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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

April 20, 2018

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 12:10 p.m. on April 20, 2018, in the Alumni Center's C. Edward Floyd Boardroom.

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

Other Trustees present were: Mr. Thomas C. Cofield; Mr. Hubert F. Mobley, Board Vice Chairman; Dr. C. Dorn Smith III; Mr. Eugene P. Warr Jr.; Mr. Mack I. Whittle Jr.; and Mr. Charles H. Williams; with Mr. A.C. "Bubba" Fennell and Ms. Rose Buyck Newton joining by telephone.

Also present were Strategic Advisor David Seaton; USC Columbia Faculty Senate Chairman Marco Valtorta and Student Government President Taylor Wright.

Others present were: President Harris Pastides; Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Chief Operating Officer Edward L. Walton; USC Advancement Team Leader Paula Harper Bethea; Chief Financial Officer Leslie Brunelli; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Information Technology Doug Foster; Vice President for Human Resources Chris Byrd; Vice President for Development Jancy Houck; Vice President for Facilities and Transportation Derrick Huggins; Vice President for System Planning Mary Anne Fitzpatrick; 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; Chief Audit Executive Pam Doran; University Treasurer Pat Lardner; Associate Vice President for Administration and Finance and Medical Business Affairs Jeffrey L. Perkins III; Executive Director of Economic Engagement William D. "Bill" Kirkland; Director of State Government Relations Derrick Meggie; Vice Provost and Graduate School Dean Cheryl Addy; Vice Provost and Dean of Undergraduate Studies Sandra J. Kelly; College of Arts and Sciences Dean Lacy Ford; University Libraries Dean Thomas F. McNally; Director of Facilities Planning and Programming and University Architect Derek S. Gruner;

Director of Capital Budgets and Financing Charlie FitzSimons; Assistant Director of Facilities Design and Construction Thomas Opal; Facilities Program Coordinator Courtney Livingston; Executive Director for Strategic Initiatives Jack Claypoole; USC Upstate Vice Chancellor for Administrative and Business Affairs Sheryl Turner-Watts; USC Aiken Executive Vice Chancellor for Academic Affairs Jeff Priest; USC Aiken Senior University Facilities Executive Brian Enter; the Reverend Andy Weems, Baptist Campus Chaplain; Ann Loadholt, wife of Trustee Miles Loadholt; Cynthia Lister, wife of Trustee Toney Lister; The Boudreaux Group President Heather Mitchell; University Technology Services Production Managers Matt Warthen and Joe Woodard; 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 news media in attendance: Lucas Daprile, Greg Hadley, Josh Kendall and Andrew Ramspacher with *The State* newspaper in Columbia; David Cloninger with *The Post and Courier* newspaper in Charleston; John Del Bianco and John Whittle with *TheBigSpur.com*; Hale McGranahan with *SECCountry.com*; and Chris Clark with *GamecockCentral.com*.

Chairman Hubbard said 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 said there were proposed contractual matters related to gift naming opportunities and receipt of legal advice regarding the development of real estate appropriate for discussion in Executive Session. Mr. Allen moved to enter Executive Session and Mr. Loadholt seconded the motion. The vote was taken and the motion carried.

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

Executive Session

Return to Open Session

II. Planning Update

Chairman Hubbard called on Mr. Gruner to present the planning updates.

A. Football Operations Center

Mr. Gruner reported the project is on schedule for completion in December 2018 and it remains within budget. The metal roofing was underway, with installation of masonry and glass walls to begin soon. Site work in front of the Practice Facility was underway for completion in August. Additionally, interior wall framing and gypsum wallboard were well underway with the mechanical and electrical rough-in ongoing.

B. Classroom/Laboratory Redevelopment

The former Law School building is being renovated through a construction manager at risk delivery method, with completion and occupancy scheduled for the Spring 2020 semester. Asbestos and spray fireproofing are nearly removed throughout, the interior walls are demolished, and final design specifications are being coordinated with the architect, Mr. Gruner said.

