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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

September 14, 2007

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, September 14, 2007, at 10:30 a. m. in the 1600 Hampton Street Board 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. Eugene P. Warr, Jr.; Mr. Herbert C. Adams, Board Chairman; and Mr. Miles Loadholt, Board Vice Chairman. Mr. Othniel H. Wienges, Jr. was absent.

Other Trustees present were: Mr. William L. Bethea, Jr.; Ms. Darla D. Moore; Mr. M. Wayne Staton; Mr. John C. von Lehe, Jr.; and Mr. Mack I. Whittle, 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 Student Affairs and Vice Provost for Academic Support Dennis Pruitt; Vice President for Research and Health Sciences Harris Pastides; Vice President for Human Resources Jane M. Jameson; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice Provost for System Affairs and Executive Dean for Regional Campuses and Continuing Education Chris P. Plyler; Vice President for Advancement Brad Choate; Associate Vice President for Student Affairs, Gene Luna; Assistant Vice Provost for Academic Affairs William T. Moore; General Counsel Walter (Terry) H. Parham; Chancellor of USC Upstate John C. Stockwell; Director of Athletics Eric Hyman; Campus Planning and Construction Director and University Architect Charles G. Jeffcoat; Executive Director of the Office of Foundations Jerome D. Odom; University Foundations Chief Financial Officer Russell H. Meekins; Director of Facility Services James D. Demarest; Campus Planning and Construction Executive Assistant Donna Collins; Assistant to the Vice President, Division of Business and Finance, Ken Corbett; Director of Government Affairs and Legislative Liaison Johnny D. Gregory; Associate Director of Governmental Affairs and Legislative Liaison Casey Martin; Director of Governmental and Community Relations, Division of University Advancement, Shirley D. Mills; Coordinator for Governmental and Community Relations Tommy D. Preston; Director of Periodicals, University

Publications, Chris Horn; USC Lancaster Public Information Officer Shana Funderburk; Director of University Communications, Division of University Advancement, Russ McKinney, Jr.; Student Government Association President Nichols J. "Nick" Payne; Student Government Association Vice President James T. Laurie, Jr.; Board staff members Terri Saxon, Vera Stone, and Karen Tweedy; and members of the media.

Chairman Hubbard welcomed everyone. Mr. McKinney introduced members of the media who were in attendance.

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 stated that there were contractual matters related to gift naming opportunities and appointments to committees, which were appropriate for discussion in Executive Session. Mr. Bradley 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, Dr. Becker, Mr. Kelly, Dr. Hogue, Ms. Jameson, Dr. Pastides, Dr. Pruitt, Mr. Choate, Dr. Plyler, Mr. Parham, Mr. Quasney, Mr. Jeffcoat, Mr. Demarest, Ms. Collins, Mr. Gregory, Ms. Martin, Mrs. Mills, Mr. McKinney, Mrs. Saxon, Ms. Stone, and Ms. Tweedy.

#### Open Session

##### I. Farmers' Market:

Chairman Hubbard called on Mr. Kelly who reported that the South Carolina General Assembly had included an additional \$15 million in the Department of Agriculture's FY 07/08 Budget in order to move the Farmers' Market to its new location. According to the Division of General Services, the Department of

Agriculture was ready to begin final negotiations to the transfer the University's \$14.8 million to purchase the property from the Department of Agriculture, and to determine the time frame for the Farmers' Market to be available to the University.

Mr. Jones asked for an estimated date that the University could take occupancy of the property. Mr. Kelly responded that it was originally a three-year process, but that he planned to have more information at the next meeting.

Mr. Bahnmuller asked if he was correct in understanding that the University's parking contract with the State Fair Association would expire in 2010, and that the Association did not plan to renew the contract. Mr. Hyman clarified that the contract would expire at the end of the 2009 Football season. Mr. Buyck noted that the State Fair Association was definitely interested in doing their best to work with the University.

