sciences, Roger Sawyer; Director of the Department of Internal Audit Phil Iapalucci; Executive Associate Athletics Director Kevin O'Connell; Director of State Relations Trey Walker; Director of Facilities Operations and Maintenance, Division of Facilities, Jim Demarest; Director of Facilities Planning and Construction, Division of Facilities, Jeff Lamberson; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Capital Budgets and Financing Charlie Fitzsimons; Associate Director of Strategic Planning and Assessment Cameron Howell; Associate Athletics Director and Senior Women's Administrator Judy Van Horn; Assistant Chancellor for Facilities, USC Aiken, Michael F. Jara; Special Assistant to the President J. Cantey Heath, Jr.; Project Manager, Campus Planning and Construction, Lakita Hargrave; Director of News and Internal Communications Wes Hickman; Chair of the Faculty Senate Dr. Sandra J. Kelly; Ken Kovacs, Rafael Viñoly Architects; David Lindsey, Cumming Construction Management;

University Technology Services Production Manager, Justin Johnson; Board staff members Leah Kososki, Terri Saxon, and Karen Tweedy.

Chairman Jones called the meeting to order and welcomed everyone. Mr. Hickman introduced members of the media who included Andy Shain of *The State*; and Amanda Coyne and Colin Campbell of *The Daily Gamecock*.

Chairman Jones 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 electronically posted for the Committee; and a quorum was present to conduct business.

Chairman Jones stated that there were contractual matters which were appropriate for discussion in Executive Session. Mr. Williams moved to enter Executive Session and Mr. Loadholt seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: Dr. Pastides, Secretary Stone, and members of the Executive Council.

Return to Open Session

I. Planning Update

Chairman Jones called on Secretary Stone who read the following statement, “The University hereby declares its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue,” and stated that it would be inserted into the record where appropriate.

Chairman Jones called on Mr. Walton who stated that although the Committee approved a Five-Year Capital Plan there were some items of business that required Committee action. He recognized Mr. Derek Gruner who presented the projects.

A. Project Approval – Jones PSC Laboratory Renovation: This new project will renovate approximately 1500 square feet in the basement of the Jones Physical Sciences Center to refit the laboratory for laser research for a faculty member in the Department of Physics and Astronomy. Work will include demolition, minimal reconfiguration of existing space, installation of new finishes, and modifications to building systems to accommodate the renovation. Extensive mechanical work is required to install a new fume hood and to provide a dedicated HVAC system for the space.

Chairman Jones called for a motion to establish and fully fund this project with a budget of \$340,000 to be funded with Institutional Funds from the College of Arts and Sciences. Mr. Loadholt so moved and Mr. Williams seconded the motion. The vote was taken and the motion carried.

The University hereby declares its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.

B. Project Budget Adjustment – Coker Life Sciences Laboratory Renovation:

The project to renovate approximately 5,000 square feet on the seventh floor of Coker Life Sciences was approved in April 2012 with a budget of \$995,000 funded with Institutional Funds.

Once the scope of mechanical renovation required was more fully understood, the construction estimate exceeded the cost originally outlined in the feasibility study. The budget for the project will require an increase of \$155,000 to adequately fund the project.

Chairman Jones called for a motion to increase the budget for this project by \$155,000 funded with Institutional Funds resulting in a total project budget of \$1,150,000 funded with Institutional Funds. Mr. Williams moved and Mr. Loadholt seconded the motion. The vote was taken and the motion carried.

The University hereby declares its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.

C. Administrative Notifications – Administrative Project Increase(s)

1. Horizon First Floor Renovations - The project budget for Horizon First Floor Renovations was increased by \$30,000. The increase was required to fund revisions to monitored laboratory gases requested by the researchers. The revisions include point of use regulators and associated piping revisions.

The increase was funded with Institutional Funds from the Office of the Provost. The increase resulted in a total budget of \$995,000 funded entirely with Institutional Funds.

2. Spigner House Renovation - The project budget for Spigner House Renovation was increased by \$100,000. The increase was required to address several unforeseen conditions including the need to reinforce plaster ceilings in all areas of the first and second floors, revision of the lighting plan due to ceiling conflicts, extensive subfloor remediation work, more extensive asbestos abatement than anticipated, and repairs to impacted sewer and storm drainage lines. In addition, the Office of State Engineer required modification to the sprinkler system and access panels.

