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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

November 22, 2013

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, November 22, 2013, at 10:00 a.m. in the 1600 Hampton Street Board Room.

Members present were: Mr. William W. Jones, Jr., Chairman; Mr. Mark W. Buyck, Jr.; Mr. Thomas C. Cofield; Mr. William C. Hubbard; Mr. Toney J. Lister; Mr. Miles Loadholt; Ms. Leah B. Moody; Mr. Charles H. Williams; Mr. 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 Mr. Mack I. Whittle, Jr.

Also present were faculty representative Dr. James H. Knapp and student representative Chase Mizzell.

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 Information Technology and Chief Information Officer William F. Hogue; Vice President for Human Resources Chris Byrd; Vice President for Development and Alumni Relations Jancy Houck; Interim Vice President for Communications Wes Hickman; Palmetto College Chancellor Susan Elkins; Athletics Director Ray Tanner; Senior Vice Provost and Director of Strategic Planning Christine W. Curtis; Associate Vice President for Business and Finance Leslie Brunelli; Associate Vice President for Student Affairs and Academic Support Jerry T. Brewer; Associate Vice President for Business Affairs, Finance and Planning Division, Helen T. Zeigler; Associate Vice President for Administration, Division of Student Affairs and Academic Support, Stacey Bradley; Associate Vice President for Housing and Student Development Gene Luna; Associate Vice President for Transportation and Logistical Relations Derrick Huggins; University Foundations Executive Director Russell H. Meekins;

Executive Dean of the South Carolina College of Pharmacy Joseph T. DiPiro; College of Arts and Sciences Dean Mary Anne Fitzpatrick; USC SOM Greenville Dean Jerry R. Youkey; Vice Dean for Innovative Healthcare Technologies and Chairman of the Department of Neuropsychiatry and Behavioral Science, School of Medicine Columbia, Meera Narasimhan; Associate Dean for Medical Education and Academic Affairs, School of Medicine Columbia, Joshua T. Thornhill; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Vice Chancellor for Business and Finance, USC Aiken, Joe Sobieralski; Director of State Relations Trey Walker; University Controller Jennifer Muir; Director of Accounting Services, Controller's Office, Ann Smith; Executive Director Student Health Services, Division of Student Affairs, Deborah Beck; Director of Governmental and Community Relations and Legislative Liaison Shirley D. Mills; Associate Director, News & Internal Communications, Jeff Stensland; Manager of Energy Plant Funds and Data Supervisor, Controller's Office, Deborah Crews; Special Assistant to the President J. Cantey Heath, Jr.; Heather Mitchell, The Boudreaux Group; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen, Terri Saxon, and Ina Wilson.

Chairman Jones called the meeting to order and welcomed everyone. Mr. Hickman introduced members of the media in attendance: Amanda Coyne with *The Daily Gamecock*; Andy Shain with *The State Newspaper*; and Rodney Welch with *Free Times*.

Chairman Jones stated that notice of the meeting had been posted and the press notified as required by the Freedom of Information Act; the agenda and supporting materials had been provided for the committee; and a quorum was present to conduct business.

Chairman Jones stated that there was a proposed contractual matter related to a gift naming that was appropriate for discussion in Executive Session. Mr. Lister moved to enter Executive Session and Mr. Cofield seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: Trustees, Dr. Pastides, Secretary Stone, the Faculty Representative and Student Representative to the Board, Members of the President's Executive Council, Ms. Zeigler, and Mr. Gruner.

Executive Session

Return to Open Session

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.” She stated that it would be inserted into the record where appropriate.

I. Project Approvals

Chairman Jones called on Mr. Walton, who stated that Mr. Gruner would present the projects for which approvals were being sought.

A. Phase II Approval – New Student Health Center

This project is for the construction of a new five-story, 64,500-square-foot facility to augment the existing Thomson Student Health Center (TSHC). This revised PHASE II scope will connect the new facility with the existing TSHC, preserving the existing structure for the foreseeable future. Mr. Gruner described the new facility as having an emphasis on wellness, efficiency and student accessibility fostered by open and flexible public areas suffused with natural light, transparency and views to the campus.