C. 2018 Summer Projects

Mr. Gruner said the USC Beaufort - Hilton Head Island Hospitality Management Center was well underway with completion expected in September to mid-October 2018.

The Columbia campus 2018 Summer projects around the Horseshoe include: mechanical renovation at Lieber College (currently underway); roof replacement at McCutchen House; window replacement at Harper Elliot and DeSaussure colleges; underground utility replacement from Lieber College to South Caroliniana Library and at Woodrow College; and the third and final phase of historic wall restoration along Greene Street.

D. 2018 Columbia Campus Master Plan by Sasaki

Mr. Gruner said after working with the University in 2017, Sasaki presented the latest draft of the Master Plan at the committee's February 9, 2018, meeting. With the draft available on the Board Portal he hoped members had an opportunity to review it and provide comment prior to the Chairman's request for approval at the committee's September 14, 2018, meeting.

Mr. Gruner said the primary focus areas of the Master Plan are the Campus Village, Engineering District, and the Health Sciences Campus. The core campus uses are connected along three main

corridors: Greene, Main and Catawba streets. He added that Marion Street provides a critical pedestrian connection; and that transit connections along these corridors should be explored.

Chairman Hubbard encouraged members to study the Master Plan on the Board Portal and provide feedback, since action on the plan at the committee's September 2018 meeting will guide how the University develops through 2050.

Mr. Gruner said the University is working in collaboration with the City of Columbia on an integrated Bike Sharing Initiative plan. Initially, four locations are planned for the campus and 15 in the city, with installation planned for Fall of 2018.

Mr. Gruner, at Mr. Walton's request, provided an overview of The Efficiency Act – SC H.4182 and SC S.542 scheduled for consideration in the next week. The act would eliminate Commission on Higher Education approval on Permanent Improvement Projects and increase the threshold for projects requiring State Joint Board Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA) approval from \$1 million to \$5 million. The two-step (Phase I/Phase II) JBRC and SFAA approval process would remain for projects over \$5 million; and auxiliary projects (Housing and Athletics) not funded with any institution bonds or state funds, would be exempt from JBRC and SFAA approvals.

Chairman Hubbard said Mr. Gruner's planning update 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. LeConte College Maintenance Renovation

Mr. Gruner said LeConte College is the last academic building in Gibbes Green which has not been recently renovated. The 1952 building contains 77,103 gross square feet and is the home of the Math and Statistics Department within the College of Arts and Sciences. LeConte includes 10 classrooms, 8 computer lab/classrooms and 141 offices. LeConte also houses the Disability Services Department within Student Services. There are mechanical HVAC problems and other building system deficiencies.

The maintenance renovation will abate hazardous materials, replace numerous outdated building infrastructure systems, enhance life safety and accessibility, and repair exterior finish systems. The most important objective of the project is to replace the mechanical HVAC system that is beyond its serviceable life and does not comply with current codes for ventilation. The proposed new system will install four air handlers and will distribute air through a ducted system with variable air volume units and new digital thermostatic controls. Existing plumbing and electrical systems will also be replaced. New lighting will specify LED lamping, which along with the new mechanical system will enhance the energy efficiency of the building.

Life safety will be improved through a new sprinkler system and a new fire alarm system. Accessibility will be improved to be code compliant by replacing the original elevator, which is well beyond its service life and plagued with access issues. The new elevator will meet current standards for cab size and accessibility. Door hardware and restrooms will be renovated to meet modern accessibility standards. Exterior stucco repair and painting will address flaking paint and restore the exterior consistent with recent improvements to Petigru, Davis, Hamilton, and Sloan colleges and forthcoming improvements to Barnwell College.

The maintenance renovation is intended to be comprehensive and to elevate the condition of LeConte College to be consistent with other recently renovated buildings on Gibbes Green. The historic character and integrity of the building will be constantly considered as decisions are made that affect both the interior and the exterior.

LeConte has been included in the Five-Year Capital Improvement Plan and the Comprehensive Permanent Improvement Plan (CPIP) as a priority for some time and this renovation will replace systems that should provide 25- to 30-year life expectancies. The renovation is scheduled to begin in May of 2020 and be complete for the Fall semester in 2021. During the renovation, staff will be relocated to swing space at the Carolina Coliseum and the Byrnes Building.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$225,000 funded with Institutional Capital Project Funds. Mr. Lister 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.

