

University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

February 28, 2013

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Thursday, February 28, 2013, at 10:00 a.m. in Room 122 of the Business and Science Education Building at USC Aiken.

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. Chuck Allen; Mr. Robert E. "Eddie" Brown; Mr. J. Egerton Burroughs; Mr. A.C. "Bubba" Fennell, III; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; Mr. Thad Westbrook; and Dr. Mitchell M. Zais. Mr. Mack I. Whittle joined the meeting by telephone.

Also present were faculty representative Dr. Sandra J. Kelly and student representative Kenny Tracy.

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 Student Affairs and Vice Provost for Academic Support Dennis A. Pruitt; Vice President for Human Resources Chris Byrd; Vice President for Development and Alumni Relations Michelle Dodenhoff; Vice President for Communications Luanne Lawrence; USC Aiken Chancellor Sandra J. Jordan; USC Upstate Chancellor Tom Moore; Palmetto College Chancellor Susan Elkins; Associate Vice President for Business and Finance Leslie Brunelli; Associate Vice President for Business Affairs, Finance and Planning Division, Helen T. Zeigler; Senior Vice Provost and Director of Strategic Planning Christine W. Curtis; Athletics Director Ray Tanner; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Capital Budgets and Financing Charlie Fitzsimons; Sr. Project Manager, Facilities Design and Construction, Thomas Opal; Executive Associate Athletics Director Kevin O'Connell; Associate Athletics Director and Senior Women's Administrator Judy Van Horn; Assistant Athletics Director, Ticket Operations, Lance

Grantham; Chief Financial Officer, Athletics Department, Jeff Tallant; School of Law Dean Robert Wilcox; College of Arts and Sciences Dean Mary Anne Fitzpatrick; Vice Chancellor for University Advancement, USC Aiken, Deidre Martin; Vice Chancellor for Business and Finance, USC Aiken, Joe Sobieralski; Assistant Chancellor for Facilities, USC Aiken, Michael F. Jara; USC Aiken Athletic Director Randy Warrick; Special Assistant to the President J. Cantey Heath, Jr.; Director of News and Internal Communications Wes Hickman; U.S. Department of Justice Deputy Director for Legal Management, National Advocacy Center, Suzanne Bell; U.S. Department of Justice Manager of the Palmetto Project, Office of Legal Education, National Advocacy Center, Paul W. Suddes; University bond attorneys Margaret and Gary Pope of Pope Zeigler Law Firm; Director, Instructional Services at USC Aiken, Keith Pierce; USC Aiken technical support staff member Barry Ready; wife of Board member Toney Lister, Cynthia Lister; and Board staff members Debra Allen and Leah Kososki.

Board Chairman Warr called the meeting to order on behalf of Mr. Jones and welcomed everyone. Mr. Hickman introduced members of the media who included Scott Hood of Gamecock Central; Andy Shain of *The State*; and John Whittle of *The Big Spur*.

Chairman Warr 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 provided for the Committee; and a quorum was present to conduct business.

Chairman Warr stated that there was a need to receive legal advice and to discuss proposed contractual matters related to gift namings that were appropriate for discussion in Executive Session. Mr. Buyck moved to enter Executive Session and Mr. Lister seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: Dr. Pastides, Secretary Stone, Mr. Parham, Mr. Walton and Mr. Tanner.

Return to Open Session

Chairman Jones stated that in consideration of time and significance, members would be asked to consider and approve a new Law School construction, Hamilton College renovation, eleven Athletics Projects for construction and repair, and seventeen education and general facilities maintenance projects. The Law School and Hamilton College projects would be considered individually and he would call for a vote after presentation of each of those projects. The Athletics projects would be considered as a group, and he would call for a vote after presentation of the group. Finally, Other Projects would be considered as a group, and he would call for a vote after that presentation.

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.

I. Project Approvals:

Chairman Jones called on Mr. Walton who said that the projects for consideration were a culmination of a long planning process and in accord with the University’s Five-Year Plan. He explained that Dean Wilcox would speak briefly on the Law School project. Mr. Gruner would present all projects.

A. New School of Law Building – Dean Wilcox stated that the new building would provide a first rate law education facility for the next 100 years. He reported that he and his staff were working hard to secure private funding for the new building and he would keep the Board informed of their efforts.

Mr. Gruner stated that the project was previously approved for design and acquisition of property with a budget of \$10 million funded with Capital Improvement Bonds.

The new facility will contain 187,500 gross square feet and will accommodate a program with an enrollment of 660 students. It will be located on property owned by the University in the block bordered by Senate, Bull, Gervais, and Pickens Streets.

Construction is scheduled to begin in Summer 2014 with projected completion in Summer 2016.

Chairman Jones called for a motion to recommend that the full Board fund Phase II design and construction for a total project budget of \$80 million funded with up to \$48.1 million in State Institution Bonds, \$10 million in State Capital Improvement Bonds, \$10 million in State Capital Reserve Funds, and a minimum of \$11.9 million in Private Funds. Mr. Hubbard so moved and Mr. Williams seconded the motion.