Mr. Jones asked if a pedestrian crossover to the stadium was being considered. Mr. Kelly replied that there had been some discussion of constructing one from a potential structure on the Bluff Road frontage site.

II. Sumwalt College NanoCenter Laboratory Renovations:

This project would renovate approximately 2,000 square feet of space on the first floor of Sumwalt College to create two laboratories, one office and a graduate student computational laboratory to support work in Microbial Fuel Cell Development.

Chairman Hubbard called for a motion to establish the project with a budget of \$490,000 funded with \$400,000 in grant generated funds and \$90,000 in Institutional Funds.

Mr. Foster so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

III. Sumwalt Trace Metal Laboratory Renovation:

This project would renovate approximately 1,250 square feet of space on the third floor of Sumwalt College to create a trace metals laboratory, a clean room, and associated office space for faculty and graduate students. It would include installation of fume hoods, an independent HVAC system for the clean room, and other associated mechanical and electrical modifications.

This facility would be used by two new faculty in the process of being hired by the Department of Geological Sciences and the Marine Sciences Program.

Chairman Hubbard called for a motion to establish this project with a budget of \$1 million funded with Institutional Funds.

Mr. Foster so moved and Mr. Buyck seconded the motion. The vote was taken, and the motion carried.

IV. Patterson Hall Seismic Upgrades and Asbestos Abatement:

Patterson Hall accommodates over 600 beds. This project would continue renovations and improvements to it, including the initial phase of seismic upgrades and asbestos abatement. Seismic upgrades include installation of poured in place concrete shear walls and new foundations for the walls. The shear walls are required to provide lateral stability to the facility in the event of an earthquake. This project includes only the installation of the foundations and the shear walls through the basement level. Seismic upgrades of upper levels would be addressed in future projects.

Asbestos abatement would include the removal of sprayed on ceiling texture on floors two through nine, and the painting of ceiling deck, installation of new ceiling in corridors, and replacement of existing lighting. Asbestos abatement would be performed to prepare for future installation of sprinkler and fire alarm systems.

Mr. Buyck asked if the project would require closing the dormitory. Mr. Luna responded that work was scheduled for the Summer 2008, 10-week school break.

Chairman Hubbard expressed his concern that prior asbestos projects had not been completed on schedule; and that it would be a disaster if the 600 bed facility was not ready in time for the start of the Fall 2008 semester. He asked when the project would be bid. Mr. Kelly explained that upon the Committee's approval of the project, it would be submitted to the State Budget and Control Board for final approval at their November meeting. Following which, an architect would be solicited to develop the project for bid preparation. The bid was scheduled to be let in Spring 2008, so that the project could begin "the day that the students move out" of the dorm. He added that all contractors would be advised that penalties would be associated with a missed on-time completion.

Mr. Luna added that the 10-week schedule allowed for a 2-3 week clean up period; and that the asbestos abatement would be sequenced so that if they ran behind, that portion of the project could be cut off at a certain floor to assure the dormitory would be open in time for student move-in.

Chairman Hubbard called for a motion to establish this project with a budget of \$4.2 million funded with Housing Funds.

Mr. Buyck so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

V. Woodrow Roof Replacement:

This project would replace the existing slate roof on the Woodrow College housing facility, and include replacement of associated underlayment, copper flashing, gutters, and downspouts. Safety cables would be installed.

Some exterior repairs to the building envelope would be included to address immediate maintenance needs. Those include repairs to exterior stucco, fascia, soffit, and some window and window sills. In addition, minor structural repairs would be made to shore up roof hip and valley beams on the east and west end of the building.

Chairman Hubbard called for a motion to establish this project with a budget of \$1.2 million funded with Housing Funds.

Mr. Bradley so moved and Mr. Buyck seconded the motion. The vote was taken, and the motion carried.

