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University of South Carolina  
BOARD OF TRUSTEES

Buildings and Grounds Committee

February 17, 2017

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. on February 17, 2017, in the Alumni Center's C. Edward Floyd Boardroom.

Members present were: Mr. William C. Hubbard, Chairman; Mr. Mark W. Buyck Jr.; Dr. C. Edward Floyd; Mr. Toney J. Lister; Mr. Miles Loadholt; Ms. Leah B. Moody; and Mr. Thad Westbrook; with Mr. John C. von Lehe Jr., Board Chairman, participating by phone. Mr. Chuck Allen was absent.

Other Trustees present were: Mr. Thomas C. Cofield; Mr. A. C. "Bubba" Fennell; Mr. William W. Jones Jr.; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; Mr. Eugene P. Warr Jr.; Mr. Mack I. Whittle Jr.; and Mr. Charles H. Williams; with Mr. J. Egerton Burroughs participating by phone.

Chairman of the Faculty Senate August E. "Augie" Grant was present.

Others present were: President Harris Pastides; Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Provost Joan T. A. Gabel; Chief Operating Officer Edward L. Walton; Chief Financial Officer Leslie Brunelli; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Human Resources Chris Byrd; Vice President for Development Jancy Houck; Vice President for Information Technology and Chief Information Officer Doug Foster; Vice President for Facilities and Transportation Derrick Huggins; Vice President for System Planning and Interim Chancellor for USC Upstate Mary Anne Fitzpatrick; Chief Communications Officer Wes Hickman; USC Aiken Chancellor Sandra Jordan; USC Beaufort Chancellor Al Panu; Palmetto College Chancellor Susan Elkins; USC Upstate Chancellor-elect Brendan Kelly; Executive Director for University Foundations Russell H. Meekins; Athletics Director Ray Tanner; Associate Vice President for Business Affairs Helen T. Zeigler; Associate Vice President for Finance Kelly Epting; Associate Vice President for Finance Jennifer Muir; Vice Provost and Director of Global Carolina P. Allen Miller; College of Arts and Sciences Dean Lacy Ford; College of Engineering and Computing Dean Hossein Haj-Hariri; College of Engineering and Computing Associate Dean Hanif Chaudhry; University Treasurer Pat Lardner; Executive Director of Audit & Advisory Services Pam Doran; Senior Associate Athletics Director Judy Van Horn; Executive Associate Athletics Director

Kevin O'Connell; Senior Associate Athletics Director for Academics and Student Development Maria Hickman; Senior Associate Athletics Director, Development & Gamecock Club, Jeff Crane; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Capital Budgets and Financing Charlie Fitzsimons; Director of Facilities Design and Construction Jeffrey D. Lamberson; Executive Director of My Carolina Alumni Association Jack W. Claypoole; USC Aiken Executive Vice Chancellor for Academic Affairs Jeff Priest; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen and Terri Saxon.

I. Call to Order

Chairman Hubbard called the meeting to order and welcomed everyone. Mr. Hickman introduced Cassie Cope with *The State*; John Delbanco with *The Big Spur*; and David Caraviello with *The Post and Courier*.

Chairman Hubbard 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 to the committee; and a quorum was present to conduct business.

Chairman Hubbard stated that there were proposed contractual matters related to gift naming opportunities and a development project appropriate for discussion in Executive Session. Mr. Buyck moved to enter Executive Session and Ms. Moody seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: Dr. Pastides, Secretary Heath, members of the President's Executive Council, Dr. Grant, Mr. Gruner, and Ms. Doran.

Executive Session

Return to Open Session

II. Planning Update

Chairman Hubbard called on Mr. Gruner, who provided an update on the following projects.

The schematic design for the Classroom/Laboratory Redevelopment (old Law Center Renovation) is near completion, with Phase II approval expected to come to the committee in April 2017. The project schedule anticipates interior demolition/abatement to begin in late 2017, for a 2019 academic year completion. Mr. Gruner said 17 new teaching labs on three floors were meticulously planned with USC

faculty and will be customized for general, organic and advanced chemistry. He noted highlights of the Instructional Lab Plan – 2017 through 2025, which will be accomplished in four steps during the following academic years:

- 2017 – Create a new micro-biology lab in Sumwalt on the second floor;
- 2019 – Create 17 new chemistry labs in the Classroom Laboratory Redevelopment project and take 3 – 4 chemistry labs off-line in Jones Physical Science Center (PSC)
- 2020 – Renovate 3 – 4 deteriorated chemistry labs in Jones PSC into updated biology labs.
- 2022 or 2023 – Create two new labs for physics, geology or marine sciences based on need for these programs at the time.