The increase was funded with Institutional Funds from the auxiliary food service account. The increase resulted in a total budget of \$1.1 million funded entirely from the auxiliary food service account.

3. 1200 Catawba Street Renovation - The project budget for 1200 Catawba Street Renovation was increased by \$49,500. The increase was required to successfully complete the renovation to provide laboratory space for the Biomedical Engineering program. The original project budget was established below the level requiring establishment of a state project to meet time constraints associated with grant funding. As detailed planning progressed, it was determined that the requirements to meet the functional needs of the researcher were more intensive than originally anticipated.

The increase was funded with Institutional Funds from the Office of the Provost. The increase resulted in a total project budget of \$544,500 funded with \$210,850.40 from NIH Grant Funds, \$284,149.60 from College of Engineering and Computing, and \$49,500.00 from the Office of the Provost.

Chairman Jones stated that these administrative notifications were presented as information.

II. Project Updates

A. Darla Moore School of Business – Mr. Walton introduced Lakita Hargrave. In, addition to her other responsibilities which involve managing over \$132 million worth of university projects, she is the project manager for the Darla Moore School of Business.

Ms. Hargrave provided an indepth update, which included a visual project progression. There are currently three local companies working on the project: Taylor Brothers Construction, is the site

contractor; Loveless Construction, the foundation and structural work contractor; and Owen Steel is the steel provider.

She explained that as a result of a challenging timeline from the start of the project, their strategy was to develop several different bid packages so that they could be advertised to get contractors on site quicker.

The grand stairs installation is scheduled for the next week and a “topping out” ceremony, in which the last pieces of steel will be placed on top of the building, is currently being planned for February 2013.

Currently, the project’s energy efficiency – LEED model is at 43 percent, which is the percentage over a baseline standard. The project is a LEED Platinum target project and Ms. Hargrave reported that they were well on their way of meeting the goal, with their first submission in the next month.

The three main project matrix objectives being followed are: Schedule, Budget, and Safety. From March to November 2012 the project was coded as operating on a “schedule risk” due to all of the bid packages being processed. The project will remain on a schedule risk status, due to potential weather issues. Although the project is currently on budget, the budget matrix was also coded as a “Budget Risk.” This code is a result of the careful effort to work thru the bid packages to confirm that they were within the project budget. The project has a 4 percent budget contingency and at present, a very low change order percentage of less than .12 percent. The safety matrix reflects two incidents.

Chairman Jones thanked Ms. Hargrave for her very informative report. Mr. Burroughs stated that Ms. Hargrave’s presentation was one of the best project updates he had heard since serving on the Board.

B. Deferred Maintenance – Mr. Walton stated that his team had identified, prioritized, and assigned funding for the university’s deferred maintenance needs as a part of the University’s five-year plan. He briefly discussed their process.

These reports were received as information.

III. Gift Naming Opportunities:

Chairman Jones called on Secretary Stone, who explained that the following gift naming opportunities were presented in Executive Session without objection:

A. USC Sumter:

“The SAFE Federal Credit Union Computer Lab” in the Anderson Library

B. Moore School of Business:

“The Colonial Life & Accident Insurance Company Group Study Room”

C. School of Law:

1. "The Haynsworth Sinkler Boyd Clinic Interview Room"
2. "The Bluestein, Nichols, Thompson & Delgado Library Carrel"

D. School of Journalism and Mass Communication:

1. "The Stephen M. Brown Student Services Suite"
2. "The Mari Maseng and George F. Will Classroom"
3. "The Eleanor Exum McCall Barineau Classroom"

E. Department of Athletics:

1. "The CertusBank Tutor Room"
2. "The Wilkins Family Court" at the University's tennis complex
3. "The Hardwick Golf Suite" in the Indoor Practice Facility
4. "The Hyatt Board Room" in the Rice Athletics Center

Chairman Jones called for a motion to approve the gift naming opportunities as presented. Mr. Williams so moved and Mr. Cofield seconded the motion. The vote was taken and the motion carried.

IV. Other Matters

Mr. Burroughs asked for a funding report on the Law School and Chairman Jones responded that the full report was planned for the February 2013 meeting.

V. Adjournment

There being no other business, Chairman Jones declared the meeting adjourned at 10:05 p.m.

Respectfully submitted,



Amy E. Stone
Secretary