VI. Columbia Campus Utility Infrastructure Repairs:

This project would replace existing and failed direct buried condensate and steam lines on the Columbia campus. Approximately 1,160 lineal feet of piping would be replaced, through the west Davis Field area from Thomas Cooper Library and back to the Russell House. New eight-inch steam and four-inch condensate lines would be installed. The existing triple lid manhole on the west side of Thomas Cooper Library would be rebuilt to correct steam and condensate leak problems. Approximately 800 lineal feet of steam and condensate piping from Main Street, east to Sumter Street, and then back to the steam manhole behind the Health Sciences Building was scheduled to be replaced. Lastly, the steam and condensate service from Sumter Street to Longstreet Theatre, approximately 30 lineal feet of line, would be replaced. This replacement project would include design and site restoration.

Chairman Hubbard called for a motion to establish this project with a budget of \$1.5 million funded with Institutional Funds.

Mr. Lister so moved and Mr. Loadholt seconded the motion. The vote was taken, and the motion carried.

VII. Sale of 1717 Greene Street Access:

The University owns property on Greene Street, abutting 1717 Greene Street. Since 1976, the University has leased a portion of the property, approximately 8 feet by 160 feet, to the owner of 1717 Greene Street - Gayle and Peg Averyt. The Averyts expressed an interest to purchase the strip of property. The University had the property appraised and the appraisal came in at \$14,000. The Averyts offered the University \$50,000 for the property.

Chairman Hubbard called for a motion to sell an 8 foot x 160 foot strip of property abutting 1717 Greene Street to the owner of the 1717 Greene Street property.

Mr. Buyck so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

VIII. Roost Heyward Street Parking Area and Infrastructure Modification:

This project would rework the existing parking area and current utility infrastructure in the north area of the Roost site. The work was required to prepare the site for the first phase of the Athletics Master Plan Development, construction of the Academic Enrichment Center. Utilities would have to be relocated in order to keep existing buildings in operation during continued site development. Redevelopment of the existing parking area and possible creation of a new parking area would be required to replace existing parking displaced by construction.

Several Board members expressed their concerns that communication among the University staff, project contractors, and Sasaki be maintained to assure compliance to the Master Plan. Mr. Kelly assured them that all involved parties were working together.

Chairman Hubbard called for a motion to establish the project with a budget of \$495,000 funded with Athletic Department Funds.

Mr. Foster so moved and Mr. Jones seconded the motion. The vote was taken, and the motion carried.

IX. Equestrian Farm Acquisition:

The Athletics Department wished to acquire One Wood Farm in Blythewood, South Carolina from the University of South Carolina Development Foundation. The facility, currently leased by the Athletics Department, is used for equestrian team practice and housing of horses.

The property, located on the west side of Syrup Mill Road, northwest of the Town of Blythewood and northeast of the City of Columbia, contains a land area of approximately 26.88 acres. The property was currently improved with a single family residence (4,305 square feet), a garage and storage building (1,920 square feet), a small guest house (461 square feet), and numerous equestrian structures including four horse barns/stables (6,908 square feet), a covered riding/show arena (18,500 square feet), and two outdoor arenas and multiple paddocks. The property has an appraised value of \$1.1 million.

The proposal was to swap property located in the 1700 block of Blossom Street which contained 1.454 acres and was improved with a tennis facility consisting of a small building, six tennis courts, and a paved parking lot. The property has an appraised value of \$1,140,000.

Chairman Hubbard asked Mr. Odom if the Development Foundation had any immediate plans to sell the property and he replied no.

Chairman Hubbard called for a motion to acquire One Wood Farm in Blythewood, South Carolina. The property would be acquired from the University of South Carolina Development Foundation through an exchange of property currently owned by the University of South Carolina in the 1700 block of Blossom Street and a \$40,000 cash settlement which would go to the University's Athletics Department.

Mr. Buyck so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

X. Williams-Brice Stadium Training Room Renovations:

This project would renovate approximately 7,000 square feet on the west side ground level of Williams-Brice Stadium to create a new training room, which would be connected to the existing locker room with a new corridor.

