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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

October 27, 2005

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Thursday, October 27, 2005, at 1:30 p.m. in the Campus Room of the Capstone House.

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. Herbert C. Adams, Board Chairman; and Mr. Miles Loadholt, Board Vice Chairman. Other Trustees present were: Ms. Rita M. McKinney; 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 Research and Health Sciences Harris Pastides; Associate Provost for Budget and Operations William T. Moore; Associate Provost for Institutional Outreach and Dean of the Graduate School Christine Ebert; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice President for Advancement T.W. Hudson Akin; Vice President for Student Affairs Dennis A. Pruitt; General Counsel Walter (Terry) H. Parham; Vice Provost and Executive Dean for Regional Campuses and Continuing Education Chris P. Plyler; Dean of the School of Music C. Tayloe Harding; Dean of the Arnold School of Public Health Donna L. Richter; Dean of the College of Nursing Peggy O. Hewlett; Executive Dean of the South Carolina College of Pharmacy Joseph T. DiPiro; Chancellor of USC Aiken Thomas L. Hallman; Chancellor of USC Beaufort Jane T. Upshaw; Chancellor of USC Upstate John C. Stockwell; Dean of USC Lancaster John Catalano; Dean of USC Salkehatchie Ann Carmichael; Dean of USC Union James W. Edwards; Vice Chancellor for Business Affairs, USC Upstate, Robert Connelly; Interim Dean of the College of Engineering and Information Technology Duncan A. Buell; Director of Student Development and University Housing, Division of Student Affairs, Gene Luna; Executive Director of the Carolina Alumni Association Marsha A. Cole; Associate Dean of Academic Affairs, Arnold School of Public Health, Cheryl Addy; Associate Chancellor of Business & Finance, USC Aiken,

Virginia S. Steel; Director of Facilities Operations, USC Aiken, Tony Ateca; Associate Professor in the School of Hotel, Restaurant, and Tourism Management and Director of the Institute for Tourism Research, Rich Harrill; Director of Facility Services, Facilities Planning and Operations, James D. Demarest; Director of the Development Foundation Richard H. Rockafellow; Sungard Representative Lynn Derrick; Chair of the Development Foundation Thomas E. Suggs; Professor in the Department of Theatre and Dance, College of Arts and Sciences, Susan Anderson; Assistant Professor in the Department of Theatre and Dance, College of Arts and Sciences, Stacey Calvert; Visiting Assistant Professor in the Department of Theatre and Dance, College of Arts and Sciences, Miriam Barбора; Director of Facilities Planning and Operation, Campus Planning and Construction, Joseph O. Rogers III; Professor and Chair of the Department of Chemical Engineering, College of Engineering and Information Technology, Michael D. Amiridis; Chief Financial Officer, Office of Foundations, Russell H. Meekins; Director of South Carolina Political Collections, University Libraries, Herbert J. Hartsook; President of the USC Columbia SGA Justin Williams; University Legislative Liaison John D. Gregory; Public Information Officer, Office of Media Relations, Karen Petit; and Director of University Communications, Division of University Advancement, Russ McKinney, Jr.

Chairman Hubbard 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.

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

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

The following persons were invited to remain: Dr. Sorensen, Mr. Stepp, Mr. Kelly, Dr. Becker, Dr. Pastides, Mr. Akin, Dr. Pruitt, Dr. Hogue, Mr. Parham, Mr. Rogers, Mr. Jeffcoat, Mr. Demarest, Mr. Luna, Mr. Gregory, Mr. Suggs, Mr. McKinney, Ms. Tweedy, and Ms. Stone.

Return to Open Session

I. Administrative Project Increase(s) - Kirkland Apartments Renovations:

Chairman Hubbard called on Mr. Kelly who reported that in accordance with the policy approved by the Board of Trustees, administrative approval was obtained to increase the budget for this project in the amount of \$14,451.31. It was necessary

to fund additional professional fees resulting from increased construction costs and work associated with replacing flooring on the sleeping porches. The increase would result in a total project budget of \$2,397,018.31 funded with Department of Justice money.

Chairman Hubbard stated that this report was received for information.

II. Critical Building Energy System Needs - Circuit #1 Electrical

Distribution Upgrades: Chairman Hubbard called on Mr. Kelly who reported that this project would upgrade the electrical distribution system, replacing the primary feed cables and switches on Circuit #1 which affected the following buildings: Humanities, Gambrell, East Energy, Gibbes Green, Business Administration, Capstone, and Columbia Hall. Currently, the project was approved with a budget of \$500,000; however, costs for the project had exceeded the initial estimate. Project increases had resulted from the escalating costs of copper and additional labor costs to supplement University forces.

Mr. Kelly stated that another project for upgrades to the electrical distribution system, Circuit #4, had been completed and had a balance remaining. He proposed that these funds be used to fund the increased costs associated with the project for Circuit #1.

Chairman Hubbard called for a motion to increase the existing project budget by \$190,000 funded with University Funds. This would result in a total project budget of \$690,000 funded with University Funds as presented in the Three Year Capital Plan. Mr. Foster so moved. Mr. Lister seconded the motion. The vote was taken, and the motion carried.