Trustee Whittle asked for cost of a lab and Mr. Gruner responded, approximately \$1.2 million.

Continuing with the update Mr. Gruner said a canopy, wood deck, trees and all granite had been installed at Foundation Square and the fountains were operating. The 1801 Grille restaurant and bar is now open and is operated through the University's food service contract with Sodexo. The walls of the 1801 Grille are lined with historic photographs of the University.

Trustee Whittle questioned why from a financial standpoint, the University did not get an outside vendor to lease the 1801 Grille space. Ms. Zeigler responded Sodexo made the \$2.5 million investment to upgrade the space and had subcontracted with Harper's Group to operate the restaurant. Under the agreement, Harper's will repay Sodexo the initial investment. Discussion ensued and Ms. Zeigler explained the due-diligence applied in the development of the agreement. Trustee Whittle again expressed his belief that a better financial agreement could have been achieved for the 1801 Grille.

The Student Health Center project is on budget and on schedule for a Fall 2017 occupancy.

A substantial completion of the New Law Center is scheduled for March 8, 2017. The architect has begun punch list inspections. The project has remained within budget and no subcontractors are expected to claim additional costs.

Mr. Gruner reported letters of support for the Campus Village Project had been received from neighborhoods and interviews with the short-listed developers were complete. Chairman Hubbard called on Mr. Walton to discuss safety and parking concerns related to the project, as communicated with the neighborhoods.

The USC Aiken Bridge was complete and in service.

Mr. Gruner briefly discussed the following ongoing feasibility studies for future projects and other project updates: Barnwell College, LeConte College, War Memorial, Capstone Hall and Columbia Hall,

South Caroliniana Library, and Close-Hipp. The studies will define the scope of work and budget for the projects that are generally focused on capital renewal.

Trustee Fennell asked about the renovation projects proposed for the current USC School of Medicine. Mr. Gruner responded that the list had been scrutinized and those projects included in the CPIP were necessary.

### III. Project Approvals

Chairman Hubbard called on Secretary Heath 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.” He said the statement would be inserted into the record where appropriate.

Chairman Hubbard called on Mr. Gruner to present projects for approval.

#### A. 2017 Comprehensive Permanent Improvement Plan (CPIP)

Mr. Gruner said each state agency responsible for providing and maintaining physical facilities was required to submit to the State Budget and Control Board (BCB), a Comprehensive Permanent Improvement Plan (CPIP) to include all permanent improvement renovation projects over \$1,000,000 and new construction projects in excess of \$500,000 planned for a five-year period.

The projects included in Year 1 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 1 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 by the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA). Projects planned for subsequent years have schedules that are less defined. The CPIP does not obligate agencies to bring projects forward as proposed in the plan and the document is updated annually.

Listed below are the projects being submitted in the CPIP for Year 1 (2017-2018) through Year 5 (2021-2022). The listing is presented for approval as a CPIP planning document; however, individual projects will be presented to the Board of Trustees for approval at the appropriate time in accordance with the University’s Five-Year Capital Improvement Plan.

**Fiscal Year 2017 - 2018**

**System Total \$71,545,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Classroom/Laboratory Redevelopment (Old Law Center Renovation)	\$45,000,000	\$21.5M Appropriated State; \$3.5M Appropriated State (received); \$20 State Institution Bonds
2	SCANA Property Acquisition	\$10,375,000	Institutional Capital Project Funds (ICPF)
3	1800 Gervais Street Property Acquisition	\$900,000	ICPF
4	South Caroliniana Library Renovation	\$8,000,000	\$5M Appropriated State (received); \$3M Private Funds
5	LeConte Maintenance Renovation	\$5,000,000	ICPF
6	Barnwell Maintenance Renovation	\$2,000,000	ICPF
TOTAL		\$71,275,000	

System  
Campuses

	Project Name	Estimated Cost	Proposed Source(s) of Funds
Upstate	Hall Parcel Land Acquisition	\$270,000,000	Institutional Funds
TOTAL		\$270,000,000	

There are no projects included on the USC Aiken, Beaufort, Lancaster, Salkehatchie, Sumter, nor Union campuses for FY 2017-18.