Demolition would include removal of walls, ceiling, HVAC grills and ductwork, and a large area of the concrete slab to prepare for the installation of three new hydrotherapy pools. Construction would include new walls throughout the space to create procedure rooms, offices, a hydrotherapy room, and a restroom. Renovations would include the installation of new wall, ceiling, and floor finishes and construction of cabinets in the training and procedure rooms. Plumbing, mechanical, and electrical systems would be installed as required to support the renovated space. The hydrotherapy room would be enclosed with glass walls and would have tile floors and walls. The room required installation of special air and dehumidification systems.

Chairman Hubbard called for a motion to establish this project with a budget of \$2.4 million funded with Athletic Funds. The University hereby declared its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.

Mr. Adams so moved and Mr. Warr seconded the motion. The vote was taken, and the motion carried.

XI. Williams-Brice Stadium Level 200 Renovations:

This project would add additional club seating at Williams-Brice Stadium. Sections 200, 201, 208, and 209 would be converted to club seating. Existing concession stands would be demolished and existing finishes and fixtures in toilet areas would be removed. A new glass wall would enclose the old concessions area to provide a private club area, and a glass wall would be installed behind the club seating area to separate stadium seating from the new club area. The new club area would have upgraded finishes including stained wood, porcelain tile, and carpet. New lighting and HVAC would also be installed. Toilet renovations would include the installation of new tile, fixtures, and ceiling.

Chairman Hubbard called for a motion to establish the project with a budget of \$1,950,000 funded with Athletic Funds. The University hereby declared its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.

Mr. Buyck so moved and stated that he thought the people displaced by the renovation should have first priority for new seats. Mr. Hyman added that those people displaced would have right of first refusal for the new seats. Mr. Foster seconded the motion. The vote was taken, and the motion carried.

XII. Williams-Brice Stadium Feasibility Study:

This project was to conduct a feasibility study for Williams-Brice Stadium. The study would examine the north end zone expansion project as well as conduct a detailed analysis of all previous concepts, utilities, existing sewer, water, electrical, and HVAC systems. The existing Crews Building would be included in the study.

Chairman Hubbard called for a motion to establish this project with a budget of \$495,000 funded with Athletic funds.

Mr. Adams so moved and Mr. Warr seconded the motion.

Mr. Buyck asked how the cost of \$495,000 had been determined. Mr. Kelly responded that they actually thought that "right at \$400,000 we could get this study done. We put that figure in there in order not to have to shortchange ourselves with a kind of a low bid type estimator. We think this will be more than adequate money to get us this feasibility study."

The vote was taken, and the motion carried.

Mr. von Lehe asked if there was a plan for parking around the Stadium. Mr. Kelly responded that a committee, which included some Board members, was established to help develop a long range parking plan on the parking apron around the Stadium. Some of the plans were dealt with this year and the remaining portions would be addressed in the next couple of years. Mr. Adams added that the acquisition of the Farmers' Market would provide additional parking options.

Chairman Hubbard stated that in Intercollegiate Athletics and in Building and Grounds Committee meetings the concept had been discussed that eventually the parking area around the stadium would become more of a pedestrian friendly landscaped plaza. However, that plan was on hold until the Farmers' Market acquisition was complete.

Mr. Hyman stated that the Farmers' Market would allow for 5,400 additional parking spaces. Mr. Bahnmuller questioned whether or not that many spaces could

be located on the property. Mr. Kelly clarified that the deed showed the property at a little over 54 acres of land and by a "rule of thumb" approximately 100 cars could be parked per acre, including turn around space. Mr. Bahnmuller asked that the deed and the parking calculations to be reviewed again to ensure the estimated parking spaces.

