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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

April 29, 2005

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, April 29, 2005, at 10:00 a.m. in the Capstone House Campus Room.

Members present were: Mr. William C. Hubbard, Chairman; Mr. Arthur S. Bahnmuller; Mr. James Bradley; Mr. Mark W. Buyck, Jr.; Mr. Samuel R. Foster, II; 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. Michael J. Mungo; Mr. M. Wayne Staton; Mr. John C. von Lehe, Jr.; 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; Executive Vice President for Academic Affairs and Provost Mark P. Becker; Vice President and Chief Financial Officer Richard W. Kelly; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice President for Research and Health Sciences Harris Pastides; Vice President for University Advancement T.W. Hudson Akin; Vice President for Human Resources Jane M. Jameson; General Counsel Walter (Terry) H. Parham; Vice President for Student Affairs Dennis A. Pruitt; Executive Director of the Office of Foundations Susie H. VanHuss; Chancellor of USC Upstate John C. Stockwell; Dean of USC Lancaster John Catalano; Dean of USC Sumter C. Leslie Carpenter; University Architect and Director of Facilities Planning and Construction Charles G. Jeffcoat; Assistant to the Vice President, Office of Business and Finance, Ken Corbett; Director of the Office of Information Technology, Distance Education and Instructional Support, Jeff Hostilo; Director of Infrastructure Planning and Services for Computer Services, Office of Information Technology, Kerry Cremins; Director of Facilities Planning and Operations, Campus Planning and Construction, Joseph O. Rogers III; Chairman of the Development Foundation Tommy Suggs; Executive Assistant, Campus Planning and Construction, Donna Collins; Director of the Department of Student Life, Division of Student Affairs, Jerry T. Brewer; Executive Director of the Carolina Alumni Association, Division of University Advancement, Marsha A. Cole; University

Legislative Liaison John D. Gregory; Mr. John Holder of Holder Properties; Director of University Communications, Division of University Advancement, Russ McKinney, Jr.; and members of the media.

Chairman Hubbard welcomed everyone and invited Board members to introduce themselves. Mr. McKinney introduced members of the media who were in attendance.

Chairman Hubbard 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 Project Increases: Russell House Continuous

Improvements: Chairman Hubbard called on Mr. Kelly who reported that continuous improvements were being made to the Russell House. The budget for the existing project had been increased by \$50,000 due to additional costs associated with upgrades to the mechanical system and other additions including replacement of handrails, painting of additional spaces and replacement/refinishing of walks and ramp surface. Mr. Kelly displayed architectural renderings of the loading dock area which would be used for additional parking by the bookstore.

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

II. Kirkland Apartment Renovations: Mr. Kelly reported that the Board had approved the Kirkland Apartment Renovations project with a budget of \$1.9 million. The low bid for the construction of the project exceeded the current budget by \$482,567.

Mr. Kelly stated that the total project would be funded with federal funds and that the University was acting as a service agency for the National Advocacy Center; they had requested specific designs for the apartments.

Mr. Buyck asked whether the University could occupy suites when not in use by the National Advocacy Center. Mr. Kelly called on Dr. VanHuss who responded that the agreement had been made between the National Advocacy Center and the Development Foundation. There was a clause in the lease agreement which allowed the Development Foundation the option to rent the units at a reasonable cost and market value when not in use by the Advocacy Center.

Mr. Hubbard called for a motion to increase the budget for the project by \$482,567 which would result in a total project budget of \$2,382,567 funded totally with federal funds. Mr. Bahnmuller so moved. Mr. Jones seconded the motion. The vote was taken, and the motion carried.

III. Humanities Pavilion Restaurant: Mr. Kelly reported that discussions had taken place regarding the establishment of a project which would construct a

new restaurant to serve the eastern portion of campus. It was located in the patio area bordered by Gambrell Hall, the Humanities Classroom Building and the J. Welsh Humanities Office Building and would replace the existing Sidewalk Cafe.