**Fiscal Year 2018 - 2019**

**System Total \$119,950,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Honor College Expansion	\$15,000,000	\$5M Appropriated State (received); \$10M Housing Revenue Bond
2	Thornwell College Renovation	\$10,000,000	Housing Maintenance Reserve
3	War Memorial Renovation	\$4,200,000	ICPF
4	Taylor House Renovation	\$4,000,000	\$2M Private Funds; \$2M ICPF
5	Indoor Tennis Facility	\$10,000,000	\$3M Athletic Operating Funds; \$2M Private Funds; \$5M Athletic Revenue Bonds
TOTAL		\$43,200,000	

System  
Campuses                      Project Name                      Estimated Cost                      Proposed Source(s) of Funds

Aiken	Penland Building HVAC Replacement	\$4,000,000	\$3.5M Appropriated State; \$500,000 Institutional Funds
	Library Renovation/Learning Common	\$10,000,000	\$8.5M Appropriated State; \$1M Private Funds; \$500,000 Institutional Funds
Beaufort	Classroom Building	\$25,000,000	Appropriated State
	Library/Classroom Building Expansion	\$8,000,000	Appropriated State
Sumter	Science Building Renovation – Phase I	\$4,500,000	Appropriated State
Upstate	Smith Science Building Renovation	\$8,250,000	Appropriated State
	Addition/Renovation of Existing Libr	\$17,000,000	Appropriated State
TOTAL		\$76,750,000	

There are no projects included on the USC Lancaster, Salkehatchie, nor Union campuses for FY 2018-19.

**Fiscal Year 2019 - 2020**

**System Total \$142,425,000**

Columbia  
Campus                      Project Name                      Estimated Cost                      Proposed Source(s) of Funds

1	New School of Medicine Columbia Campus – Medical Teaching Facility	\$80,000,000	\$50M Appropriated State; \$30M State Institution Bond
2	Gamecock Park RV Parking and Land Acquisition	\$11,900,000	\$5.95M Athletic Revenue Bonds; \$5.95M Private Funds
3	Crews Building Renovation	\$6,000,000	Athletic Operating Funds
4	School of Medicine VA Campus – Building #2 HVAC Renovation	\$1,375,000	ICPF
TOTAL		\$99,275,000	

System  
Campuses                      Project Name                      Estimated Cost                      Proposed Source(s) of Funds

Aiken	Ruth Patrick Science Center Renovation/Expansion	\$2,000,000	Private Funds
	Supply and Maintenance Relocation	\$2,000,000	\$1.5M Appropriated State; \$500,000 ICPF
Beaufort	Convocation Center	\$28,000,000	Capital Improvement Bonds
	OLLI Facility	\$5,000,000	Private Funds
Sumter	Facilities Management Center	\$2,600,000	Capital Improvement Bonds
Upstate	Track and Field Facility Construction	\$3,550,000	Private Funds
TOTAL		\$43,150,000	

There are no projects included on the USC Lancaster, Salkehatchie, nor Union campuses for FY 2019-20.

**Fiscal Year 2020 - 2021**

**System Total \$40,050,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Woodrow College Renovation	\$11,900,000	Housing Revenue Bonds
2	School of Medicine Building #3 Basement Waterproofing	\$825,000	\$100,000 ICPF; \$100,000 Development/Gift; \$625,000 Institutional Funds
3	School of Medicine Building #1 HVAC Renovation	\$8,000,000	\$100,000 ICPF; \$100,000 Development/Gift; \$7,800,000 Institutional Funds
4	School of Medicine Building #4 HVAC Renovation	\$3,000,000	\$100,000 ICPF; \$100,000 Development/Gift; \$2,800,000 Institutional Funds
5	School of Medicine Building #4 Animal Space	\$1,375,000	\$100,000 ICPF; \$100,000 Development/Gift; \$1,175,000 Institutional Funds
6	School of Medicine Building #101 Learning Studio	\$1,450,000	\$100,000 ICPF; \$100,000 Development/Gift; \$1,250,000 Institutional Funds
7	Golf Team Facility	\$2,500,000	Athletic Operating Funds
TOTAL		\$29,050,000	

System  
Campuses

	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Business and Education Gym Renovat	\$7,000,000	\$3.5M Appropriated State; \$3.5M Private Funds;
	Old Supply and Maintenance Repurpo	\$2,500,000	\$2M Appropriated State; \$500,000 Institutional Funds
Sumter	Renovate Student Union	\$1,500,000	Capital Improvement Bonds
TOTAL		\$11,000,000	

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, Union, nor Upstate campuses for FY 2020-21.

**Fiscal Year 2021 - 2022**

**System Total \$100,800,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Capstone Hall Renovation	\$82,800,000	Housing Revenue Bonds
2	Maxcy Hall Renovation	\$5,000,000	Housing Maintenance Reserve
3	Library Annex Addition	\$6,000,000	ICPF
4	Volleyball Facility	\$7,000,000	Athletic Operating Funds
TOTAL		\$100,800,000	

There are no projects included on the USC Aiken, Beaufort, Lancaster, Salkehatchie, Sumter, Union nor Upstate campuses for FY 2021-22.

Mr. Gruner responded to questions about specific projects.

Chairman Hubbard called for a motion to recommend the full Board adopt the 2017 CPIP as presented. Mr. Buyck so moved and Mr. Westbrook seconded the motion. The vote was taken and the motion carried.

Chairman Hubbard stated individual projects included in the CPIP document would be presented to the Board of Trustees for approval at the appropriate time in accordance with the University's Five-Year Capital Improvement Plan.

B. Williams-Brice Stadium 100-Level and Suite 207 Renovation

Mr. Gruner explained the project will renovate a 4,200-square-foot area at the 100-Level, west side, of Williams-Brice Stadium. The space will be used as a game day club providing new restrooms and new upgraded finishes throughout. The space will accommodate catered food service and a beverage bar. Furnishings will include lounge seating, tables and chairs.

The project will also include the renovation of Bay 207, which is located directly above one half of the 100-Level space to be renovated. Bay 207 will relocate an existing restroom to enable a new staircase to be installed providing direct access from Bay 207 to the 100-Level space below. Concrete beams and a slab will be removed to create the opening for the staircase.

Existing concrete wall panels will be cut and removed to allow more windows at the perimeter of the 100-Level space enabling natural light to enter and enhanced views to Gamecock Park across Bluff Road. The concrete block walls surrounding Bay 207 will also have windows added for natural light and enhanced views.

Audio-visual display will be enhanced in Bay 207 and large video display screens will be installed at the 100-Level space to display the football game and graphics being viewed on the video scoreboard.

Furniture, millwork and audio-visual equipment will be procured separately for the project and are not included in the project budget below.

The project is scheduled for occupancy before the first football game of the 2017 season.

Chairman Hubbard 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. Dr. Floyd 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.

### C. McCutchen House Roof Replacement

The McCutchen House is one of the oldest buildings on the campus having been erected in 1813. The historic building is among the contributing resources of the Old Campus District, which is included in the list of National Register of Historic Places. The roof is sloped with natural slate. The building is occupied as a restaurant and a teaching lab for the Department of Hotel, Restaurant and Tourism Management within the College of Hospitality, Retail and Sport Management.

The approximately 6,000-square-foot roof is leaking and water intrusion is causing damage to historic plaster and wood finishes inside the building. The project will remove and preserve the existing slate and remove the waterproof underlayment beneath which forms the water barrier for the building. Repairs will be made to the wood roof deck as required and a new rubberized “ice and water” shield underlayment will be installed. Rubberized underlayments are superior to old asphalt ones and should ensure a long-lasting roof for the McCutchen House.

Historic slate shingles will be reinstalled. Flat membrane roof areas over the kitchen will also be replaced.

The project will be developed with oversight by the South Carolina Department of Archives and History and the Preservation Office of the City of Columbia.

The repair of the roof will be undertaken during the summer of 2017.

Mr. Gruner responded to questions regarding the selection of slate over synthetic, less expensive alternatives. He said that as the University Architect, maintaining the integrity of the historic Horseshoe buildings was paramount.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$300,000 to be funded with Institutional Capital Project Funds. Ms. Moody so moved and Mr. Westbrook 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.

At this point in the meeting, Trustees Jones asked Mr. Gruner to explain the Williams-Brice Stadium 100-Level and Suite 207 Renovation layout. Mr. Walton added that a program was being worked out for use of the space.

### D. USC Sumter Science Building Roof Replacement

The USC Sumter Science Building is a one-story 21,459-square-foot teaching building. The existing roof has exceeded its useful life and leaks mandate a roof replacement. The campus

recently received state appropriated funding to renovate instructional laboratories. Creating a watertight perimeter is considered an essential first step in anticipation of the laboratory renovation.

The project will remove the old asphaltic built-up roof and replace it with a new tapered insulation system beneath a fully adhered thermoplastic polyolefin membrane roof with a 20-year warranty. The project will integrate new roof penetrations required by updated laboratory ventilation systems. The project will also remove existing skylights, which provide minimal natural light and repair the openings to be roofed over.

The replacement of the roof will be undertaken and completed in the summer of 2017.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$375,000 to be funded with Sumter-Physical Plant funds. Mr. Westbrook so moved and Mr. Loadholt 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.

E. Carolina Coliseum Roof Repair

The Carolina Coliseum, constructed in 1968, comprises 410,000 gross square feet. The roof of the building is considered to be original and is thus well beyond its life expectancy at nearly 50 years old, Mr. Gruner said.

During rain events, the roof leaks from numerous locations over the basketball practice courts. Water on the surface of the courts creates slipping hazards for the student-athletes and damages the new wood floor surface. The existing tectum roof deck has absorbed water and is now spongy in places presenting hazards for personnel walking on the roof and to personnel below.

Approximately three years ago a minor repair project addressed the most severe leaks; however, leaks have continued broadly in other areas and numerous localized patches have been undertaken. The severity of the problem has reached a point where a more comprehensive repair must be undertaken to the high main portion of the roof, which is approximately 90,000 square feet. The project will lay down a panelized substrate of rigid insulation board and apply a spray coating that carries a 20-year warranty. This project will eliminate leaks, preserve the roof deck and protect the building interior from further damage.

The repair of the roof will be undertaken in the late spring and completed in the summer of 2017.

Considering the roof repair cost, Trustee Fennell asked for an update on the potential use of the Coliseum. Mr. Gruner responded that he had recently met with a Colliers International representative to reanalyze the best use of the Coliseum. Again, Colliers recommended a public-private student housing

development. Mr. Gruner suggested a student union, meeting and retail space were also great uses. The College of Hospitality, Retail and Sports Management (HRSM) will remain in the Coliseum until it can relocate to the Close-Hipp building in 2019. Once HRSM vacates the Coliseum, the Department of Mathematics will move in, while renovations are made to LeConte. In addition, Athletics is near completion of a \$4 million project at the Coliseum for the men's basketball practice area.

In summary, Chairman Hubbard said for at least the next five years, there were established uses the Coliseum.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund the Coliseum Roof Repair project with a budget of \$825,000 to be funded with \$412,500 of Institutional Capital Project Funds and \$412,500 of Athletic Maintenance Reserve Funds. Mr. Buyck so moved and Dr. Floyd 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.

#### F. Barringer House Mechanical Systems Renovation

The Barringer House is a 7,088-square-foot finely detailed, colonial-style residential structure located at 1731 College Street. The house was constructed in 1956 and acquired by the University in 1972. For many years it served as the Alumni House.

Recently completed work includes an exterior restoration, which refurbished the historic windows and repainted the exterior trim. A private gift has enabled an ongoing renovation to the gardens behind the house. The well-maintained exterior belies the fact that the interior cannot be occupied due to the condition of the heating, ventilation and air conditioning (HVAC) system. The current system cannot maintain proper humidity and as a result mold occurs within.

The house and garden is envisioned as a site for events and student meetings. Mr. Gruner said the proximity to Close-Hipp, to which HRSM will be relocated in 2019, and Capstone, where the Capstone Scholars students live with insufficient meeting space, promises to return the house to a meaningful component of the campus. The catering kitchen at Capstone and the nearby Spigner House, also used for events, place the Barringer House in what is becoming known as the Hospitality Corridor on the campus.

The project will remove the existing HVAC equipment and install a new system with code-compliant ventilation in anticipation of the more public use for the house. Restrooms at the parlor level will be reconfigured to add stalls and meet disability codes.

The project is anticipated to be complete during the 2017/2018 academic year.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$875,000 to be funded with Institutional Capital Project Funds. Mr. Buyck so moved and Dr. Floyd 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.

G. 2018 Classroom Enhancement Renovations at Close-Hipp

The Classroom Enhancement Project was initiated in 1993-1994 to upgrade existing classrooms to a higher standard and to provide capabilities for multi-media instruction. Mr. Gruner said 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 40% Institutional Funds from the Office of the Provost and 60% Institutional Capital Project Funds (ICPF) from the Division of Administration and Finance.

Mr. Gruner said Board approval is required for classroom enhancements exceeding \$250,000 in a single building. This project intends to renovate nine classrooms in Close-Hipp that are not included with the building maintenance renovation project, which addresses building infrastructure.

The capacity of these classrooms ranges from 45 to 199 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 \$950,000 and will be funded with \$570,000 in ICPF and \$380,000 in Institutional Funds.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$950,000 to be funded with \$570,000 of Institutional Capital Project Funds and \$380,000 of Institutional Funds. Mr. Loadholt 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.

H. Gamecock Park Quadrant Three and Five Site Renovation

The project will provide site improvements to two quadrants at the western end of Gamecock Park for game day parking to match the existing improvements, Mr. Gruner informed he committee.

Quadrant Three is the 3.6-acre area immediately in front of the new Football Operations Facility. The area has been grassed and has served as a parking site since the opening of Gamecock Park; however,

certain improvements such as lighting and trees were not installed. The project will be upgraded to match the adjacent Quadrant Four.

Quadrant Five is the 2.4-acre area between the Indoor Practice Facility and National Guard Road. This area was not included in previous Gamecock Park site projects. The project will develop approximately 209 parking spaces to include trees, lighting and tent zones. These spaces will more than offset spaces in Quadrant Three that are displaced by the new Football Operations Center. A portion of spaces, anticipated to be approximately 100 spaces, or as the market demands, will be provided with cable and electrical service.

The project is anticipated to be complete prior to the 2018 football season.

Chairman Hubbard 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 Athletic Operating Funds. Dr. Floyd so moved and Mr. Loadholt 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.

I. Central Steam/Condensate Repairs III

Due to the age and condition of the existing utility infrastructure, planned, unplanned and emergency response repairs and replacements must occur each year in order to maintain the system in a safe and functional condition. This project will provide a fund source for the repair and replacement of underground steam, condensate and chilled water piping. The Central Steam/Condensate Repairs II project was approved in November of 2014, and funding has been expended.

This project will include replacing steam and condensate lines near the Russell House, the Horseshoe and South Quad among other smaller projects, both planned and unplanned, Mr. Gruner said.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$950,000 to be funded with Institutional Capital Project Funds. Mr. Loadholt so moved and Mr. Lister 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.

J. Steam Expansion Joints III

This project will replace steam and condensate line expansion joints located in the energy plant tunnels with emphasis on the South Energy Plant zone; and also will address failed valves, steam traps and missing insulation in the area of the work. When energy plant steam enters a steam pipe

the pipe will heat up and begin to expand. This pipe expansion must be accounted for otherwise the piping will grow uncontrollably and burst or cause extensive damage to the pipe and supports. Mr. Gruner said some joints in the campus tunnels are over 30 years old and no longer function as designed and thus require replacement.

The Steam Expansion Joints II project was approved in February of 2015, and the funding has been expended. The projects for the first and second phases addressed steam expansion joints at the East and West Energy Plants. This third phase will replace expansion joints at the last steam plant, the South Energy Plant, which will complete the update of campus steam expansion joints for the next generation.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$400,000 to be funded with Institutional Capital Project Funds. Mr. Loadholt so moved and Mr. Lister 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.

#### K. Jones PSC Mechanical Systems Renovation

The project will replace the air handling unit which serves the entire 26,041-square-foot area basement of the Jones PSC Building. The project will also replace variable air volume units (VAVs), mechanical valves and provide new upgraded controls.

Space in the basement is assigned to the College of Arts and Sciences, Chemistry and Physics and Astronomy. The space is configured to provide general classrooms, teaching laboratories, research laboratories, shops and common areas.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$975,000 to be funded with Institutional Capital Project Funds. Ms. Moody so moved and Mr. Westbrook 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. Project Budget Adjustments

##### A. 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 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 2,000 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.

The project was designed and competitively bid in the construction market. Bids exceeded the budget and redesign was undertaken in an effort to decrease scope to meet the budget. A second competitive bid occurred and once again the bids exceeded the funding available in the original budget. The project is essential for reliable energy delivery at the West Energy Plant, Mr. Gruner said. Therefore, additional funding of \$70,000 is needed to increase the budget to \$420,000.

Chairman Hubbard called for a motion to recommend full Board approval to increase the budget for this project by \$70,000 funded with Institutional Funds, resulting in a total project budget of \$420,000 funded with Institutional Funds. Ms. Moody so moved and Mr. Westbrook 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.

**B. Sumwalt College Instructional Lab Renovation**

This project will convert a general classroom and a lounge on the second floor of Sumwalt into an instructional science lab. Sumwalt is adjacent to the Jones PSC and is well situated to augment the instructional labs concentrated in Jones PSC. Three new labs were created in Sumwalt for the 2014 academic year and they have notably improved lab scheduling and utilization. This proposed lab renovation will continue the effort to create labs to keep pace with incremental undergraduate enrollment growth until a larger quantity of labs can be created at the old Law Center, Mr. Gruner said.

The renovation will include gutting approximately 1,700 square feet and replacing all finishes to create a high-quality and modern instructional lab. New lab casework will be installed to accommodate 24 students. A new prep room will provide fume hoods, casework, sinks and equipment as required for the teaching of specific micro-biology classes. An entirely new and dedicated roof-mounted HVAC system will serve this room for proper exhaust ventilation and make-up air as required by lab design. An autoclave will also be provided. A rated mechanical chase will be created from the second floor to the roof. Other systems such as lighting, smart classroom technology and gas will be included in the scope of work.

The project will be complete by the 2017-2018 academic year.

The project was designed and competitively bid in the construction market. Bids exceeded the budget and redesign was undertaken in an effort to decrease scope to meet the budget. A second competitive bid occurred and once again the bids exceeded the funding available in the original budget. The College of Arts and Sciences evaluated the impact to lab utilization and the number of students the lab would serve and determined that the project remains essential. Additional funding of \$210,000 is needed to increase the budget to \$960,000 so the project can be awarded to the lowest bidder, allowing construction to proceed.

Chairman Hubbard called for a motion to recommend full Board approval to increase the budget for this project by \$210,000 funded with Institutional Capital Project Funds, resulting in a total project budget of \$960,000 funded with Institutional Capital Project Funds. Mr. Buyck so moved and Dr. Floyd 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.

Chairman Hubbard thanked Mr. Gruner for his informative presentation. Trustee Buyck recognized Mr. Gruner for the outstanding work he does for the University.

V. Gift Naming Opportunities

Chairman Hubbard said the following gift naming opportunities were presented in Executive Session without objection:

A. Athletics

1. “Betty Youmans Bench”
2. “Cyndi’s Porch”
3. “Miley Gate”

B. School of Information and Communications

- “Cindy Hammond Burris Memorial Faculty Office”

C. University Libraries

- “The Thomas Family Alcove”

D. USC Sumter

1. “SAFE Federal Credit Union Office”
2. “SAFE Federal Credit Union Office Suite”
3. “Sumter Coatings Research Lab”

Chairman Hubbard called for a motion to recommend the full Board approve these gift naming opportunities as presented. Mr. Buyck so moved and Mr. Lister seconded the motion. The vote was taken and the motion carried.

V. Other Matters

Chairman Hubbard asked that a tour be arranged of the new Law School after the last Board committee meeting on March 17. Then he called for any other matters to come before the committee

Chairman Hubbard recognized President Pastides who introduced two new University leaders: Vice President for Information Technology and Chief Information Officer Doug Foster and USC Upstate Chancellor-elect Brendan Kelly.

VI. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 11:27 a.m.

Respectfully submitted,

J. Cantey Heath, Jr.  
Secretary