XIII. Baseball Stadium Construction:

Mr. Kelly stated that the construction was underway and that approximately \$12 million had been expended thus far for the land acquisition, the demolition of the structures on the property, and the start of the excavation. Previously, the Board approved a \$3 million increase the project budget; \$1.5 million for the addition of suites, and \$1.5 million to remove granite discovered during the initial excavation work.

The original land surveys suggested thirty percent granite to be excavated, but the reality was forty-five percent. The process of actually removing the granite from the property had become more cumbersome, which contributed to the cost increase.

Mr. Kelly stated that the real issue that they were facing, which had not yet been addressed, was the enormous increase in construction costs. Since the start of the project, construction costs had risen over thirty-five percent. He reported that they hired a private firm in the mid-west to review the project budget, and "given that situation, we bring back to you today a request to increase" the \$28 million project budget by \$7.6 million. He added that, "we feel like some of this money might not necessarily need to be spent, it is a contingency factor to ensure that once the bids are open, given the real unpredictability of the construction market right now, that we would be able to award a contract."

According to Mr. Kelly, "Mr. Hyman agreed to and desires to look at all the invoices associated with this contingency amount." Money was also included in the request, in anticipation of inflationary costs for the contractor through the middle of the construction of the project.

The construction phase of the Baseball Stadium project was posted on September 2<sup>nd</sup> with bids due by October 24<sup>th</sup>. The bids would not be opened until final Board approval was received on the requested budget increase, and the Joint Bond Review Committee and State Budget and Control Board's approval.

Mr. Kelly announced that unfortunately, the stadium would not be open in time for the 2008 Baseball season given the "complexity of the site and the challenges it has presented and the real costs we are facing." However, once completed it would be one of the "best baseball stadiums in the world," with a

wonderful environment overlooking the river and with "many, many attributes that are going to be fantastic for this University as well as the City of Columbia." The USC Development Foundation owns 5.5 acres of property next to the stadium.

Mr. Bradley asked for an explanation of the funding for the \$35 million project. Mr. Kelly responded that it would be funded with Athletic Funds, and that they expected philanthropic funds to be received in addition. The \$5 million land acquisition, with the Board's approval, would come from University auxiliary funds (trademark and licensing), hopefully raised by the Athletics Department.

Mr. Jones asked that there be a "comprehensive reexamination" of how the University bid and contracted its projects.

Ms. Moore asked what would happen if no philanthropy was received and Mr. Kelly said the Athletics Department was prepared to fund their portion of the project.

Mr. Whittle asked the name of the mid-west firm, and "what was the nature of bringing them in?" Mr. Kelly responded that once they realized the budget was going to be out of balance they felt "that we needed to verify the numbers that we were getting so that first of all we could confirm what we were saying, and to be sure we had a second opinion that if we come back this time we believe we can make this thing work." Mr. Whittle asked for clarification of what the University paid this firm to do, and Mr. Kelly responded, "we paid them to look at the cost estimations associated with our project architect and their cost estimators, and the climate of the Columbia market place, and to tell us that the numbers we were being told by our architects were realistic." The firm found a couple of things that they thought were omitted which resulted in the \$7.6 million project budget increase.

Mr. Buyck stated it was his understanding that philanthropy required payment of half of the project cost, which would make it "a lot less certain." Therefore, he recommended they try to "piecemeal philanthropy" in order to get portions of the stadium paid for.

Chairman Hubbard asked Mr. Kelly for a breakdown of the \$7.6 million Institutional and Athletic funds. He responded it was \$4 million in Institutional and \$3.6 million in Athletic funds.

Chairman Hubbard called for a motion to increase the project budget with a combination of Institutional and Athletic funds by \$7.6 million. The University hereby declared its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.

Mr. Buyck so moved and Mr. Loadholt seconded the motion. The vote was taken, and the motion carried.

Mr. Whittle asked Mr. Kelly the date construction would begin. Mr. Kelly explained the timeline, and that they anticipated the stadium to be turned over to the Athletics Department in August 2008.