Mr. Kelly showed architectural renderings of the Pavilion restaurant and stated that the Architectural & Engineering (A&E) Selection Committee had chosen an architect to design the restaurant. The project budget was \$1.5 million; \$400,000 would be funded from Sodexo Food Service and \$1.1 million from the University's food service allocations from the University.

Mr. Hubbard called for a motion to establish the project with a budget of \$1.5 million funded with University Funds as presented in the Three Year Capital Plan. Mr. McLellan so moved. Mr. Lister seconded the motion. The vote was taken, and the motion carried.

IV. Koger Center Marquee: Mr. Kelly reported that this project involved the construction of a marquee for the Koger Center; efforts had been made to raise private funds to pay for the project. The project budget was \$300,000. Mr. Kelly showed several renderings of the marquee and stated that the Architectural Design Review Committee would examine the designs and receive input from the City of Columbia regarding zoning requirements.

Mr. Hubbard called for a motion to establish this project with a budget of \$300,000 to be funded with University Funds as presented in the Three Year Capital Plan. Mr. McLellan so moved. Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

V. Honors Residence Hall: Mr. Kelly stated that this project was established to construct a new 600-bed honors living and learning community on land currently occupied by the four towers residence halls and other offices at the corner of Main/Blossom/Sumter streets. This project would serve as a residential community targeted for first year Honors College and Capstone Scholars students. The project costs would include the demolition of the current residence halls, construction of two 350 bed residence halls and a connecting academic center with gathering spaces, classrooms, faculty offices, a faculty residence and dining facilities. Pre-design costs were estimated to be \$36.5 million and demolition of the old facility would begin in 2006.

Mr. Hubbard called for a motion to establish this project with a budget of \$36.5 million funded with Housing Funds. Mr. Jones so moved. Mr. Lister seconded the motion. The vote was taken, and the motion carried.

VI. Sale of 1819 Pendleton Street: Mr. Kelly reported that this property once housed psychological services. The 1994 Capital Master Plan recommended that this parcel be returned to the public sector to help restore the "residential

fabric" of this historic portion of the city. The University had entered into an agreement with the University Neighborhood Association (UNA) which stated that the University would return certain parcels of property in accordance with the Master Plan; the property was currently appraised at \$300,000.

Mr. Hubbard called for a motion to sell the parcel located at 1819 Pendleton Street in accordance with state procedures and with the stipulation that the sale price shall not be less than the appraised value of the parcel. Mr. McLellan so moved. Mr. Jones seconded the motion. The vote was taken and the motion carried.

VII. Catawba Street Property Acquisition: Mr. Kelly reported that the proposed project involved acquisition of property located at 1200 Catawba Street. The site contained approximately 4.04 acres with a two story brick office building, paved and unimproved surface parking. The property was appraised at \$1,380,000. The proposed project would provide a site for the construction of an energy facility which was included in the scope of work currently approved for the Energy Performance Contract.

Mr. McLellan asked for an explanation of the term "biomass." Mr. Kelly responded that the University used natural gas for the boilers; however, natural gas had increased in cost significantly and the University had decided to use an alternative method. Mr. Kelly stated that "biomass is a melting of wood chips to create a gas which was then ignited and used to heat water to make the steam for the boilers that provided heat within the dorms."

Mr. Kelly estimated that the project would cost \$16 million and should pay for itself over a period of 14 years. The University would secure a loan from Bank of America at a 4 percent interest rate which would result in a savings of approximately \$2 million per year. The life expectancy of this plan ranged from 25 to 35 years. In addition, this method was a cleaner process and it provided an industry benefit for the allocation and disposal of wood chips in South Carolina.

Mr. Hubbard called for a motion to acquire the property at a cost not to exceed \$1,380,000 funded with Institutional Funds. Mr. McLellan so moved. Mr. Jones seconded the motion. The vote was taken, and the motion carried.