2. USC Aiken Scholars Academy Renovation

This renovation project continues a strategic planning effort to relocate maintenance activities to the campus periphery and repurpose the existing single-story Maintenance and Supply Building to serve an academic mission for the Aiken campus. Specifically, this project will reconfigure the 12,520-gross-square-foot building to accommodate the Aiken Scholars Academy and provide general academic space for the campus.

The Aiken Scholars Academy is a program to serve high-achieving high school students, enabling them to pursue advanced placement classes on the Aiken campus and receive collegiate credit. The program will be launched in the Fall of 2018 in interim space. The conceptual design provides four 800-square-foot classrooms and a testing space. Also provided are offices for a principal and counselor, a teacher workroom and other support spaces to serve the academy. The academy is expected to accommodate up to 200 students at once.

The renovation will also provide 20 faculty and staff offices, a classroom and a conference room to serve USC Aiken, independent of the academy. Accessible restrooms will be constructed adjacent to a new public lobby space. The existing exterior service yard will be renovated into an enclosed outdoor patio space for study and gathering, with newly planted trees and exterior furniture.

Mechanical and electrical systems will be replaced. The footprint of the building and the exterior facades are not affected by the renovation.

This project has been included in the Five-Year Capital Improvement Plan and CPIP.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$37,000 funded with USC Aiken 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.

3. USC Upstate Preliminary Land Acquisition (Hall Parcel)

This request for approval will authorize USC Upstate to conduct diligence for 5.64 acres of private property within the campus domain. The funding would enable a market appraisal, a phase one environmental assessment and a brief building condition assessment for a small residential structure on the property.

The acreage will enable the future realignment of the curvilinear drive accessing the west side of the campus from Valley Falls Road. The effect of realigning the road would provide a new and more formal

entrance to the west side of the campus and ultimately enable the expansion of recreation fields between the road and the academic area of campus.

The property owner is motivated to sell and the USC Upstate Foundation will likely purchase the property before the two-step state acquisition process is completed. Therefore, if USC Upstate elects to purchase the property, it likely will acquire the property from its Foundation.

The diligence described above may only require about half of the funding requested for approval; however, the funding of \$20,000 allows for the contingency of a subsequent phase two environmental assessment if required. Following the satisfactory conclusion of the diligence, USC Upstate must return to the Board for approval to purchase the property. Cost of the property is estimated at \$250,000.

This project has been included in the Five-Year Capital Improvement Plan and CPIP.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$20,000 funded with Institutional Funds. Mr. Lister 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.

B. Phase II Approval – South Caroliniana Library Renovation

Mr. Gruner said the project originated with Dean McNally approaching President Pastides to express concerns about the fire protection and environmental stability for archives housed in the library. The archives have since been moved out of the building in preparation of the renovation.

At Chairman Hubbard's request, Mr. Gruner reviewed the building's history. He said the South Caroliniana Library was constructed in three phases over its nearly 180-year history. Discussions to construct a new library began in 1836, followed by an appeal to the State to appropriate \$15,000 for a Library Hall and \$5,000 for books. In 1837, renowned nineteenth-century South Carolina architect Robert Mills produced sketches, but the design was drastically simplified for budgetary reasons. In 1838, USC President Barnwell informed the Board the plans were complete for the first freestanding college library in the United States. The original building was constructed in 1840, as the library for the South Carolina College, and books were relocated from the Library and Science Building of 1817 (the current day location of Legare College). In 1927, an expansion designed by the University's architect, J. Carroll Johnson, was made to each side of the original structure to increase book storage, administrative and public space. Most recently, in the 1960s through the 1980s, egress stairs, an elevator and mechanical space were added to the rear elevation.