XIV. USCB Science Technology Building Second Floor Upfit:

The Science and Technology Building was designed and constructed in 2005 as a two story building, but finished on the first floor only. This project would complete the building by finishing the second floor, doubling the usable floor space to approximately 42,000 square feet. The project would include new interior partitions and doors, electrical lighting and power, HVAC, plumbing, casework, acoustical ceilings and room finishes.

The completion of the second floor would provide academic space for the new USC Beaufort Department of Nursing program. First year nursing students would be enrolled for the Fall 2007 semester and would need the use of the second floor classroom and nursing laboratory areas.

The design for this project was anticipated to be procured by Beaufort Jasper Higher Education Commission and donated to the University as a gift of services when completed.

Mr. Kelly noted that USC Beaufort continued to be "remarkable" in their ability to seek outside support.

Chairman Hubbard called for a motion to establish the project with a budget of \$3,272,000 funded with \$1,772,000 in USCB Institutional Funds, \$1,345,000 in private donations, and \$155,000 Gift of Services (A/E Design).

Mr. Jones so moved and Mr. Lister seconded the motion. The vote was taken, and the motion carried.

XV. USC Upstate Business Administration Project:

Chairman Hubbard called on Dr. Sorensen who stated the following:

USC Upstate requests permission to undertake planning for its intention to locate the School of Business Administration and Economics in downtown Spartanburg, while continuing to offer courses in Business Administration and Economics at its main campus. USC Upstate will return to the Board at committee and full Board meetings on the earliest possible dates following January 1, 2008, with all due diligence completed, funding committed, and business plan and academic plan approved by the President, then submitted to the Board of Trustees seeking permission to launch the project.

Mr. Lister moved approval of the motion as stated by Dr. Sorensen. Mr. Adams seconded the motion. The vote was taken, and the motion carried.

Following some discussion regarding the concern that students would have to commute downtown for classes, Dr. Sorensen clarified that the request was not to vote on the project, but to simply explore the possibility and return to the Committee with a business, academic, and funding plan.

XVI. Alumni Center Site Proposal:

The University of South Carolina commissioned the planning firm Sasaki Associates, Inc. to study proposed site locations for the Alumni Center. The site location recommended by Sasaki was located at the corner of Assembly and Pendleton Streets (the location of the former Carolina Plaza).

Following completion of the site study, the Alumni Association commissioned The Boudreaux Group to conduct a program and feasibility study for a new Alumni Center. A defined site location was necessary to develop a comprehensive study. Site location and conditions would affect configuration of the building and orientation of the facility to provide appropriate access for the public and service functions. Compatibility with adjacent facilities was also incorporated in the planning and development of building massing and exterior elevations.

Mr. Bethea discussed the extensive support for the project from Alumni, and the fact that it would serve as more than an Alumni Center.

Chairman Hubbard called for a motion to confirm allocation of the proposed site (approximately 1.4 acres), located at the corner of Pendleton and Assembly Streets (the location of the former Carolina Plaza), for planning and proposed construction of the new Alumni Center for the University of South Carolina.

Mr. Jones so moved and Mr. Adams seconded the motion. The vote was taken, and the motion carried.

XVII. Architectural Design Review Committee Structure:

Since this item of business was removed from the agenda, there was no need for further discussion.

XVIII. Gift Naming Opportunities:

Chairman Hubbard reported that the Gift Naming Opportunities Committee had met on Wednesday, August 1, 2007, and offered the following naming opportunities in conjunction with appropriate donations.

A. School of Law:

1. "The Peter D. Korn Lawyers' Room"
2. "The Class of 2007 Student Meeting Room"
3. "The Sowell Gray Stepp & Laffitte Study Room"
4. "The Marlon Emil Kimpson Library Carrel"

Chairman Hubbard called for a motion to approve the gift naming opportunities for the School of Law as presented.

Mr. Buyck so moved and Mr. Lister seconded the motion. The vote was taken, and the motion carried.