III. Humanities Pavilion Restaurant: Mr. Kelly reported that this project would involve the construction of a new restaurant in the patio area bordered by Gambrell Hall, Humanities Classroom Building, and the J. Welsh Humanities (Office) Building. The project had received Board approved in April 2005 for \$1.5 million and was approved by the Architectural Design Review Committee.

The scope of the project had been changed due to programming and design and would require an increase in budget. The plan had expanded from a single story building to one with two dining mezzanines, one served by an elevator. In addition, the kitchen design had been revised to allow on-site food preparation and china service, necessitating the installation of additional kitchen equipment. The budget increase would be funded by a transfer of funds from the existing project for Food Service Facilities.

Chairman Hubbard called for a motion to increase the project budget by \$250,000 resulting in a total project budget of \$1,750,000 funded with University

Funds as presented in the Three Year Capital Plan. Mr. Lister so moved. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

IV. USC Solar Photovoltaic "Walkway" System: Mr. Kelly reported that this project would involve the installation of solar photovoltaic lighting (solar panels) on the walkway connecting the Blatt P. E. Center and the Bates housing complex. As part of the project for Campus Recreational Facilities Development, the walkway would be upgraded to create a more pedestrian friendly environment and would include seating areas overlooking the recreation fields. The solar photovoltaic lighting would be installed at the seating areas acting as a canopy as well as functioning as a solar cell collector. The solar power would be used to light the walkway and seating areas, with standard campus power available as needed. Also incorporated into the project was an informational kiosk with interactive software that would display data on the performance of the system including the amount of power used and generated.

Chairman Hubbard called for a motion to establish the project with a budget of \$250,000 funded with grant funding from Santee Cooper/EPA as described in the materials distributed for the meeting. Mr. Foster so moved. Mr. Jones seconded the motion. The vote was taken, and the motion carried.

V. Band Hall Construction: Mr. Kelly reported that this project had been approved by the Board for \$5 million. The project would relocate the University Bands, constructing a band practice facility with instrument storage facilities, and the creation of a practice field and parking area. Since the project was originally approved, the site for the project had changed from the Bates House Dormitory/Benson School to Sumter Street, adjacent to the Engineering Technical Fabrication Facility.

Mr. Kelly stated that approximately one year ago, President Sorensen had attended a dance program in the Blatt PE Center which he had determined was unacceptable for the event; he had requested alternative suggestions. As a result, a decision was made that the facility should be expanded to accommodate the dance program. An additional 10,800 gross square feet would provide two dance studios, an observation room, dressing and bathroom facilities, and general administrative support space including equipment and storage facilities. The cost would be \$1,729,000.

Chairman Hubbard called for a motion to revise the project scope to include accommodations for the dance program and increase the project budget by \$1,729,000 as described in the materials distributed for the meeting. This would result in a total project budget of \$6,729,000 funded with University Funds as presented in the

Three Year Capital Plan. Mr. Buyck so moved. Mr. Lister seconded the motion. A vote was taken, and the motion carried.

Chairman Hubbard asked Susan Anderson to stand and be recognized. He thanked her for her leadership and tenacity and stated that her efforts had led to the approval of this particular project.

VI. Biomedical Block Parking Garage Construction: Mr. Kelly stated that this project had changed in scope and would require an increase in the project budget of \$600,000; it had been approved as a component of the Research Campus. The original project was for the construction of a 1400 space parking garage located on the block bounded by College, Park, Greene, and Lincoln Streets.

It was recommended that the USC String Project be relocated to this facility which would require 10,000 square feet of the garage space. Included in the space was a large and two small rehearsal halls, eight to ten studio rooms, an administrative office, a library, restrooms, and a lobby. The east wall of the lobby would be storefront and would provide visibility from Park Street.

Chairman Hubbard called for a motion to revise the project scope to include accommodations for the USC String Project and to increase the project budget by \$600,000 funded with \$300,000 in University Funds as presented in the Three Year Capital Plan and \$300,000 in Institutional Funds from the Office of the Provost and the School of Music. This would result in a total project budget of \$19 million funded with \$18.4 million from the City of Columbia, \$300,000 in University Funds as presented in the Three Year Capital Plan, and \$300,000 in Institutional Funds from the Office of the Provost and the School of Music. Mr. Foster so moved and Mr. Buyck seconded the motion. The vote was taken, and the motion carried.

VII. Energy Performance Contract: Mr. Kelly reported that this project was originally approved for the design, implementation, and construction of energy projects on the Columbia Campus. As the project had progressed, the need for additions and modifications to the energy distribution system had been identified to accommodate the growth of the University, especially in the area of research.

It was determined that the most expedient and cost effective process to implement the additional work would require revision of the scope and increase of the budget of the existing Energy Performance Contract. The chiller plant, planned for construction adjacent to the Coliseum, was increased in capacity from 4,800 tons to 6,000 tons. The additional capacity was needed to support the development of facilities along the research corridor.

Also included was the installation of new chilled water, steam, and condensate piping to connect the existing West Energy Facility to the new chiller plant adjacent to the Coliseum. This would provide backup capacity to the research

corridor. Additional work would include replacement of condensate and steam piping on Greene Street from Main Street to Assembly Street. Currently, this piping was undersized for projected needs and was in poor condition. In addition, the piping would provide steam to the Koger Center, the School of Music, and the Public Health block.