In 2014, Dean McNally commissioned a feasibility study for project scope, and in 2016 the University was granted \$5 million in State Appropriation funds and a project consultant selected. The schematic design and final scope determination were completed in 2017; design development was completed in 2018, awaiting Phase II Approval by the Board; construction documents are scheduled to be completed then bid and construction to begin in 2019. The South Caroliniana Library is scheduled to reopen in Fall 2020.

Mr. Gruner said the primary goals of the project are to replace all building mechanical and electrical systems; augment archival storage capacity and reorganize administrative space; accomplish an historic restoration of the Bullfinch Reading Room and the Kendall Room; and to create space for a museum/gallery to be upfitted separately.

The importance of the building as a campus architectural icon cannot be overstated, Mr. Gruner said. The renovation project will exercise extraordinary deference to the architectural integrity and historic detailing for all aspects of the proposed work. The Charleston-based architectural firm Liollo, which was selected for the work, has extensive restoration experience with historic landmarks.

Since President Pastides consistently stresses the importance of a fire suppression system, Mr. Gruner went into detail on the fire suppression system, designed by a fire-protection consulting firm with specific experience in the meticulous integration of fire suppression systems in historic and archival buildings. The fire suppression system, he explained, combines three types of systems allocated according to the unique uses of specific spaces. The conventional wet system in non-archival areas will be backed up with a dedicated fire pump on an emergency generator. The wet system with “pre-action” control will be for archives storage whereby discharge only occurs when both a detector is alerted and a sprinkler head senses heat. If only one action occurs, water does not flow. Thirdly, the “dry” system (clean agent) in the archives vault extinguishes fires after the double detection action occurs. If water or gas flows anywhere in the system, an alarm is automatically sounded and authorities are contacted

The fire detection system, Mr. Gruner further explained, will employ a combined automatic fire alarm and emergency communication system compatible with the University’s system standards. The archives vault and the archives storage spaces will be provided with six “aspirating” smoke detectors that mechanically inhale samples of air to detect the faintest traces of smoke for very early detection. Additionally, one new fire alarm control panel, ten regular smoke detectors, numerous speaker/strobe devices, and eight manual pull stations will be provided. Any time a fire alarm goes into alarm mode, a horn is sounded and authorities are contacted.

Mr. Gruner reviewed schematic designs for each of the three floors and discussed other project improvements to include:

- Restore historic authenticity to the Bullfinch Reading Room with historically accurate shelving replacing shelving added in the 1980s renovation; refinishing the reading room with paint colors and new carpeting to be consistent with scheme extant in the nineteenth century; and reinforce the 1840 wood trusses to prevent further sagging that allows continued deflection and potential cracking at the decorative plaster ceiling over the reading room.
- Install a new, quieter mechanical system and new finishes to enable improved use of the Kendall Room as a public space.
- Optimize historic shelving in the archival stack, with consultation by a professional conservator working with Thomas Cooper Library staff; and install window treatments to eliminate UV penetration in the archival storage room.
- Install a secure 370-square-foot “treasure” vault, on the first floor, for archives and objects of the highest value to the institution.
- Restore the Lumpkin Foyer to include new finishes and installation of historically accurate wood and glass doors on the exterior side of the solid wood entrance doors to maintain the pressurized building envelope, while offering visual transparency into the Foyer to encourage building use during occupied hours of the day.
- Optimize the location and efficiency of staff offices and support spaces including the upgrade of the public restrooms to be accessible to the disabled.
- Replace the existing elevator cab and machinery.
- Create a shell space for a future exhibition gallery on the first floor to be executed as a separate project.
- Install a new roof, with repair and repainting of the steel windows, repair of cracks in the stucco cornice, repair of cracks in granite window sills and limited masonry repointing as required.

In conclusion, the project will ensure the continued existence of the historic building in the face of threats from fire, inadequate humidity and temperature stabilization of the interior environment, and structural concerns. Furthermore, the project will enhance the functionality of the building and restore historic authenticity to the interior architecture.

Chairman Hubbard called for a motion to recommend full Board approval to fund this project for Phase II design and construction for a total budget of \$8,950,000 funded with \$5,000,000 of State Appropriations and \$3,950,000 of Private Gifts. Mr. Loadholt so moved and Mr. Lister seconded the motion. The vote was taken and the motion carried.