B. USC Beaufort:

1. "The Hilton Head Regional Medical Center Health Professions Facility"
2. "The Community Foundation of the Lowcountry through its Affiliate the Hilton Head Island Foundation Simulation Suite"

Chairman Hubbard called for a motion to approve the gift naming opportunities for USC Beaufort as presented.

Mr. Jones so moved and Mr. Lister seconded the motion. The vote was taken, and the motion carried.

C. Moore School of Business:

1. "S. Travis Pritchett Finance Department Conference Room"
2. "IIABSC Foundation Faculty Office"
3. "AgFirst Farm Credit Classroom"
4. "NBSC Board Room and NBSC Conference Room"
5. "Mary Ruth and Owen G. "Bob" Shell Faculty Office"
6. "James C. Self Computer Lab"
7. "Governor and Mrs. Jim Hodges and Hodges Consulting Group Conference Room"

Chairman Hubbard called for a motion to approve the gift naming opportunities for the Moore School of Business as presented.

Mr. Warr so moved and Mr. Lister seconded the motion. The vote was taken, and the motion carried.

XIX. Development Foundation Report:

Chairman Hubbard called on Dr. Odom, who thanked the Committee for approving the Equestrian Farm land swap. He reported that the USC Foundation's FY 06/07 portfolio had a return of 16.7 percent. The Development Foundation, for the same period had a return of 18.3 percent, because none of their assets were in fixed funds.

Dr. Odom gave an update on the Wheeler Hill and Adesso projects. He reported that a developer had presented a "very exciting" proposal regarding the 5.5 acres the Development Foundation owned next to the new baseball stadium, and the 1.2 acres owned by the University. Should the proposal become a reality, the Development Foundation would request the University to sell or consider a land swap for the 1.2 acres.

The Development Foundation owns property on the east and west side of Highway 17 in Georgetown, South Carolina, referred to as the Prince George Property. Development on the west side property development was restricted to only 10 acres for a single educational facility. Plans were being developed to construct an environmental learning center on that site.

The Development Foundation continued to work with the University Advancement Office on gifts of private property.

Mr. Whittle asked what percentage of ownership the Development Foundations had in the Adesso project and the status of the sale of the units. Dr. Odom responded that they owned 49 percent and had sold 10 of the 110 units.

Mr. Buyck reported that Dr. Odom had instituted a program by which a conference call with the Real Estate Committee of the Development Foundation was held monthly; those calls have been very beneficial.

XX. Other Matters - SGA Report on Student Health Center:

Chairman Adams called on Mr. Nick Payne, who thanked the Committee for the opportunity to speak on behalf of students' concerns regarding the Thomson Student Health Center. The Center was built in the 1960's as a small hospital, but currently housed services for students including: Women's Care, General Medical, Pharmacy, and Laboratory Services. Other health service areas were housed in various locations throughout campus, resulting in a decreased utilization of amenities which students currently pay for in their health fee.

Although students appreciate the services provided by the current health center, they feel it is time to improve the health services program by constructing a modern student health center. There are significant facility limitations which hinder the health center staff in meeting the needs of the student body.

The Student Government conducted a Student Health Services Survey in March of 2007. The largest complaint came from those students who expressed their discontent with the current pharmacy, reporting wait times of more than an hour. As a result, students have been forced to go off campus for their pharmaceutical needs. They also expressed concerns about the hours of operations for the pharmacy. Its location on the third floor of the building was hard to access and limited its ability to be open after hours.

The second largest complaint was the wait times on the general medical floor (main floor), with the average wait being between 30-45 minutes, with some waits of up to 1.5 hours.

The survey noted other student concerns as follows: the lack of staffing in the Women's Health Care Clinic, taking three weeks to be seen by a care provider; the need for the Center to remain open later on weekdays and to open on weekends; the dissatisfaction with the lack of insurance carriers accepted by the health center; the feeling of "uncaring" and "inattentive" care due to care providers seeming to be rushed; the lack of privacy resulting from examination rooms doubling as doctor's offices; the need for additional services including dentistry, dermatology, ultrasound capability, and eye care/ophthalmology; and the inadequate parking for patients.