The new facility will consolidate and integrate public/patient support, administrative functions, various types of medical clinics, ancillary support and campus wellness and education facilities. The design will integrate indoor areas with outdoor green spaces, providing visual and physical connections to the outdoors for staff and patients. The medical clinics, arranged in pods, will support at least a 30 percent increase in patient visits to accommodate over 7,200 visits in a peak month. The core of the health education services is a large meeting room for 140 occupants that can be divided into three smaller classrooms that will be accessible from the public lobby. Conference and staff teaming rooms are distributed on each floor along with staff break and locker rooms.

Chairman Jones called for a motion to recommend full board approval to establish this project for Phase II Construction with a budget of \$27.5 million funded with \$14.5 million in Health Center Reserve Funds and \$13 million in State Institution Bonds. Mr. Loadholt so moved and Mr. Lister seconded the motion.

Mr. Fennell expressed his concern about the curvature of the building and the cost associated with the design. More questions and discussion ensued. Mr. Gruner expounded on the architectural design process used for the proposed project and the unique design needs of a health center. He said the design

had been before the Design Review Committee (DRC) in July and received a favorable initial review. It is scheduled to go before the DRC twice more.

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. Other Approvals

1. 2014 Comprehensive Permanent Improvement Plan (CPIP)

Mr. Gruner explained that each state agency responsible for providing and maintaining physical facilities is required to submit to the State Budget and Control Board (BCB) a Comprehensive Permanent Improvement Plan (CPIP) to include all permanent improvement projects planned for a five-year period.

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. 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 Bond Review Committee (JBRC) and BCB levels. Projects scheduled for years subsequent to Year 1 have schedules that are less defined. CPIP does not obligate agencies to bring projects forward and the document is updated annually.

The following projects are being submitted for Year 1 (2014/2015).

Project Name	Estimated Cost	Proposed Source(s) of Funds
Classroom / Laboratory Redevelopment - Building 085 (Old Law School)	\$25,000,000	State Institution Bonds (\$20 M) Institutional Funds (\$5.0 M)
Bates West Renovation	\$30,500,000	Housing Revenue Bonds
Land Acquisition (SCANA Property east of Assembly Street)	\$5,000,000	Institutional Capital Project Funds
South Tower Bathroom Renovation	\$3,200,000	Housing Maintenance Reserve
Byrnes Air Handler Replacement	\$1,300,000	Institutional Capital Project Funds (Phased)
Capstone Student Bathroom Renovation	\$3,500,000	Housing Maintenance Reserve
Farmers Market West End Site Work	\$3,000,000	Athletic Operating Funds (\$2.0 M); Private (\$1.0M)
Indoor Tennis Facility	\$6,000,000	Athletic Operating Funds and Private Funds
War Memorial Renovation	\$3,000,000	Institutional Capital Project Funds
Blatt Pool Pack	\$4,000,000	Housing and Athletic Maintenance Reserve
Columbia TOTAL	\$84,500,000	
NOTE: No Senior or Regional Campus Projects		

Mr. Gruner reviewed the projects included in Year 2 through Year 5 (2018/2019) of the CPIP and noted that the project listing was presented for approval as a CPIP planning document; however, individual projects would be presented to the USC Board of Trustees for approval at the appropriate time.

Chairman Jones called for a motion to recommend full board approval of the 2014 Comprehensive Permanent Improvement Plan. Individual projects will be presented to the USC Board of Trustees for approval at the appropriate time in accordance with the Five-Year Capital Improvement Plan. Mr. Hubbard so moved and Mr. Cofield seconded the motion.

Board members asked about specific projects in the full CPIP and Mr. Gruner responded accordingly.

The vote was taken and the motion carried.

2. LeConte College Third Floor Renovation

LeConte College was constructed in 1952 within Gibbes Greene and primarily houses the Department of Mathematics and the Department of Statistics. This 4,300-square-foot renovation project will create fifteen faculty offices, a seminar room, a collaborative teaching room and a break/work room in the area on the third floor most recently used as the Mathematics Library. The space will accommodate the imminent SmartState faculty hire designated for the Department of Mathematics. Work will include removal and demolition of existing library casework, ceilings, partitions, storefront and flooring. Twenty-one windows that were blacked out to create the Mathematics Library will be uncovered to reestablish natural light into each of the new offices. Finishes will be replaced throughout the space to include new carpet, vinyl composition tile, ceiling grid/tile and paint. It is anticipated that the existing fan coil driven HVAC system will be renovated and augmented to serve the newly divided spaces. Lighting fixtures will be reused where possible and replaced where necessary to serve each of the newly constructed spaces. An additional electrical panel will provide power to each of the newly created offices and seminar room. The existing Notifier fire alarm system will be adjusted and reconfigured to serve the new layout. The existing hazardous materials survey identifies limited asbestos-containing flooring/mastic that will be removed as part of the project.

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

Chairman Jones called for a motion to recommend full board approval to establish and fully fund this project with a budget of \$755,000 to be funded with Institutional Funds from the College of Arts and

Sciences. Mr. Buyck so moved and Mr. Williams seconded the motion. The vote was taken and the motion carried.

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

3. Russell House Campus Life/Leadership and Service Center Renovation

The new Russell House Campus Life/Leadership and Services Center, to be prominently located on the second floor of the Russell House Student Union, is a 3,740-square-foot renovation project that transforms a typical office suite into an open, inviting, and technology-focused student/staff space to inspire creativity and involvement through its design.

The center is the primary location for the Division of Student Affairs and Academic Support leadership and service programs. Staff and students interact in the center to develop creative and innovative approaches to service activities and leadership development training. Activities include emerging leader programs, women's mentoring network, catalyst training, student leadership and diversity conference, LEAD retreat, MLK program, Service Saturday, student organizations and additional campus wide programs.

Construction is scheduled to begin in the late summer of 2014.

Chairman Jones called for a motion to recommend full board approval to establish and fully fund this project with a budget of \$995,000 to be funded with Institutional Funds originating from the Campus Activity Fee designated for leadership and service center activities. Mr. Cofield 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.

4. Disposition of the Wedge Property

The University of South Carolina is the fee simple owner of approximately 1,500 acres of property in the coastal area of Charleston and Georgetown Counties known as the Wedge. The Wedge is located near McClellanville and is approximately 15 miles south of Georgetown and 150 miles from Columbia. The property is a historic riverfront plantation that contains a large Federal-style plantation home of 8,665 square-feet, a caretaker's cottage of 2,546 square-feet and miscellaneous additional outbuildings. The plantation home and associated outbuildings are on approximately 500 acres

of high ground which is located in Charleston County. The property also contains approximately 1,000 acres of uncontrolled marshland on the north bank of the South Santee River in Georgetown County.

The house, outbuildings and grounds require a considerable amount of effort to be maintained in fair condition. Built around 1826, the historic home is predominantly constructed of wood and deterioration is evident for the porch boards, some wood siding, most windows and shutters, the masonry chimneys and the roof. This deterioration is largely superficial at the current time; however, without significant intervention in the near future the deterioration will become much more pervasive. The annual funding to maintain the property in good condition and cover other associated expenses is estimated at \$385,000. Current annual funding for operations and maintenance only allows for approximately \$100,000.

The property has not accommodated academic or research programs in many years.

Chairman Jones called for a motion to recommend full board approval to declare this property to be surplus property and dispose of it in accordance with state procedures. Proceeds from the sale will be applied to the purchase of other real property more central to the University's mission.

Mr. Loadholt so moved and Ms. Moody seconded the motion.

Mr. Whittle expressed his concern about selling "at the bottom of the market." He noted the prior leases had covered the operating costs of the property. Mr. Gruner responded that currently, working through a real estate company that specializes in plantations, there was no interest to lease the property, but there had been four to six inquiries to purchase.

Mr. Buyck asked if there had been an appraisal of the property. Mr. Gruner responded that there had been one done in February, which came in at approximately \$4 million. Mr. Whittle asked if the property had been a gift to the University, what its value was at the time it was gifted. Dr. Floyd clarified that the University had purchased the property for \$1 million.

Dr. Floyd stated that he was strongly opposed to disposing of the property. The only way he would agree to the sale, would be in exchange for property more central to the University's mission. Also, he felt the Board should have final approval of the selling price and the proceeds of such a sale should be put in a separate account. He said all actions by the Board to sell property had turned out to be bad decisions.

Dr. Floyd asked that the original motion be amended to require full Board approval of the sale price of the property, and to hold proceeds from such sale in a separate account for land acquisitions. Since Dr. Floyd is not a member of the Committee, Mr. Warr moved to approve the amendment to the original motion as stated by Dr. Floyd. Mr. Buyck seconded the amendment to the motion.

The vote to amend the original motion was taken and received unanimous approval. The vote on the amended motion was taken and the motion carried.

5. Booker T. Washington School Historic Marker Installation

Mr. Gruner explained that the request was to install a typical two-sided state historic marker commemorating the Booker T. Washington School to be placed in front of the historic auditorium building on Wheat Street. The text shall read as follows:

BOOKER T. WASHINGTON SCHOOL

The two-story main building at Booker T. Washington School, built in 1916, stood here until 1975. At first an elementary school with grades 1-10, it became Booker T. Washington High School with grades 9-10 in 1918, added grade 11 in 1924, and added grade 12 in 1947. Columbia's only black high school from 1917 to 1948 and for many years the largest black high school in the state, it closed in 1974.

Booker T. Washington High, one of the first black high schools accredited by the S.C. Dept. of Education, was also one of the most significant institutions in Columbia's black community for more than fifty years. Notable principals included C.A. Johnson, 1916-1931; J. Andrew Simmons, 1932-1945; and Harry B. Rutherford, 1950-1965. The University of S.C. bought the property in 1974 and demolished the main building in 1975.

Installation is scheduled for December 2013.

Chairman Jones called for a motion to recommend full board approval to install the historic marker.

Mr. Lister so moved and Ms. Moody seconded the motion. The vote was taken and the motion carried.

II. Planning Update: Greene Street Corridor Project

Chairman Jones called on Mr. Gruner, who reported that proposed improvements to the Greene Street Corridor, between Assembly Street and Huger Street, were included with a slate of projects being funded by the Richland County Penny-Tax referendum. He first presented images from the 2007 Sasaki Innovista Master Plan, which was created to guide development in the district, as a reminder of what had been previously approved by USC. This project will not be a Permanent Improvement Project (PIP) since no USC or state funds will be used for the design or construction costs. USC developed the conceptual design working with both the City of Columbia and the South Carolina Department of Transportation to ensure what is constructed complies with the Innovista Master Plan and more generally the interests of USC.

The scope of work includes the completion of Foundation Square, a bridge over the railroad corridor, a reduction of the roadway section to one lane for each direction with turning lanes at intersections (which were noted as a slight deviation from the master plan and required by the city and good traffic practices), bike lanes, double sidewalks and enhanced landscaping. The work may be executed in two phases, one phase from Assembly to Gadsden and a second phase from Gadsden to Huger.

In response to a question regarding timing for construction, Mr. Gruner said that Richland County had not yet developed the priority list that would determine a timeline for this project, but it was reasonable to expect construction could be begin late 2014 or sometime in 2015. Mr. Gruner informed the Board that this project, in conjunction with ongoing work on Greene Street between Pickens and Bull Streets, would complete the improvements suggested by USC master plans for every block of Greene Street, except between Sumter and Main Streets. Mr. Gruner stated that he would prioritize completing this last block in the future. Mr. Hubbard asked that the Innovista Greene Street Corridor be included in the next Design Review Committee meeting and Mr. Gruner said that it would.

Mr. Buyck stated that the new Alumni Center was not submitted to the University's Design Review Committee for consideration, since no state funds would be used. He said that he felt that any project on the University's campus, regardless of its funding source, should be reviewed by the DRC. Mr. Brown said that he was currently in the process of arranging for the project to go before the DRC.

Chairman Jones stated that this update was received as information.

III. Gift Naming Opportunity

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

- University Libraries
"The Class of 2013 Study Room" in Thomas Cooper Library

Chairman Jones called for a motion to recommend that the full Board approve this gift naming opportunity as presented. Ms. Moody so moved and Mr. Loadholt seconded the motion. The vote was taken and the motion carried.

IV. Other Matters

Chairman Jones stated that on a personal note, he appreciated everyone's thoughts and prayers during his families recent difficult times.

V. Adjournment

There being no other business to come before the committee, Chairman Jones declared the meeting adjourned at 11:09 a.m.

Respectfully submitted,


Amy E. Stone
Secretary