Dr. Floyd asked that once the School of Law vacated its current facility and the building was renovated for additional classrooms, could enrollment increase to fund the repayment of the bonds issued to construct the new School of Law. Mr. Walton explained that the debt could be serviced by the current capacity. Discussion ensued on the University's debt limit and its enrollment numbers. President Pastides responded to Dr. Floyd's questions.

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. Hamilton College Renovation – The project was previously approved for design with a budget of \$300,000 funded with Capital Improvement Bonds.

This project will renovate the wing of the building parallel with Pendleton Street and add an additional floor in the gymnasium. Renovations will include a complete mechanical, plumbing, and electrical infrastructure. This area will consolidate the College of Social Work. Mechanical, electrical and finish upgrades are proposed for the wing parallel with Pickens Street. This wing will be predominantly used by the Psychology Department. The total project area is approximately 58,000 square feet. Windows will be refurbished and an extensive amount of deferred maintenance is addressed with this project.

Construction is scheduled to begin in May 2014 with projected completion in August 2015.

Chairman Jones called for a motion to recommend that the full Board fund Phase II design and construction for a total project budget of \$15.0 million funded with \$14.7 million in Institutional Capital Project Funds, and \$300,000 in Capital Improvement Bonds. In the event that State Capital Reserve Funds are received, the funding will be changed to reduce the Institutional Capital Project Funds by the amount of State funds received. Mr. Lister so moved and Ms. Moody 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.

Mr. Buyck requested that since the College of Social Work was relocating from DeSaussure College to Hamilton College and DeSaussure was a prominent building on the horseshoe, that "particular" planning would be given to its new use. Mr. Walton assured him that it would.

C. Athletics Projects – Mr. Walton called on Mr. Tanner to speak prior Mr. Gruner's individual project presentations. Mr. Tanner began by thanking the Board members for their time and attention during the last month, during which time he was able to present proposed Athletics' projects and

solicit their insight and advice. He also thanked Mr. Walton, Ms. Brunelli, and Mr. Tallant for their financial expertise to bring these projects forward. Mr. Tanner stated that the well-being of their Student-Athletes, their academic success, and compliance integrity were paramount to his staff. He explained that the projects for consideration would enhance the Athletics Department program resources to compete at the highest level.

Mr. Gruner presented the (11) Athletics' projects with budgets and funding sources as presented in the summary document provided for this meeting.

1. Outdoor Football Practice Fields Construction – This project is to develop two outdoor practice fields on the west end of the former Farmer's Market site. Work will include grading, drainage, turf, irrigation, lighting, film towers, and goal posts. The Farmers Market Development project will remove the existing 100,000 square foot shed at the northwest corner of the property to allow the development of the fields and the indoor practice facility.

Existing practice fields are located on leased property. Instead of investing in improvements to leased facilities, it had been decided to develop permanent facilities on property owned by the University.

Construction is scheduled to begin in December 2013 with projected completion in May 2014.

The action requested was to fund Phase II design and construction for a total project budget of \$3 million funded with Athletic Operating Funds.

2. Indoor Practice Facility Construction – This project is to construct a new football indoor practice facility at the west end of the former Farmer's Market site. The proposed building will be large enough to contain a full regulation size football field and tall enough to accommodate field goal kicking and some punting (approximately 70-75'). The design of the structure will include minimal support facilities such as restrooms, training room, and storage.

The construction of the indoor practice facility will provide a new facility for the University that is already an existing component of athletic resources at the majority of other SEC schools. It will serve as an important recruiting tool as well as providing the obvious functional benefits associated with being able to conduct practice in inclement weather.

Construction is scheduled to begin in January 2014 with projected completion in December 2014.

The action requested was to fund Phase II design and construction for a total project budget of \$14.55 million funded with \$12.1 million in Athletic Revenue Bonds and \$2,450,000 in Athletic Operating Funds.

Mr. Williams asked if the picture of the facility shown in the PowerPoint was the actual design or simply a drawing, because he thought that the front of the building would look better. He said that the Farmers Market area was such a beautiful place that he hoped the design would complement the area. Mr. Gruner responded that it was a schematic which had received initial approval by the University's Design Review Committee (DRC) and that there would be two additional reviews as the project plans progressed. He explained the architect's thoughts in the development.

Chairman Jones suggested that Mr. Williams be invited to the additional DRC meetings. Mr. Gruner said that he would see that Mr. Williams was notified of the next meetings, the first of which would be in May.

3. Athletic Village Sand Volleyball Court Construction – The University has committed to the addition of sand volleyball with a projected start for the 2013-14 academic year. Sand volleyball was established as an NCAA emerging sport in 2011 and is growing rapidly, particularly with colleges in the southeast region of the country. The recent Olympics added to its popularity and indoor volleyball recruits are now asking college coaches whether their school sponsors this sport when deciding which college to attend. Current indoor volleyball coaches would coach both indoor and sand volleyball (indoor volleyball competes in the fall and sand volleyball competes in the spring). Sand volleyball's roster of up to 20 student-athletes and 6 scholarships aids the institution's compliance with Title IX.