C. Other Approvals

1. 2018 Comprehensive Permanent Improvement Plan (CPIP)

Each state agency responsible for providing and maintaining physical facilities is required to submit to the state 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 executed with funds currently available or with funds that the institution could reasonably expect to become available that fiscal year. Projects included in Year 1 and Year 2 of the plan are to be presented with the full project budget. 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 State Fiscal Accountability Authority (SFAA) levels. Projects scheduled for years subsequent to Year 2 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.

The following projects are being submitted for Year 1 (2018/2019) through Year 5 (2022/2023) in the CPIP. This listing is presented for approval as a CPIP planning document; however, 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.

Fiscal Year 2018 - 2019

System Total \$92,170,000

Columbia Campus	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Honors College Expansion	\$18,600,000	\$5M Appropriated State; \$13.6M Housing Operating Funds
2	South Caroliniana Library Renovation	\$8,950,000	\$5M Appropriated State; \$3.95M Private Funds
3	Barnwell Maintenance Renovation	\$1,500,000	Institutional Capital Project Funds (ICPF)
4	LeConte Maintenance Renovation	\$15,000,000	ICPF
5	Swearingen Roof Replacement	\$2,000,000	ICPF
6	West Campus Parking Garage	\$34,600,000	Revenue Bonds
7	Close-Hipp Roof Replacement	\$1,250,000	ICPF
8	Jones PSC Biology Lab Renovation	\$5,500,000	ICPF
TOTAL		\$87,400,000	

System Campuses	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Supply and Maintenance Relocation	\$2,000,000	Institutional Funds
	Scholars Academy Renovation	\$2,500,000	\$2M Appropriated State; \$500,000 Institutional Funds
Upstate	Hall Parcel Land Acquisition	\$270,000	Institutional Funds
TOTAL		\$4,770,000	

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, Sumter, or Union campuses for FY 2018-19.

Fiscal Year 2019 - 2020

System Total \$199,350,000

Columbia Campus	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Thornwell College Renovation	\$10,000,000	Housing Maintenance Reserve
2	Wardlaw College Maintenance Renovation	\$4,000,000	ICPF
3	Taylor House Renovation	\$1,500,000	\$1M Private Gifts; \$500,000 ICPF
4	New School of Medicine Columbia Campus – Medical Teaching Facility	\$120,000,000	\$50M Appropriated State; \$70M State Institution Bond
5	War Memorial Renovation	\$4,200,000	ICPF
6	300 Main Roof Replacement	\$1,850,000	ICPF
TOTAL		\$141,550,000	

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
Beaufort	Classroom Building	\$25,000,000	Appropriated State
	Library/Classroom Building Expansion	\$8,000,000	Appropriated State
Lancaster	Gregory Health and Wellness Center	\$750,000	Capital Improvement Bonds (CIB)
	Lancaster Deferred Maintenance	\$1,800,000	CIB
Salkehatchie	Walterboro Campus – Student Commons & Conference Center	\$1,700,000	CIB
Sumter	Facilities Management Center	\$2,600,000	CIB
	Science Building Renovation	\$4,500,000	Appropriated State
Union	Truluck Gymnasium Renovation	\$1,200,000	\$990,000 CIB; \$210,000 Institutional Funds
Upstate	Smith Science Building Renovation	\$8,250,000	Appropriated State
TOTAL		\$57,800,000	

Fiscal Year 2020 - 2021

System Total \$72,025,000

Columbia Campus			
	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	School of Medicine VA Campus – Building #2 HVAC Renovation	\$1,375,000	ICPF
2	Blatt P. E. Center Roof Replacement	\$2,600,000	ICPF
3	Indoor Tennis Facility	\$10,000,000	\$8M Athletic Operating Funds; \$2M Private
4	Crews Building Renovation	\$6,000,000	Athletic Operating Funds
TOTAL		\$19,975,000	