VIII. Band Practice Facility and Field: Mr. Kelly stated that discussions had taken place during the Buildings and Grounds mini retreats regarding a new band practice facility. Initially, there were some concerns about the location of the property and the Board had approved a project to construct a band practice facility in front of Bates House dormitory and Benson School. The intramural field would be used for the band practice field and would also offer more opportunities for parking. In addition, two other community projects would be considered, the String project and the Dance project, to see how they would fit into this overall project.

Mr. Kelly suggested relocation of the project from the Bates House parking lot to another area near the Blatt Physical Education Center.

Mr. Hubbard asked if the change would impact the amount of appropriate outdoor recreational intramural space available; he also inquired about the beginning date for Phase II of the Wellness and Fitness Center.

Mr. Brewer responded that construction of the Blatt PE Center fields would begin in June; another phase adjacent to the Wellness and Fitness Center would begin fall 2005. However, because of the relocation, the University would lose a softball component and therefore would have to consider another location for that sport. Planned for Phase III was the development of 40 acres; details and recommendations regarding this phase would be brought back to the Board in the future.

Mr. Kelly commented additionally about the softball field. He stated that Pacific Park was a recreational park owned by the City of Columbia; this area was used occasionally and perhaps the University could request to use it on a temporary basis. Also, potential University acquisition of the Farmers Market would free up other opportunities to address a Master Plan for intramural space.

Dr. Pruitt interjected that the intent was to secure the Olympia ball park to use for softball.

Mr. Hubbard called for a motion to locate the proposed band practice facility and field on the 300 block of Sumter Street. The practice field would be located on an existing intramural field south of the Blatt Physical Education Center. The previously approved budget and funding source (\$5 million funded with University Funds as presented in the Three Year Capital Plan) would remain unchanged. Mr. Buyck so moved. Mr. Jones seconded the motion. The vote was taken and the motion carried.

IX. 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 projects with budgets greater than \$250,000 were planned for FY 2005-2006:

A. Jones PSC Renovations: This project involved the total renovation of the Jones Physical Sciences Center. The scope of work would include abatement of asbestos, installation of new mechanical and electrical systems,

interior modifications, laboratory equipment replacement and new finishes. Currently, the project was approved with a budget of \$5,849,000; however, an increase of \$9 million was required to allow the next phase to proceed. Approval was contingent on identification and confirmation of department funds.

The increase would be funded with \$5.5 million of University funds as presented in the Three Year Capital Plan. This increase would result in a total project budget of 14,849,000 funded with \$4.5 million in departmental funds, \$4.5 million funded with University Funds, \$800,000 in Institution Bonds, \$4.8 million in USC asbestos funds and \$249,000 in ICPF.

B. Columbia Campus Life Safety Upgrades: This project would include repairs/renovations to facilities on the Columbia Campus to address life safety deficiencies identified in a comprehensive facility condition analysis conducted in 2004. Phase I would address issues identified as top priorities, such as upgrading of fire and sprinkler systems; modifications to guard-railing systems; correction of fire rating compromises; closing of transoms to maintain rated corridors; and correction of fire door hardware. The project budget was \$2.9 million and would be funded with University Funds as presented in the Three Year Capital Plan.

C. Columbia Campus Roof Repairs/Replacement: This project would include roof repair/replacement on several facilities on the Columbia Campus. Some of the buildings included in this project were: School of Music, Hamilton College, McKissick, Thomas Cooper Library, Longstreet Theatre, and Jones Physical Sciences Center. The project budget was \$3.4 million and would be funded with University Funds as presented in the Three Year Capital Plan.

D. Columbia Campus Window Replacement: This project would repair/replace windows in several facilities on the Columbia Campus. Some of the buildings that would be addressed by this project were: Williams-Brice Stadium, Rutledge College, Hamilton College, Currell College, Wardlaw College, Coker Life Sciences, McKissick, Health Sciences, and Byrnes Center. The project budget was \$7.8 million and would be funded with University Funds as presented in the Three Year Capital Plan.

E. Gambrell Hall Renovations: This project would address various maintenance items in Gambrell Hall as identified in a comprehensive facility condition analysis conducted in 2004.