Mr. Payne stated that the "reoccurring theme" was that the current facility was not only dated, but provided limited and inadequate space to care for the students. General Medical visits increased 15 percent from FY 05/06 to FY 06/07.

Outside referrals rose 16 percent, and Pharmacy sales rose 18 percent during the same FY.

Mr. Payne called on Mr. Laurie to report on their visit to the University of Georgia Student Health Facility, since their facility was new. He discussed the assets of the facility for consideration in a new Health Center for USC. The main asset was that all services were located under one roof, as opposed to USC's services, which are scattered around the campus. The Georgia facility is 87,000 square feet, with plans to expand it. USC's facility is only 32,000 square feet. The Georgia facility was also open late on weekdays and on weekends.

Mr. Payne cited College Parents of America's latest survey, in which an overwhelming 74 percent of future college parents ranked "health and safety" at the top of their list of expected concerns; which is greater than the 61 percent who rated Academics as their primary concern.

Mr. Payne showed pictures of students on gurneys being treated in doctor's offices and in the main hallway of the Student Health Center, both locations lacking privacy for the students.

Mr. Payne concluded by requesting a feasibility study for a new Student Health Center to be done by the Administration in time for the next Buildings and Grounds Committee meeting. Dr. Sorensen said the evidence presented supported the need for a feasibility study.

Chairman Hubbard clarified that the motion was to request the Administration to prepare a proposal for a feasibility study to indicating the cost of the feasibility study. Mr. Adams so moved and Mr. Foster seconded the motion. The vote was taken and the motion carried.

Ms. Moore asked if the Student Health Center had any affiliation with the University's School of Medicine. Dr. Sorensen said it didn't "systemically" but that he felt the new School of Medicine Dean would be interested in exploring options with Dr. Pruitt, and he would recommend that they do so.

Mr. Whittle suggested Administration look at how the University of Georgia funded their Student Health Center. Also, he felt there might be ways to capitalize on all the money the drug companies were making in order to assist with the funding.

Ms. Moore asked Mr. Payne why he thought there was an increase in the use of the Student Health Center. He said he felt that it was a result of the student population increase, and the student's increased confidence in the University's Health Services. Dr. Sorensen added that more students were coming to the University with previously diagnosed psychological problems.

Dr. Pastides suggested that the Board's recommendation for a Student Health Center feasibility study be more comprehensive in that, "rather than looking at it from a building point of view, I think we ought to look at it from a services point of view." He said it wasn't simply a "building" issue, but an operations and quality issue.

Mr. von Lehe suggested the Health Affairs Committee be involved with the consideration of a feasibility study for a new Student Health Center. Chairman Hubbard agreed and suggested that the Student Trustee Liaison Committee also be included.

Chairman Hubbard recapped that the sense of the motion was to request a proposal from the Administration to comprehensively outline the scope of a feasibility study. Following receipt of the proposal, the Board could determine the appropriate Committee to take "primary responsibility" of evaluating the proposal.

Dr. Sorensen proposed that he appoint an Ad Hoc Committee of the University unit leaders suggested by Dr. Pastides and including Mr. Kelly, to develop a proposal to submit to the Board Chairman and Secretary who would decide how it would be addressed in the Board structure. Chairman Hubbard asked Mr. Adams if he would accept Dr. Sorensen's proposal as an amendment to his motion, and he agreed. Mr. Foster also accepted the amendment to the motion. The vote was taken and the motion carried as amended.

XXI. Adjournment:

Chairman Hubbard called for any other matters to come before the Committee and there were none. Chairman Hubbard declared the meeting adjourned at 12:45 p.m.

Respectfully submitted,

Thomas L. Stepp  
Secretary