This project will construct five sand volleyball courts on the north end of the practice soccer fields at the Athletics Village. The project will include electrical feeds for lighting, construction of the sand volleyball courts, and shifting the existing soccer fields to the south. It is currently planned that construction will begin in June 2013 with completion in August 2013.

The action requested was to establish and fully fund this project with a budget not to exceed \$995,000 to be funded with Athletic Operating Funds.

4. Williams-Brice Stadium Plaza Site Work – This project improves safety and circulation for the plaza area surrounding Williams-Brice Stadium. Proposed improvements include removal of all asphalt surfaces to be replaced with a combination of pervious green spaces providing shade and decreased storm water runoff, access drives, and pedestrian walkways. Perimeter sidewalks, fencing, and site lighting will be installed to enhance safety of the property. The project will also include burying any overhead utilities, improvements to storm drainage to remove ongoing flooding problems in the parking lots, and new cabling to television trucks to be relocated to the southwest corner of the site.

Circulation for emergency vehicles around the stadium is more clearly defined. Fans will be able to circulate from the east side of the stadium to the west side within the stadium.

The project will also include demolition of a portion of the adjacent 1101 George Rogers Boulevard facility and will renovate the front portion of this building to accommodate ticketing, police operations, potential reception space, and potential expansion of the game day store. The majority of the 1101 George Rogers Boulevard site will be converted to parking which will be used throughout the year to accommodate players, coaches, staff, press and visitors attending functions at the stadium which creates a daily parking demand. The 6,113 gross square foot building located at 1034 Key Road will also be demolished and the area reworked for parking with trees and landscaping.

The project will allow for further removal of vehicles from the area immediately adjacent to the stadium for pedestrian safety. The site will be a complement to the Farmer's site upgrades completed in 2012.

The anticipated cost for the project is \$14 million and will be funded with a combination of Athletic Revenue Bonds and Private Funds. Approval is requested to fund the initial design, development of a cost estimate, and development of a schedule.

The action requested was to establish this project for Phase I Design with a budget of \$210,000 funded with Private Funds.

5. Williams-Brice Stadium Field Site Work – This project will rework drainage and irrigation for the football playing field at Williams-Brice Stadium. There are potential changes on the east side where existing asphalt between the playing field and the stands would be removed and replaced with a grass surface.

The action requested was to establish and fully fund this project with a budget of \$995,000 to be funded with Athletic Operating Funds.

6. Williams-Brice Stadium "The Zone" HVAC Replacement – The Zone is an interior event space located on the south end of the Williams-Brice Stadium. This project will replace the existing HVAC split system units with a chiller and associated air handlers. The existing system is nearing the 20 year life expectancy and has required greater than normal maintenance in recent years.

The action requested was to establish and fully fund this project with a budget of \$550,000 to be funded with Athletic Operating Funds.

7. Williams-Brice Stadium Waterproofing III – This project continues the on-going maintenance at Williams-Brice Stadium. It will provide a waterproof coating on the south upper

deck. Waterproof coating will cover stair risers, vomitories, and seating platforms. New row numbering will be installed as required. Work will include concrete structural repairs and replacement of caulk and expansion joint materials.

The action requested was to establish and fully fund this project with a budget of \$500,000 to be funded with Athletic Operating Funds.

8. Athletic Village Track and Field Upgrades – This project is to rework and upgrade the existing track and field area at the Athletics Village complex. The track is to be expanded to allow for nine competition lanes and the oval widened in order to reduce the tightness of turns at the ends. The field event practice areas will be expanded and moved to the south end of the site where the Roundhouse building and parking lot were previously located. Work will include support features such as stadium seating, restroom facilities, storage building and new lights. Additionally, the Athletics Village promenade walkway will be expanded to connect the softball and track facilities.

The project is needed to bring the existing facilities up to current NCAA standards. The field events are currently located within the track oval and throwing event practice cannot be run concurrently with other practices. This creates inefficiency for the coaching staff and student athletes as practices have to be staggered throughout the day.

The anticipated cost for the project is \$10 million and will be funded with a combination of Athletic Revenue Bonds and Athletic Operating Funds. Approval is requested to fund the initial design, development of a cost estimate, and development of a schedule.

The action requested was to establish this project for Phase I Design with a budget of \$150,000 funded with Athletic Operating Funds.

9. Athletic Village Tennis Complex Addition – This project is to construct men's and women's team meeting, film and locker room areas below the existing raised viewing concourse of the tennis facility. There will also be a visitor team meeting room with restroom installed. Currently, the tennis team shares locker room facilities in the Roost E Building. There are no meeting and film rooms.

Teams are not allowed to leave the competition facility once a match has started and thus there is no opportunity to return to a separate facility in order to meet between matches. Private team meeting areas and restrooms are crucial during match play so that conversations are not overheard and competing players do not interact while trying to use the restrooms during breaks.

Other SEC teams already have or are constructing locker room and film facilities within their tennis venues. These facilities will assist in recruiting student athletes for USC programs.