The project budget was \$8.2 million and would be funded with University Funds as presented in the Three Year Capital Plan.

Mr. Hubbard called for a motion to include these projects in the 2005 CPIP. These projects would be resubmitted for approval before individual projects were

established and work proceeded. Mr. Lister so moved. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

Chairman Hubbard stated that there were contractual matters relative to a Research Campus property acquisition, baseball stadium, facilities relocations, and a Development Foundation matter which were appropriate for discussion in Executive Session. Mr. Bahnmuller moved to enter Executive Session. Mr. Lister seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: Dr. Sorensen; Mr. Stepp; Dr. Becker; Mr. Kelly; Dr. Pastides; Dr. Hogue; Mr. Akin; Ms. Jameson, Dr. Pruitt, Dr. Plyler; Mr. Parham; Mr. Gregory; Ms. Collins; Mr. Rodgers; Mr. Jeffcoat; Mr. Demarest, Dr. VanHuss; Mr. Suggs, Mr. Holder; Mr. McKinney; Ms. Tweedy and Ms. Stone.

Return to Open Session

I. Mr. Hubbard stated that the following items required action:

A. Research Campus Project Review and Property Acquisition:

1. Mr. Hubbard called for a motion to acquire the city block bounded by College, Park, Greene and Lincoln Streets. (Component one of the Research campus). Mr. McLellan so moved. Mr. Jones seconded the motion. The vote was taken, and the vote carried.

2. Mr. Hubbard called for a motion to move additional space for Public Health from Carolina Plaza to a new location on the southwest corner of the property and to demolish the Carolina Plaza. Mr. Foster so moved. Mr. McLellan seconded the motion. The vote was taken, and the motion carried. Mr. Bahnmuller expressed his opposition to razing the Carolina Plaza but his support for the general concepts contained in this motion.

3. Mr. Hubbard called for a motion to construct the "Omega II" building on the property to be acquired from South Carolina Department of Transportation (SCDOT). Mr. Jones so moved. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

4. Mr. Hubbard called for a motion to construct the "Beta" building on the property to be acquired from the USC Development Foundation. Mr. McLellan so moved. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

5. Mr. Hubbard called for a motion to enter into a ground lease of the footprint of the "Alpha" building and an associated parking garage to Craig Davis Properties for \$1 per year. Mr. Jones so moved. Mr. McLellan seconded the motion. The vote was taken, and the motion carried.

6. Mr. Hubbard called for a motion to enter into a ground lease of the footprint of the "Omega I" building to Craig Davis Properties for \$1 per year. Mr. Foster so moved. Mr. McLellan seconded the motion. The vote was taken, and the motion carried.

7. Mr. Hubbard called for a motion to enter into a ground lease with the City of Columbia for the construction of a parking garage on a portion of the property to be acquired from the South Carolina Department of Transportation (SCDOT). Mr. Jones so moved. Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

8. Mr. Hubbard called for a motion to acquire the "Hardees Block" from the Development Foundation. Mr. Bahnmuller so moved. Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

B. Carolina Baseball Stadium: Mr. Hubbard called for a motion to increase the budget for this project to \$17.5 million to be funded with \$14,000,000 in Athletics Funds, \$1,200,000 in Institutional Funds, and up to \$3,000,000 in other funding. Mr. Bahnmuller so moved. Mr. Jones seconded the motion. The vote was taken, and the motion carried.

C. Facilities Relocations: Mr. Hubbard called for a motion to establish a project for the acquisition of land and facilities including any modifications and/or renovations of facilities for the relocation of the various facilities functions as presented. The estimated budget for this project was \$5,000,000 funded with Institutional Funds. Mr. Foster so moved. Mr. McLellan seconded the motion. The vote was taken, and the motion carried.

Since there were no other matters to come before the Committee, Chairman Hubbard declared the meeting adjourned at 1:10 p.m.

Respectfully submitted,

Thomas L. Stepp  
Secretary