System Campuses			
	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Library Renovation/Learning Commons	\$10,000,000	\$8.5M Appropriated State; \$1M Private Funds; \$500,000 Institutional Funds
	Ruth Patrick Science Center Renovation/Expansion	\$2,000,000	Private Funds
Beaufort	Convocation Center	\$28,000,000	CIB
	OLLI Facility	\$5,000,000	Private Funds
Sumter	Renovate Student Union	\$1,500,000	CIB
Upstate	Track and Field Facility Construction	\$3,550,000	Private Funds
	Rampey Renovations/Expansion	\$2,000,000	ICPF
TOTAL		\$52,050,000	

There are no projects included on the USC Lancaster, Salkehatchie, or Union campuses for FY 2020-21.

Fiscal Year 2021 - 2022

System Total \$51,625,000

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 #1 HVAC Renovation	\$8,000,000	\$100,000 ICPF; \$100,000 Development/Gift; \$7.8M Institutional Funds
3	School of Medicine Building #4 HVAC Renovation	\$3,000,000	\$100,000 ICPF; \$100,000 Development/Gift; \$2.8M Institutional Funds
4	School of Medicine Building #4 Animal Space	\$1,375,000	\$100,000 ICPF; \$100,000 Development/Gift; \$1.175M Institutional Funds
5	School of Medicine Building #101 Learning Studio	\$1,450,000	\$100,000 ICPF; \$100,000 Development/Gift; \$1.25M Institutional Funds
6	Golf Team Facility	\$2,500,000	Athletic Operating Funds
7	Gamecock Park RV Parking and Land Acquisition	\$11,900,000	\$5.95M Athletic Revenue Bonds; \$5.95M Private Funds
TOTAL		\$40,125,000	

System

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

Aiken	Business and Education Gym Renovation	\$7,000,000	\$3.5M Appropriated State; \$3.5M Private Funds;
Upstate	College of Business 3 rd Floor Renovation	\$4,500,000	Renovation Reserve, ICPF
TOTAL		\$11,500,000	

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, Sumter, or Union, campuses for FY 2021-22.

Fiscal Year 2022 - 2023

System Total \$195,100,000

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	Osborne Maintenance Renovation	\$4,000,000	To Be Determined
5	Volleyball Facility	\$7,000,000	Athletic Operating Funds
TOTAL		\$104,800,000	

System Campuses	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Science Building Fume Hood Exhaust System	\$800,000	To Be Determined
	H&SS Building HVAC Upgrades	\$2,500,000	To Be Determined
Sumter	Business Administration Building Renovation	To Be Determined	To Be Determined
Upstate	Construct New Arena/ Convocation Center	\$70,000,000	Appropriated State, Private Funds, County Funds
	Additional/Renovation of Existing Library	\$17,000,000	Appropriated State
TOTAL		\$90,300,000	

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, or Union campuses for FY 2022-23.

Mr. Gruner responded to questions about specific projects.

Chairman Hubbard called for a motion to recommend the full Board adopt the 2018 CPIP as presented. Mr. Allen so moved and Ms. Moody 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.

2. USC Sumter Student Union Mechanical Maintenance Renovation

The Student Union building is a single-story 18,958-gross-square-foot structure constructed in 1975. The building provides spaces for a bookstore, dining, recreation, events and study for Sumter campus students. The building also houses the campus maintenance offices and its supplies.

The mechanical HVAC system has outlived its serviceable life and the building can no longer maintain proper levels of humidity and temperature. The project will replace the system in its entirety including the main air handlers and thermostatic controls.

USC Sumter receives \$500,000 annually from the Mid-Carolina Commission for Higher Education, which first receives the funds from a recurring county tax. The recurring funding has enabled the creation of a maintenance master plan for the campus. The plan will prioritize mechanical systems and roofs with secondary emphasis on parking lots, campus beautification and other maintenance needs as determined.

The replacement of the Student Union mechanical system represents the highest priority in the maintenance plan at this time.

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 Funds. Mr. Allen 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.

3. USC Upstate Library/Classroom Building Renovation

The USC Upstate Library is a two-story 73,648-gross-square-foot structure constructed in 1976. The project will renovate stack areas on the first and second floors to serve as student study areas.

The effort to reprioritize space from book storage to study areas will require shelving be relocated and books will be stored in new mobile high-density shelving systems to conserve floor space. The study areas on each floor are thoughtfully planned with new study furniture to be adjacent to the glass entry façade where superior natural light and views to and from the campus can maximize the functionality and desirability of the interior study space.

The project includes construction of a wall to separate the stacks from the study area so hours of operation for the study area can be expanded to exceed the accessibility of other library areas. The project will also include construction of an accessible toilet room. A forthcoming food service project will include construction of a café in the study area, which is not part of this project and will be funded through the new food service contract.

A significant portion of the funding redirects state funding approved in 2004, originally designated for a new library building, known as the Information Resource Center. The unavailability of funding to

proceed with the Information Resource Center influenced the current plan, which proposes to direct the limited funding to a project in the existing library that can benefit the student population.

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 \$690,975 Capital Improvement Bonds and \$284,025 of Institutional Capital Project Funds. Mr. Lister 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.

4. 1600 Hampton Street Building Roof Replacement

The 1600 Hampton Street Building was constructed in 1968 and was acquired by the University in 2002. The building contains 261,981 gross square feet and is used for numerous administrative support offices.

The existing roof is a modified bitumen assembly believed to be over 30 years old and is at the end of its serviceable life. The area of the roof to be replaced is approximately 30,200 gross square feet. The roof has multiple leaks which should no longer be addressed with localized patches and thus a new roof is needed to prevent damage to the interior. The project will remove the existing roof assembly and provide a new cold-applied modified bitumen roof, new rigid insulation and will include the replacement of all associated roof flashing at the parapet, roof-mounted mechanical equipment and the penthouse. The new roof system will provide a 20-year warranty.

The project is included in Year 1 (FY 2018) of the Five-Year Capital Improvement Plan. The roof replacement is anticipated to begin in 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 Institutional Capital Project Funds. 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.

5. Replacement/Relocation of the Association of African-American Students and Student Affairs "Tree of Knowledge" Marker

This approval will authorize the replacement of an existing stone marker identifying the Tree of Knowledge located in a masonry planter in front of the Russell House near Greene

Street. The existing stone marker was placed in 1995 by the Association of African-American Students and Student Affairs.

The existing stone marker was placed on the ground and is no longer level due to the growth of tree roots that are forcing the marker upward giving the marker an unmaintained and disheveled appearance. The new marker will also be relocated to the sidewalk side of the planter and will thus be more noticeable and easier to read. The material for the new marker will be bronze, mounted to a narrow post that will reduce conflict with the tree roots as the tree continues to grow. It will match the bronze material of other recently installed plaques on campus.

The text for the new marker will be identical to the original 1995 marker.

Chairman Hubbard called for a motion to recommend full Board approval to replace and relocate the Association of African-American Students and Student Affairs “Tree of Knowledge” Marker within the tree planter where the existing marker currently resides. Ms. Moody so moved and Mr. Allen seconded the motion. The vote was taken and the motion carried.

Chairman Hubbard thanked Mr. Gruner for his report and recognized President Pastides, who commended Mr. Gruner for receiving the Richard A. Rempel Faculty Award from Student Government at the University’s Awards Day on April 19, 2018.

VI. Gift Naming Opportunities

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

A. Athletics

1. “Fowler Family Offensive Coordinator Office”
2. “Lisa and Mark Campbell Recruiting Center”
3. “André Goodman Defensive Backs Room”
4. “Edward M. Pasky Nutrition Office”
5. “McKay Family Training Room”

B. School of Law – “The Law Class of 2005 David A. Kusa Classroom” – Amendment

C. USC Salkehatchie – The John Winthrop USC Salkehatchie Grove Endowment Fund and to name the “Winthrop Grove”

D. Arnold School of Public Health – “Montgomery Speech, Language and Hearing Clinic”

Chairman Hubbard called for a motion to recommend full Board approval of these gift naming opportunities as presented. Mr. Loadholt so moved and Mr. Allen 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