The anticipated cost for the project is \$1 million and will be funded with Athletic Operating Funds. Approval is requested to fund the initial design, development of a cost estimate, and development of a schedule.

The action requested was to establish this project for Phase I Design with a budget of \$15,000 funded with Athletic Operating Funds.

10. Soccer Building Construction – This project is to construct a new men’s and women’s soccer facility adjacent to Eugene E. Stone III Stadium. The facility is to include locker rooms, team lounge areas, meeting rooms for viewing film, weight room and training rooms. The facility will also have a small reception area overlooking the soccer field.

The current locker room facilities are located across Marion Street in the field house and they must also be used as meeting spaces and areas to view film. The restroom portion has to be shared with the general public if there is an event in the field house. The soccer teams must drive to the baseball stadium for weight training or assistance from athletic trainers. Many SEC soccer programs already have or are currently constructing team facilities adjacent to their stadiums. This facility will assist the staffs in recruiting student athletes.

The anticipated cost for the project is \$2.5 million and will be funded with Athletic Revenue Bonds and Athletic Operating Funds. Approval is requested to fund the initial design, development of a cost estimate, and development of a schedule.

The action requested was to establish this project for Phase I Design with a budget of \$37,500 funded with Athletic Operating Funds.

11. Field House Conversion – This project will convert the existing field house to allow track and field to conduct indoor events during inclement weather. The conversion provides for a 200 meter banked track, field throwing events, and 500 permanent spectator seats. It will also include creation of a lobby, restrooms, and team showers/changing areas. It is anticipated that a new side entry will be created to establish a more direct connection between the existing field house and the Athletics Village facilities.

The project is needed to modify the existing facility to allow practices and competitions in the event of inclement weather. It is anticipated that this will be a premiere indoor track and field facility in the state and with potential incoming revenue for hosting indoor track meets (high school and collegiate).

The anticipated cost for the project is \$5 million and will be funded with Athletic Revenue Bonds. Approval is requested to fund the initial design, development of a cost estimate, and development of a schedule.

The action requested was to establish this project for Phase I Design with a budget of \$75,000 funded with Athletic Revenue Bonds. Athletic operating funds will be used as interim funding until Revenue Bonds are issued.

Chairman Jones called for a motion to approve the following eleven (11) Athletics Projects with the budgets and funding sources as presented in the summary document provided for this meeting and by Mr. Gruner in the meeting. Mr. Buyck so moved and Mr. Cofield seconded the motion. The vote was taken and the motion carried.

The following statement is applicable to all (11) Athletics Projects: 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.

D. Other Projects: Mr. Gruner presented these projects.

1. Close-Hipp Building Renovation – The Close-Hipp Building Renovation project (“Project Palmetto”) is to be a major renovation of the existing Close-Hipp building. The U. S. Department of Justice (DOJ) and the University of South Carolina entered into an agreement that provides the Close-Hipp building to DOJ for a 20 year period. The renovated facility will be used for office and training space. The project received approval in April 2011 with a budget of \$781,250 to fund the initial design and development of a cost estimate for the project.

The renovation includes replacement of MEP (mechanical, electrical, plumbing)/fire protection systems, updating all life safety issues to comply with current codes, and reconfiguration/renovation of approximately 341,000 square feet. The project is being designed and will be constructed targeting LEED (Leadership in Energy and Environmental Design) Gold Certification.

Renovations are expected to take 15 months and will begin when the Moore School of Business relocates to its new building.

The action requested was to fund Phase II design and construction for a total project budget of \$64.5 million funded with \$49.5 million from the Department of Justice and \$15 million in Institutional Capital Project Funds.

2. War Memorial Renovation – The War Memorial Building was constructed in 1935 to honor the men and women who served in World War I. It has served several functions over the

years. This project will return the building to assembly occupancy and provide a more public function for student and University events. The first floor could serve as exhibition/event space and the second floor could serve as a lecture hall or event space.

Work will include exterior restoration, including window refurbishment and limestone cleaning, and interior restoration of historic finishes. Renovations are to include the addition of an elevator, an egress stair, and restrooms to comply with code and accessibility requirements. Mechanical, electrical, and plumbing systems will be upgraded/replaced which further address deferred maintenance.

The anticipated cost for the project is \$3 million. Approval was being sought to fund the initial design, development of a cost estimate, and development of a schedule.

The action requested was to establish this project for Phase I Design with a budget of \$45,000 funded with Institutional Capital Project Funds.

Chairman Jones noted that the next (7) projects were Campus Energy Projects to be funded with Institutional Funds.