The bio mass plant, as included in the original contract, was to be primarily an open industrial structure. To upgrade the appearance of the facility and to make it more compatible with the University environment, the decision had been made to enclose the facility. Metal walls and storefront, similar in appearance to those used on the Engineering Technical Fabrication Facility, would be used. The expansion of the chiller plant and the installation of chilled water and steam piping would be funded by a transfer of funds from the research campus projects. Currently it was planned to allocate the costs to each project based on anticipated energy usage for each facility.

Chairman Hubbard called for a motion to increase the project scope and the project budget as described in the materials distributed for the meeting. The increase of \$3,160,521 would be funded with \$2,745,521 transferred from research campus projects and \$415,000 from University Funds as presented in the Three Year Capital Plan. This increase would result in a total project budget of \$53,390,969 funded with \$46,530,448 from State Treasurer Master Lease, \$3,115,000 from University Funds as presented in the Three Year Capital Plan, \$2,745,521 transferred from research campus projects, and \$1,000,000 from the State Energy Office Loan. Mr. Jones so moved and Mr. Lister seconded the motion. The vote was taken, and the motion carried.

Responding to Mr. Buyck's inquiry about the State Treasurer Master Lease, Mr. Kelly explained that the State Treasurer had available a plan which allowed the University the ability to borrow up to \$50 million at a reduced interest rate of 4 percent for 14 years.

VIII. USC Aiken: Chairman Hubbard called on Mr. Kelly who reported on the following items:

A. Pacer Commons Acquisition: Mr. Kelly reported that in August 2004, Pacer Commons, a 316 bed residence hall, opened at USC Aiken. It was owned by the Aiken Student Housing Foundation on land leased from the Aiken County Commission for Higher Education. In order to lock in a fixed interest rate for this project, merge the housing budgets for all residential facilities at USC Aiken, and reduce certain operating costs, USC Aiken was proposing to purchase Pacer Commons from the Aiken Student Housing Foundation. In addition, as part of the purchase, the Aiken County Commission for Higher Education had agreed to

transfer title of the 11.63 acres leased to Aiken Student Housing Foundation to the University. The Board of Directors of the Aiken Student Housing Foundation had approved the sale of the facility.

Chairman Hubbard called for a motion to accept the donation of property from the Aiken County Commission on Higher Education and to purchase Pacer Commons from the Aiken Student Housing Foundation. The budget for the project was \$12.9 million funded with Revenue Bonds. Mr. Foster so moved and Mr. Loadholt seconded the motion. The vote was taken, and the motion carried.

B. Pacer Downs Upgrades: Mr. Kelly reported that Pacer Downs, USC Aiken's original housing facility, was built between 1984 and 1986. Renovations were necessary to upgrade the apartments to standards comparable to Pacer Commons. Planned renovations would include improvements to life safety systems, replacement of carpet, vinyl flooring, cabinets in kitchens and bathrooms, and replacement of some furnishings. Mr. Kelly reported that the preliminary budget totaled \$1,100,000 with the following breakdown:

- \$300,000 Life-safety,
- \$270,000 Kitchen and bathroom renovations,
- \$130,000 Finishes, including carpet and flooring,
- \$400,000 Replacement of original furnishings.

Chairman Hubbard called for a motion to establish the project with a budget of \$1.1 million funded with Revenue Bonds as described in the materials distributed for the meeting. Mr. Loadholt so moved and Mr. Jones seconded the motion. The vote was taken, and the motion carried.

IX. Gift Naming Opportunities Committee: Mr. Stepp reported that the Gift Naming Opportunities Committee had met earlier today. The following namings, in conjunction with appropriate donations, were recommended for approval:

A. "Rotary Peace Park" - USC Upstate: Mr. Jones moved approval of this naming opportunity as presented and Mr. Lister seconded. The vote was taken, and the motion carried.

B. "J. O'Neal Humphries, MD, Dean's Conference Room" - School of Medicine: Mr. Buyck moved approval of this naming opportunity as presented and Mr. Foster seconded the motion. The vote was taken, and the motion carried.

C. USC Sumter:
1. "Frances Marion 'Nick" Moise, Jr. and Cecile Virginia Moise Faculty Office": Mr. Bahnmuller moved approval of this naming opportunity as presented and Mr. Jones seconded the motion. The vote was taken, and the motion carried.

2. "Williams-Brice-Edwards Lobby": Mr. Bahnmuller moved approval of this naming opportunity as presented and Mr. Buyck seconded the motion. The vote was taken, and the motion carried.

D. "Ben D. Arnold, Michael S. Arnold, and David G. Arnold Conference Room" - Arnold School of Public Health: Mr. Foster moved approval of this naming opportunity as presented and Mr. Bahnmuller seconded. The vote was taken, and the motion carried.

E. BlueCross Blue Shield Atrium" - Arnold School of Public Health: Mr. Lister moved approval of this naming opportunity as presented and Mr. Buyck 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 2:30 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary