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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

November 17, 2017

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 11:50 a.m. on November 17, 2017, in the Alumni Center's C. Edward Floyd Boardroom.

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

Other Trustees present were: Mr. Thomas C. Cofield; Mr. A. C. "Bubba" Fennell; Mr. Hubert F. Mobley, Board Vice Chairman; Mr. Tommy Preston Jr.; Dr. C. Dorn Smith III; Ms. Molly M. Spearman; Mr. Eugene P. Warr Jr.; Mr. Mack I. Whittle Jr.; and Mr. Charles H. Williams; with Mr. J. Egerton Burroughs joining by telephone.

Also present were USC Columbia: Faculty Senate Chairman Marco Valtorta and Student Government President Ross Lordo.

Others present were: President Harris Pastides; Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Provost Joan T.A. Gabel; Chief Financial Officer Leslie Brunelli; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Facilities and Transportation Derrick Huggins; Vice President for Development Jancy Houck; Vice President for Human Resources Chris Byrd; Chief Communications Officer Wes Hickman; Athletics Director Ray Tanner; USC Aiken Chancellor Sandra Jordan; USC Beaufort Chancellor Al Panu; Palmetto College Chancellor Susan Elkins; USC Upstate Chancellor Brendan Kelly; Associate Vice President for Administration and Finance and Medical Business Affairs Jeffrey L. Perkins III; Interim Associate Vice President for Student Life Anna Edwards; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Chief Audit Executive Pam Doran; Executive Director of My Carolina Alumni Association Jack W. Claypoole; Vice Provost and Graduate School Dean Cheryl L. Addy; College of Arts and Sciences Dean Lacy Ford; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Facilities Design and Construction Jeffrey D. Lamberson; Director of State Government Relations Derrick Meggie;

University Treasurer Pat Lardner; USC Aiken Executive Vice Chancellor for Academic Affairs Jeff Priest; USC Aiken Vice Chancellor for Finance and Administration Cam Reagin; USC Aiken Senior University Facilities Executive Brian Enter; USC Aiken Assistant Vice Chancellor of Student Affairs Ahmed Samaha along with USC Aiken students Jacob Yarbrough, Amethyst Marroquin, Daneshka Padro-Perez, and Regis James Strauss; USC Beaufort Vice Chancellor for Student Development Doug Oblander along with USC Beaufort student Meghan Clifton; USC Upstate Dean of Students Laura Puckett-Boler and Assistant Dean of Students Khrystral Smith along with USC Upstate students Tyvon Moore, Talia Freeman, Anayeli Guerrero Pulido, and Courtney Lee; USC Columbia Graduate Student President Clint Saidy; Cynthia Lister, spouse of Trustee Lister; Ann Loadholt, spouse of Trustee Loadholt; The Boudreaux Group President Heather Mitchell; University Technology Services Production Manager Matt Warthen; and Board staff members Terri Saxon and Ina Wilson.

I. Call to Order

Chairman Hubbard called the meeting to order and welcomed everyone. Mr. Hickman introduced Mike Woodel with *The Daily Gamecock*.

Chairman Hubbard stated 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 there were proposed contractual matters related to gift naming opportunities 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 Heath, the Faculty Representative and Student Representative to the Board, members of the President's Executive Council, Mr. Gruner, and Ms. Doran.

Executive Session

Return to Open Session

II. Planning Update

Chairman Hubbard called on Mr. Gruner, who first discussed goals of an update by Sasaki, the University's master planner. He asked Sasaki to document what had been implemented and achieved since the 2010 Master Plan, to review case studies for other universities with similar conditions and

aspirations; and to either reaffirm overarching objectives from 2010 that remain applicable to the framework of campus planning or discard them. He also asked Sasaki to provide an updated space analysis for academic, student union and recreation space; to reaffirm and update relevant 2010 Master Plan goals; and to conceive new campus development goals for 2025 and 2050.

Development goals for the Sasaki update, Mr. Gruner noted, were to provide a vision for a mid-size urban campus – compact, walkable, with appropriate densities, ample green space and natural light; to more fully engage with the City of Columbia; and to coordinate the University's Master Plan with a proposed Institutional/University Zoning District; to consider multimodal transit, including the expansion of bike infrastructure and people-moving transit to connect the core of campus with the south campus district; and to reaffirm plans to connect with the Congaree River, to develop a greenway at Rocky Branch Creek, and to renovate the Coliseum to include updated programmatic recommendations.

A visionary aspect of the update, Mr. Gruner said, is to consider a College of Engineering and Computing expansion to take the form of an engineering quadrangle and connect to the Catawba Street technology/incubator corridor.

Mr. Gruner said University was becoming a “polycentric” campus given proposals for a Health Sciences Campus and a recreation space on a 300-acre site along the river.

The schematic design drawings for Phase I of the Campus Village Project was complete and under review by the University. Mr. Gruner reported on the state regulatory process – the project was advanced by the Commission on Higher Education (CHE) with no action taken, and is on the December 5 Joint Bond Review Committee (JBRC) and the December 12 State Fiscal Accountability Authority (SFAA) meeting agendas.

The Football Operations Center exterior framing will be completed by the last week in November, with roofing to begin in the first quarter of 2018. The project is on schedule for completion in late 2018.

The Classroom/Laboratory Renovation (of the former Law Center) is on schedule for completion by Fall 2019, with the asbestos removal process underway.

Mr. Gruner said University staff is reviewing the architect's final cost estimates for the South Caroliniana Library Renovation, with plans to present the project at the committee's meeting in February 2018. The Close-Hipp Renovation project construction drawings are near completion. The project will be bid in the first quarter of 2018, with construction scheduled to begin May 2018, and occupancy in Fall 2019.

The Hilton Head Island Hospitality Management Center project was delayed due to weather challenges. However, Mr. Gruner said the steel framing will be completed by the end of November with occupancy by September 2018, as scheduled.

Trustee Moody asked about student meeting space needs and the usage of dorm meeting rooms. Mr. Lordo and Mr. Gruner replied, noting current dorm student meeting space was fully utilized.

Trustee Buyck asked about the War Memorial building renovation. Mr. Gruner said the project, estimated at \$4 million, is part of the Governor's budget request, and that he hopes to bring the project to the committee in 2018. Trustee Buyck said he hoped the project would be completed in time for the 100th Anniversary of Armistice Day on November 11, 2018.

Dr. Valtorta said, as a professor in the Department of Computer Science and Engineering, he was concerned about the reduction in faculty parking space that would result from plans for a greenway at Rocky Branch Creek. Mr. Gruner said efforts were being considered to address the loss of parking. Dr. Valtorta also asked for a clearer explanation of the "engineering quadrangle." Mr. Gruner referenced a map of the area included in his presentation.

Chairman Hubbard said Sasaki was scheduled to present the updated Master Plan at the committee's February meeting.

Chairman Hubbard said Mr. Gruner's report was received as information.

III. Project Approvals

Chairman Hubbard called on Secretary Heath to 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. Phase I Approvals

1. USC Aiken Penland HVAC Renovation

The project will replace all four main mechanical air handler units and provide new variable air volume (VAV) units as required to serve the Penland Building on the USC Aiken campus.

The Penland Building was constructed in 1973. The mechanical equipment is original and beyond its reliable life expectancy. This maintenance project has been the highest priority for the campus for many years, since temperature and proper humidity levels have been difficult to control. The age and condition

of the air handlers make them vulnerable to sudden failure which would render the building, or portions thereof, uninhabitable.

The work will phase the removal and replacement of the existing air handlers from the mechanical penthouse and relocate staff from areas which will temporarily be without conditioning. A limited number of VAV units will be added to provide better tempering to certain spaces in the building.

This project was initially conceived as a more comprehensive \$4 million renovation to also include replacement of all ductwork, new VAVs throughout, new thermostatic controls, a new fire alarm system, and a sprinkler system. Now, the total project budget for air handler replacement, limited VAV replacement and staff relocation is estimated at \$1,500,000. The project will be presented for Phase II approval from the Buildings and Grounds Committee in September of 2018. Phased construction is anticipated to begin in the summer of 2019 and be complete for the fall semester of 2020.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$22,500 funded with USC Aiken Institutional 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.

2. USC Aiken Maintenance Building

The project will construct a new one-story 13,000-gross-square-foot building to accommodate Facilities Maintenance and Supply staff, maintenance equipment and maintenance storage. The building will be constructed at the periphery of campus enabling the existing maintenance facility, located in the core of the campus, to be repurposed for a future academic use.

The building will combine offices, office support spaces, warehouse space and secure outdoor areas for heavy maintenance equipment; and will be a pre-engineered structural frame with a combination of metal cladding and masonry for the envelope. All necessary site work is included in the project.

The total project budget is estimated at \$2,000,000. The project will be presented for Phase II approval from the Buildings and Grounds Committee in September 2018. Construction is anticipated to begin in the summer or fall of 2019, with completion early in 2020 to enable a renovation of the existing facility to proceed (as a separate project).

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$30,000 funded with USC Aiken Institutional 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.

B. Other Approvals

1. 516/518 Main Street Building Renovation

The project will renovate two existing one-story buildings, which are side by side and connected with a total of 17,476 gross square feet, to accommodate University Technology Services (UTS). The renovation will make limited wall reconfigurations and provide new, open office work stations to accommodate UTS staff relocating from the fifth floor of the 1244 Blossom Street Building.

This project is necessitated by the initiative to establish a one stop shop for enrollment services, which involved numerous departmental relocations to enable the Bursar, Registrar, Financial Aid and Admissions support staff to be consolidated in the 1244 Blossom Street building.

The 516/518 Main Street renovation also will enhance the HVAC and electrical systems as required.

A few windows will be added to allow natural light to illuminate open office areas. Design and construction will proceed immediately upon project approval.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$500,000 to be funded with Institutional Capital Project Funds. Mr. Westbrook so moved and Mr. Buyck 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.

2. Park Street Parking Lot Renovation

The project will renovate an existing surface parking lot, providing approximately 98 spaces, along Greene Street across from the Discovery Building. The parking lot is used by faculty, staff and 1801 Grille patrons and is bounded by Foundation Square at the western edge. The existing paved surface is asphalt. It has been distressed by years of use for parking and construction laydown for several construction projects.

The project will remove existing asphalt paving, regrade the lot so the western end is at grade with Foundation Square, repave, stripe, provide lighting, landscaping and masonry walls where retaining is required. Construction is scheduled to occur from May to August of 2018.

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 Auxiliary Funds. Dr. Floyd so moved and Mr. Buyck 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. 1206 Flora Street Mill Building Renovation

The project will renovate the existing 67,000-gross-square-foot historic mill building located on the SCANA property recently approved for acquisition.

The facility has been planned as the new location for the Facilities Operations & Maintenance department and the UTS design and installation department. It will accommodate office areas, warehouse space and shop space. The relocation of these departments will enable the construction of a bridge, which will span the railroad at Greene Street. The University property west of the Colonial Life Arena ultimately will be repurposed for commuter and event parking.

The mill building renovation will replace on-grade concrete floor slabs, which were removed during an abatement process by SCANA. The project also will install fire sprinklers, a new fire alarm, secure shop/storage cages, and other improvements to accommodate Facilities and UTS. In some public areas, the historic wood floor will be exposed and refinished.

Design will begin immediately and construction is scheduled to begin in the summer of 2018 for a late fall 2018 occupancy.

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. Buyck 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.

4. Williams-Brice Stadium East Side Ground Level Concourse Renovation

The project will improve the environment and fan experience beneath the east stands at the ground-level concourse.

The ground-level concourse on the east side of Williams-Brice Stadium is a large open area with several mobile and fixed-concrete-block concession areas. The underutilized area has not been improved in decades and its condition is in stark contrast with the improved plaza outside of the stadium. Queuing at concession areas currently occurs between the concession venues and the steel structure supporting the east stands, creating a constricted area which is typically overcrowded and restricts movement of fans near the restrooms, concession venues and the entrances to access stadium seats.

The existing concession venues are open air with only tented covers which limit the type of food products that can be served. Three new, free-standing concessions venues will be constructed in approximately the same locations, but they will be reoriented to face eastward. Each venue will be constructed of masonry block walls with a permanent roof so as to be fully enclosed. Overhead coiling doors will be provided at each concession opening for access. Each venue will include serving counters, prep counters, drink stations, double-door refrigerators, a walk-in cooler and dry storage rooms. Queuing areas will be designated between the concession venues and the concrete stadium columns to alleviate congestion in an area that will serve as a food court with large air-circulating fans, misting fans, large screen video displays and graphics.

The Athletic Operating Funds allocated to this project originated as bonus revenue from the new Athletics concessions contract. Design will begin immediately and construction will be complete before the 2018 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 Athletics Operating Funds. Mr. Westbrook so moved and Mr. Buyck 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 asked Mr. Tanner to comment on the number of complaints received by Trustees about the stadium concession stands. Mr. Tanner said most of the problems are on the east side and the project will address complaints related to concessions on the lower-level, but not those related to concession stands on the upper level. Other concession concerns are being addressed, he said. Chairman Hubbard recommended, based on the number of complaints, that a comprehensive study of the stadium concessions be conducted.

5. Capstone Interior Painting Maintenance Project

Capstone is an 184,541-gross-square-foot residence hall that opened in 1969 with 579 beds. This project will repaint all interior wall surfaces to provide a refreshed appearance for student residents.

University Housing has adopted a policy of prioritizing a residence hall to be repainted annually, funded with Housing Maintenance Reserve. The effort reflects a commitment to maintenance and the quality of the residential environment. The painting will occur during the summer of 2018.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$800,000 to be funded with Housing Maintenance Reserve. Mr. von Lehe so moved and Mr. Buyck 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.

6. Columbia Hall Flooring Replacement Project

Columbia Hall, constructed in 1971, is a 121,743-gross-square-foot residence hall with 479 beds. The project will replace interior floor finishes to provide a refreshed appearance for student residents.

University Housing adopted a policy of annually prioritizing a residence hall for new floor finishes, funded with Housing Maintenance Reserve. The effort reflects a commitment to maintenance and the quality of the residential environment. The new flooring will be installed during the summer of 2018.

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 Housing Maintenance Reserve. Ms. Moody so moved and Mr. Allen 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.

7. Building Name Change: “1244 Blossom Street” to “Student Enrollment Services Center”

This request for approval seeks to change the name of the 1244 Blossom Street building to the Student Enrollment Services Center. The proposed name will reflect the enrollment services occurring within.

The 1244 Blossom Street building is located on the southwest corner of the Sumter Street and Blossom Street intersection. The building was constructed in 1979 and has primarily served as the administrative headquarters of UTS. Due to the building’s location near the core of campus, it was recognized as an opportunity to more directly serve students with enrollment services. Recently, UTS staff and other departments have been substantially relocated and a completed renovation has consolidated the departments of the Bursar, Registrar and Financial Aid to create a “one stop shop” for student enrollment services. Admissions support staff will join these departments, once UTS is relocated from the fifth floor.

The building is open and currently serving students. New signage will be placed on the building in the future.

Chairman Hubbard called for a motion to recommend full Board approval to change the current name of the 1244 Blossom Street building to the Student Enrollment Services Center. Mr. Allen 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.

Dr. Valtorta asked Mr. Gruner where UTS staff will be relocated. He said they already are located in several places and will continue to be housed in several buildings, including the 1206 Flora Street Mill Building, 516/518 Main Street, and will remain in 514 Main Street and in 1600 Hampton Street.

8. USC Salkehatchie Name Changes for Multiple Buildings

In an effort to make locating buildings on the campuses more user friendly and to help student recruiting, USC Salkehatchie is proposing to change the names of 10 buildings. Nine of the proposed changes will align the name with the building function. The tenth change, will rename a building for the street on which it is located, making it easier for new students to find.

Chairman Hubbard called for a motion to recommend full Board approval to change the names of the following USC Salkehatchie buildings:

East Campus (Walterboro)

<u>Current Name</u>	<u>Requested Name</u>
Walterboro Research Center	Student Commons and Conference Center
Walterboro Science Building	Science and Nursing Building

West Campus (Allendale)

<u>Current Name</u>	<u>Requested Name</u>
Education Building Annex	Education and Professional Studies Building
Sports Information Center	Athletic Annex Building
Student Services Building	Student Center
Leadership Center	Welcome Center
Library Computer Science	Library and Academic Support Building
Science Administration	Science and Administration Building
Athletic Annex Building	Baseball Field House
Original Classroom Building	Spruce Hall

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

9. USC Upstate Campus Plaque Honoring Trustee Toney J. Lister

Mr. Gruner called on USC Upstate Chancellor Kelly, who read the text and noted the location of the plaque. Chairman Hubbard called for a motion to recommend full Board

approval to install a bronze plaque to recognize Toney J. Lister near the highway interchange which already bears his name. The plaque will contain the following text:

Toney J. Lister Interchange
Dedicated in Honor of
University of South Carolina Board of Trustees Member
Toney J. Lister
For his immeasurable service to and advocacy for the
University of South Carolina Upstate
2017

Mr. Loadholt so moved and Mr. von Lehe seconded the motion. The vote was taken and the motion carried. Mr. Lister left the room during the presentation and vote of this request.

VI. Gift Naming Opportunities

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

- A. Athletics – “Baxley Recruiting Gate”
- B. USC Sumter – “Becton Dickinson Life Sciences Offices”

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

VII. Other Matters

Chairman Hubbard called for any other matters to come before the committee.

VIII. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 12:30 p.m.

Respectfully submitted,

J. Cantey Heath, Jr.
Secretary