East Energy Cooling Tower No. 2 Cell Addition	\$292,000
West Energy Switchgear and Transformer Replacements	\$350,000
Columbia Campus Control Valve Installation	\$670,000
Energy Plant Asbestos Abatement (Phase I)	\$400,000
West Energy Boiler Replacement	\$950,000
Utility Line Replacement, Davis College to Currell College	\$986,000
West Energy No. 3 Chiller Replacement	\$995,000

3. East Energy Cooling Tower No. 2 Cell Addition – The East Energy Facility is located at the corner of Greene and Henderson Streets and serves the eastern portion of campus extending from Capstone, to the historic Horseshoe, and over to the James F. Byrnes Building. This project is to install an additional 400 ton cooling tower cell at the East Energy Plant. The existing No. 2 chiller has a capacity of 2000 tons, but the existing cooling tower is only 1600 tons. The additional 400 ton cooling tower cell will allow the 2000 ton cooling capacity of the chiller to be fully utilized. The new tower will be located and installed on the plant roof next to the existing tower cells.

4. West Energy Switchgear and Transformer Replacements – The West Energy Facility is located at the corner of Main and Blossom Streets and supplies chilled water and steam to the western part of campus. This project will replace the old, existing 480 volt electrical motor control center switchgear located on the main floor level of the building. The main breaker has failed twice causing chilled water outages during critical summer months. The project will also replace and properly dispose of one old 2000 KVA (kilovolt-ampere), oiled filled transformer that contains PCBs (polychlorinated biphenyls). While this transformer has been retro-filled several times to remove the PCBs, it still remains

contaminated and poses an environment risk hazard in the event of a fire or an oil leak. Also, three old 250 KVA, single phase oil filled transformers will be replaced with one, single three-phase transformer with equivalent capacity. Replacement is needed due to the age of existing transformers and for safety reasons. Although below regulated limits, some PCBs do exist.

5. Columbia Campus Control Valve Installation – This project will install Pressure Independent Control Valves (PICVs) in campus buildings that have large air handling units (AHUs). Installation of these valves will provide for better temperature and humidity control in each facility and will reduce the required AHU fan energy and the main building chilled water pump horsepower. It will also reduce the pumping horsepower and chilled water flow of energy required at the associated central energy facility serving these buildings. These valves improve the overall efficiency of the entire central chilled water distribution system and can reduce the number of chillers or power required to meet campus cooling demand. It is currently planned to install valves in the following buildings: Thomas Cooper Library, Swearingen Engineering Center, Graduate Science Research Center, Koger Center, Coker Life Sciences, Horizon I Building, Discovery I Building, Public Health Research Center, School of Music, Williams-Brice Building (Nursing), Earth and Water Science Building, 1244 Blossom Street, J. Welsh Humanities Building, Humanities Classroom Building, and Gambrell Hall. The list may be adjusted if actual conditions or cost during design indicate a different priority or number of facilities.

6. Energy Plant Asbestos Abatement (Phase I) – This project will remove asbestos containing material (ACM) from the steam piping in the East and West Energy Facilities. The project will include disposing of the asbestos containing insulation as hazardous material and re-insulating the piping with new, industry standard, non-asbestos steam piping insulation. The East Energy Facility is located at the corner of Greene and Henderson Streets and supplies steam to the eastern portion of campus. The West Energy Facility is located at the corner of Main and Blossom Streets and supplies chilled water and steam to the western part of campus.

7. West Energy Boiler Replacement – The West Energy Facility is located at the corner of Main and Blossom Streets and supplies steam to the western part of campus, extending from the West Quad dorm, north to the Graduate Science Research Center, and west to Discovery I and the Public Health Research Center. This project will replace the existing inefficient, 24 year old, 45,000 pounds per hour, water tube, steam boiler at the West energy plant with two new smaller, very efficient, 27,000 pounds per hour, fire tube boilers. The existing boiler is near the end of its operational life and is in need of very extensive and costly repairs. In addition to its poor operating condition, it does not meet the current

DHEC (Department of Health and Environmental Control) environmental emission standards for nitrogen oxide emissions and requires a costly upgrade of the fuel burner system to be in compliance. The new boilers will serve the existing west campus steam load as well as provide some additional capacity for future campus growth and back-up capacity for the South and East energy boiler steam plants.

8. Utility Line Replacement, Davis College to Currell College – The project will replace approximately 250 linear feet of chilled water, steam and condensate utility lines from vault F2-12D near Davis College to vault E2-14S near Currell College. The chilled water lines in this area are made out of transite, a material similar to fiberglass containing asbestos. This product appears to have reached the end of its useful life, having failed twice causing major cooling outages on campus, and needs to be replaced. Because the steam and condensate lines run in the same path from Davis College to Currell College, they should be replaced at the same time due their age, previous leaks, and extensive ground excavation that will be required to replace the chilled water lines. The existing 12 inch diameter transite pipe chilled water lines will be replaced with 12 inch carbon steel pipe. The existing steam and condensate lines are 6 inch and 4 inch and will be replaced with 8 inch and 4 inch carbon steel pipe respectively.

9. West Energy No. 3 Chiller Replacement – The West Energy Facility is located at the corner of Main and Blossom Streets and supplies chilled water and steam to the western part of campus. This project will replace the existing 31 year old, 1600 ton, No.3 chiller with a new, energy efficient, 2000 ton chiller. The existing chiller is old, inefficient and has reached the end of its useful life. It contains R11 refrigerant that is no longer being manufactured by mandate from the EPA. The poor efficiency of the chiller and its use of CFC (chlorofluorocarbon) refrigerant have a negative impact when seeking LEED certification for new buildings to be connected to the West Energy Facility. Replacement of this chiller will reduce electric operating cost, improve plant reliability, provide increased cooling capacity, and address the environmental issues associated with its outdated refrigerant.

10. Greek Village Site Improvements – This project is to fund site improvements to the Greek Village. A University bus system shelter and turn around loop will be constructed in the southeast corner of the Greek Village. The open-air shelter will provide a seated waiting area with protection from the elements. The structure will be designed to match area buildings with white columns, copper roof and white trim. Landscaping, bike racks and a call box/camera system are planned.

The project will also include signage for the Blossom Street area. Signage will be added to the Lincoln Street and Gadsden Street entrances and a lighted sign will be added between the two entrances.

Landscaping will be added at the three sign locations and six curb cuts along Blossom will be removed and landscaped.

In addition a concrete pad will be built in the northwest corner of the Greek Village with steel bollards added to allow secure parking of cooking trailers owned by fraternities.

The action requested was to establish and fully fund this project with a budget of \$400,000 to be funded with Institutional Funds from Greek Life Operations.

The following (3) projects planned for implementation in 2014, are part of the Classroom Enhancement Project which was initiated in 1993/1994 to upgrade existing classrooms to a higher standard and to provide capabilities for multi-media instruction. A classroom enhancement project generally includes new finishes, new or reworked seating, modifications to buildings systems to accommodate multi-media environment, and the installation of multi-media equipment. The projects are funded with Institutional Funds from the Office of the Provost and Institutional Capital Project Funds from the Office of Business and Finance.

Approval is requested to establish and fully fund the classroom enhancement projects with the budgets listed:

2014 LeConte College Classroom Enhancements	\$400,000
2014 Swearingen Classroom Enhancements	\$330,000
2014 Booker T. Washington Auditorium and Classroom Enhancements	\$460,000

11. 2014 LeConte Classroom Enhancements – This project will enhance six classrooms in LeConte College. The capacity of these rooms ranges from 20 to 49 seats per room. Renovations will include new interior finishes, new furnishings, the upgrade/installation of multi-media equipment, and minor mechanical/electrical modifications. The budget for the project is \$400,000 and will be funded with \$300,000 in Institutional Capital Project Funds and \$100,000 in Institutional Funds.

12. 2014 Swearingen Classroom Enhancements – This project will enhance six classrooms in Swearingen Engineering Center. The capacity of these rooms ranges from 25 to 35 seats. Renovations will include new interior finishes, new furnishings, the upgrade/installation of multi-media equipment, and minor mechanical/electrical modifications. The budget for the project is \$330,000 and will be funded with \$255,000 in Institutional Capital Project Funds and \$75,000 in Institutional Funds.

13. 2014 Booker T. Washington Auditorium and Classroom Enhancements

This project will complete the installation of new seating in the Booker T. Washington auditorium. It will also enhance an adjoining 48 seat classroom with the installation of multi-media equipment. Mechanical upgrades to the room to provide air conditioning are to be funded with Renovation Reserve

Funds. The budget for the project is \$460,000 and will be funded with \$240,000 in Institutional Capital Project Funds, \$100,000 in Institutional Funds, and \$120,000 in Renovation Reserve Funds.

14. McKissick Fire Alarm Upgrade – This project is a continuation of fire protection projects across campus, which had been deemed priorities by Environmental Health and Safety. McKissick is partially outfitted with obsolete fire detection and alarm systems that are no longer supported by the manufacturers. This project will replace the obsolete system with an addressable fire alarm system capable of future expansion rather than replacement. In addition, the University has begun adding mass notification capabilities to our fire alarm systems.

The action requested was to establish and fully fund this project with a budget of \$490,000 to be funded with Institutional Capital Project Funds.

15. Strom Thurmond Wellness and Fitness Center Outdoor Pool Repair

The Strom Thurmond Wellness and Fitness Center is located on the southwest corner of Assembly and Blossom Streets. It contains 193,600 gross square feet and provides a world class facility to promote healthy lifestyles and recreational facilities.

This project will fund restoration/repair of the outdoor pool at the Center including replacement of cracked areas of the concrete pool deck, replacement of electrical and control conduits located under the deck, replacement of plaster and ceramic tile, repair and resealing rebar supports, replacement of all pool lighting systems, and application of a new coating over entire pool deck area.

The estimated cost for construction and related fees/testing is estimated at \$475,000. The items being repaired are located underneath the concrete pool deck and unforeseen items that need to be repaired or replaced may be discovered once the concrete is removed. An additional \$100,000 contingency for repairs is being requested. The contingency will be returned to the funding source if no unforeseen repairs are discovered.

The project is scheduled to begin October 2013 and completed in March 2014.

The action requested was to establish and fully fund this project with a budget of \$575,000 to be funded with Institutional Funds from Campus Recreation Maintenance Reserve Funds.

16. USC Upstate North Campus Boulevard Repairs/Improvements

This project is the next priority on the USC Upstate campus Parking and Street Master Plan for repairs and improvements. It will make repairs/improvements to the North Campus Boulevard between Valley Falls Road and Hodge Drive. Work will include leveling current pavement, building up the incorrectly sloped portions of the road to proper design standards, resurfacing the entire road, adding

raised crosswalks to better facilitate safe pedestrian crossings, adding medians with minor landscaping in areas where the third lane is not needed for turning movements, and restriping the pavement. If sufficient funding is available, the section between Hodge Drive and East Campus Boulevard will also be addressed, including raised crosswalks and median landscaping.

When North Campus Boulevard was first constructed in the early 1990's, it was envisioned that it would eventually be a four lane divided roadway. It was later decided to make the road three lanes within the campus, with two traffic lanes and the third lane being used for left turns and appropriate landscaping. Over time, as the northern part of the campus has expanded, the third lane has been added piecemeal. At this time, North Campus Boulevard is three lanes for its entire length on campus and the northern part of the campus is developed to the point where it is now possible to bring the road to its final configuration. The first two lanes were constructed based on the assumption that they would be the westbound lanes, and as a result are not properly sloped and engineered in the final configuration as built. Further, as the third lane has been added, it has resulted in pavement that is mismatched, rough to drive on, and not appropriate for the major east-west roadway on campus.

The action requested was to establish and fully fund this project with a budget of \$400,000 to be funded with USC Upstate Parking Revenue.

17. Capstone 17th Floor Renovations – Capstone is an eighteen story residential university building on Barnwell Street with the Top of Carolina restaurant on the eighteenth level and food service/event space on the first level. The seventeenth floor has an event space comprising 1723 square feet. The room is on the west side of the building with views to the west toward the campus. Adjacent to the event space is an elevator lobby and public restrooms which are not handicap accessible. The finishes throughout the event space, the restrooms and the elevator lobby are dated and worn and are incompatible with finishes on the floor above and other recently renovated public areas and event spaces in the building. Lighting and technology services need significant upgrading.

The event space, which could seat approximately 100 people in a formal dining setting, could be used to expand the seating capacity of the restaurant on the floor above and better serve other University-related functions. The restrooms can be reconfigured to accommodate required accessibility clearances at fixtures. The total area affected by the proposed renovation is 2,561 square feet.

A new and more prominent entrance to the event space, directly opposite the elevator shafts, will be contemplated. The event space will require renovation to the mechanical, lighting and audio/visual systems. Asbestos is routinely encountered in the building and it is anticipated that this project will require

some abatement of hazardous materials. The exterior windows and hardware in the event space require repair. The existing entrance doors currently swing into the room which does not comply with life safety codes and must be corrected by swinging the doors outward and adding panic hardware.

The action requested was to establish and fully fund this project with a budget of \$600,000 to be funded with Auxiliary Funds.

Chairman Jones called for a motion to approve the seventeen Other Projects with the budgets and funding sources as presented in the summary document provided for this meeting. Ms. Moody so moved and Mr. Williams seconded the motion. The vote was taken and the motion carried.

The following statement is applicable to all seventeen Other Projects: 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.

II. 2013 CPIP Approval

Mr. Gruner 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) to include all permanent improvement projects planned for a five year period. This year, per Proviso 89.83, higher education institutions were required to submit only year one, FY 2013-2014.

The projects included in the first year of the plan are permanent improvement projects expected to be implemented with funds currently available or that the institution could reasonably expect to become available that fiscal year. Also included are existing projects for which a budget increase is anticipated. Projects included in year one are to be presented with the full project budget, even though under the recent design policy, the projects must first be set up for predesign before the full design and construction budget can be approved at the Joint Board Review Committee and Board levels.

The projects being submitted in Year 1 (2013/2014) of the CPIP are listed in [Exhibit A]. Individual projects will be presented for approval at the appropriate time.

Chairman Buyck called for a motion to approve the CPIP as presented. Mr. Williams so moved and Mr. Cofield seconded the motion. The vote was taken and the motion carried.

III. Project Budget Adjustment – USC Columbia Deferred Maintenance 2012

Chairman Jones called for a motion to increase the budget for this project by \$301,672.39 funded with School of Medicine Institutional Funds, State Supplemental Funds, and State Capital Reserve Funds resulting in a total project budget of \$4,989,405.39 funded with \$4,687,733 SC Education Lottery Funds

and \$300,000 in School of Medicine Institutional Funds, \$1,664.28 in State Supplemental Funds, and \$8.11 in State Capital Reserve Funds. Ms. Moody so moved and Mr. Cofield 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.

IV. Five-Year Plan 2013

Mr. Gruner provided an update of the Five-Year Plan, adopted by the Board in February 2012. The full document was included in the meeting materials for the Committee's review.

Chairman Jones stated that this update was presented as information.

V. Administrative Notification

– Baruch Marine Field Laboratory Roof/Mechanical Replacement – The project budget for the Baruch Marine Field Laboratory Roof/Mechanical Replacement was increased by \$49,500. The project to replace the roof was bid with two components. The base bid to replace the membrane roof systems and the alternate to replace the asphalt shingle system exceeded the construction budget. It is important that both components of the roofing system be replaced at the same time to ensure a water tight system. The increase was required to provide adequate funding to award the total construction contract and to provide a construction contingency.

The increase was funded with Institutional funds from the College of Arts and Sciences and resulted in a total budget of \$544,500 funded entirely with Institutional Funds from the College of Arts and Sciences.

Chairman Jones stated that this administrative notification was presented as information.

VI. Planning Items:

A. Public Private Partnership – Mr. Walton reported that his staff had proceeded with exploring options for public-private partnerships for student housing in the area behind the Coliseum, by issuing a “request for qualifications” to determine who may be qualified to engage in a partnership with the University. So far they had heard from several national and local companies who would qualify. The next phase would be the issuance of a “request for proposals” by the middle to late March. According to the University's Master Plan there is a 1,000 bed deficiency. This project would reduce that deficiency with the addition of 800 beds.

Dr. Floyd asked whether the public-private partnership was right for the University. Mr. Walton said that when they received proposals, by May 2013, they would be able to compare the public-private

partnership option to the University to doing the project on their own. This would allow them to assess the cost of the project to include the total risk management for the University.

B. Land Acquisitions:

1. SCANA – Mr. Walton stated that they were very interested in the SCANA property to relocate the Facilities Division, should their current location behind the Colonial Life Arena be developed as a parking garage. However, at this time and due to the current economic situation there is no progress in purchasing the property. In addition, since the property was flat it would also allow for the development of student recreation fields.

2. Columbia Venture – This property is referred to as the “Green Diamond.” Mr. Walton said that one concern he had about this property was regulatory approval. He explained that the University’s “buy and hold” strategy would not be approved by the state.

Mr. Burroughs noted for the record, as Chairman Emeritus of the Board of Directors for Burroughs and Chapin who had a large interest in the Green Diamond Property that he would not vote on any Board action related to the property.

3. The Wedge – This University property is a plantation in Georgetown County which costs tens of thousands annually to maintain. It was a gift to the University. However, since it was so far from the University’s mission, Mr. Walton explained that they were exploring options to sell or lease the property.

Mr. Walton noted that if they are able to sell The Wedge for the value of the SCANA or the Columbia Venture property then they could argue in the regulatory process that they were trading one underused asset, far away from the institution, for a higher use property.

Dr. Floyd noted for the record that he was “absolutely opposed to selling The Wedge” and had said so in the past when the sale of university property was considered. He said that he had seen in his years on the Board where decisions to sell university property were later regretted. He clarified however, that he would not be opposed to exchanging the property to further the University’s mission.

Mr. Burroughs asked about the progress of the Darla Moore School of Business and Mr. Walton said that there was a meeting planned in March to reassess the current status. He noted however, that that the project was currently on schedule and on budget.

C. Greene Street Closure (from Pickens to Bull Streets) – Mr. Gruner stated that this project, approved by the City of Columbia, would expand the closure of Greene Street from Pickens to Bull Streets. This closure would afford the University the opportunity to renew the area according to the

Sasaki Master Plan to allow for bike lanes, landscaping, no on-street parking, and most importantly to provide a safer environment for pedestrians.

Mr. Gruner stated that when renovation of the Women's Quad begins in May 2013 they will not allow the contractors to use the Quad courtyard as a construction "laydown" space. Therefore a portion of Bull and Greene Streets will be closed for this purpose. In this same area, following the Women's Quad renovation, in the Spring of 2014, a utility project will begin. Because of this road closure, a "turnaround" feature will be created on Bull Street between McClintock and the Russell House.

Mr. Westbrook said that he was excited about the opportunity to make the University more pedestrian friendly.

Dr. Kelly discussed the problem of moped and scooter traffic in pedestrian areas and asked if restricting them in these areas was being considered. Mr. Gruner said that they were working with Law Enforcement to remedy the situation.

D. Greene Street (Innovista) – Mr. Gruner stated that they were intent upon leveraging the recently passed penny tax revenue, to foster the implementation of the Sasaki Innovista Master Plan. The project would construct a bridge over the railroad to extend Greene Street and ultimately connect with the proposed Waterfront Park. They also were seeking the completion of Foundation Square and to further the vision for Greene Street. This project is third on the list of potential projects for the use of the new penny tax revenue.

VII. 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. Department of Athletics:

1. "The Tracy and Charles Hardaway Family Court"
2. "The Connie and Bill Timmons Family Court"
3. "Roth's Bullpen"

B. School of Law:

"The Elinor V. Lister Library Carrel"

C. College of Mass Communications and Information Studies:

"The Albert T. Scroggins Dean's Suite"

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

VIII. Other Matters

Chairman Jones called for any other matters to come before the committee. There were none.

IX. Adjournment

There being no other business, Chairman Jones declared the meeting adjourned at 11:50 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Amy E. Stone". The signature is written in a cursive style with a large initial 'A' and 'S'.

Amy E. Stone

Secretary