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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

April 22, 2016

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. on April 22, 2016, in the Alumni Center Boardroom.

Members present were: Mr. William W. Jones Jr., Chairman; Mr. Mark W. Buyck Jr.; Mr. Thomas C. Cofield; Mr. William C. Hubbard; Mr. Toney J. Lister; Mr. Miles Loadholt; Mr. Eugene P. Warr, Board Chairman; and Mr. John C. von Lehe Jr., Board Vice Chairman. Ms. Leah B. Moody participated by phone. Mr. Charles H. Williams was absent.

Other Trustees present were: Mr. Chuck Allen; Mrs. Paula Harper Bethea; Mr. J. Egerton Burroughs; Mr. A. C. "Bubba" Fennell; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; Mr. Thad Westbrook; and Mr. Mack I. Whittle Jr.

Chairman of the Faculty Senate August E. "Augie" Grant and Student Government President Michael Parks were present.

Others present were: President Harris Pastides; Secretary Amy E. Stone; 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 Facilities and Transportation Derrick Huggins; Chief Communications Officer Wes Hickman; University Foundations Executive Director Russell H. Meekins; Athletics Director Ray Tanner; Palmetto College Chancellor Susan Elkins; Associate Vice President for Business Affairs, Division of Administration and Finance, Helen T. Zeigler; Associate Vice President for Administration and Finance and Medical Business Affairs Jeffrey L. Perkins III; Associate Vice President for Student Affairs and Academic Support Jerry Brewer; University Controller Jennifer Muir; University Treasurer Pat Lardner; Executive Director of Audit & Advisory Services Pam Doran; Executive Director of My Carolina Alumni Association Jack W. Claypoole; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Facilities Operations

and Maintenance James D. Demarest; Director of Facilities Design and Construction Jeffrey D. Lamberson; Director of Capital Budgets and Financing, Division of Administration and Finance, Charlie Fitzsimons; Assistant Director, Facilities Design and Construction, Thomas Opal; Chief of Staff, President's Office, J. Cantey Heath Jr.; Trustee Emeriti Herbert C. Adams and M. Wayne Staton; Student Government Vice President Ross Lordo; Student Government Treasurer Stinson Rogers; Kim Novak, student; President Heather Mitchell, The Boudreaux Group; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen and Terri Saxon.

I. Call to Order

Chairman Jones called the meeting to order and welcomed everyone. Mr. Hickman introduced Scott Hood with Gamecock Central and Willie Smith with *The Greenville News*.

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

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

The following persons were invited to remain: Trustees, Dr. Pastides, Secretary Stone, the faculty and student representatives to the Board, members of the President's Executive Council, Mr. Gruner, Ms. Doran, Mr. Adams, and Mr. Staton.

Executive Session

Return to Open Session

II. Gift Naming Opportunities

Chairman Jones called on Ms. Jancy Houck, who said that the Gift Naming Opportunities Committee met on March 15, 2016, and approved naming opportunities in conjunction with the appropriate donations. The following gift naming opportunities were presented in Executive Session without objection:

A. Athletics

1. "The Myers Family Bench at the Springs Brooks Plaza by Williams-Brice Stadium"
2. "The Pasco Indoor Hitting Facility"

B. School of Journalism and Mass Communications

- “Debbie’s Café Breakroom”

C. School of Law

1. “Class of 1979 Office of the Dean”
2. “Law Class of 1958 Faculty Office”
3. “Robinson McFadden & Moore Study Room”
4. “Steinberg Law Firm Faculty Student Meeting Area”
5. “The Harvey & Battey, P.A. Study Room”
6. “The Honorable Lawrence E. Richter, Jr. Study Room”
7. “The Stanford E. Lacy Adjunct Faculty Office”
8. “David W. Robinson Classroom” - AMENDMENT
9. “Haynsworth Sinkler Boyd Faculty Lounge & Colloquia Room” – AMENDMENT
10. “McCutchen, Mumford, Vaught, O’Dea & Geddie, P.A. Study Room” – AMENDMENT
11. “The Alexander M. Bullock Study Area” – AMENDMENT
12. “The Dennis J. Connolly Faculty/Staff Conference Area” – AMENDMENT
13. “The Elinor V. Lister Study Room” – AMENDMENT
14. “The Francis X. McCann Study Area” – AMENDMENT
15. “The Good Family Student Services Conference Room” – AMENDMENT
16. “The Kathryn A. Bockman Study Room” – AMENDMENT
17. “The Lee Stathis Haramis, Sr., ’83 In Memory of Allison Brundick Haramis Faculty/Staff Conference Area” – AMENDMENT
18. “The Marlon Emil Kimpson Study Room” – AMENDMENT
19. “The Mike Kelly Teaching Courtroom” – AMENDMENT
20. “The Nelson Mullins Riley & Scarborough, LLP Student Commons” – AMENDMENT
21. “The Shelli Willis de Roos Faculty/Staff Conference Area – AMENDMENT

Chairman Jones called for a motion to recommend that the full Board approve these gift naming opportunities. Mr. Cofield so moved and Mr. von Lehe seconded the motion. The vote was taken and the motion carried. Mr. Lister abstained.

III. Project Approvals

Chairman Jones called on Secretary Stone 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.” She stated that the statement would be inserted into the record where appropriate.

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

A. Phase II Approval: North Energy Plant Expansion and Chilled Water Loop Extension

The North Energy Plant expansion and chilled water loop extension is one of the projects funded by the Johnson Controls Inc. (JCI) settlement funds and is focused on enhancing reliability of energy delivery (chilled water) for environmental control. The plant is situated at the corner of Devine and Park Streets just west of the Darla Moore School of Business.

This project will expand the North Energy Plant and increase the available energy for the western portion of the campus by adding a 3,000-ton chiller and cooling tower that will offer back-up capacity for facilities served by the North and West Energy Plants and portions of campus served by the East Energy Plant, should existing cooling equipment fail at these plants. There will be space for another 3,000-ton chiller and cooling tower to support future development.

Also included in this project is the installation of new 16-inch chilled water supply and return piping to allow the North Energy Plant to provide emergency back-up cooling to the West Energy Plant chilled water loop and portions of the East Energy Plant chilled water loop. The project will include a new four-inch steam condensate line as back-up to the existing line located in Greene Street. Underground piping will be routed from the North Energy Plant southward under Park Street to the southwest corner of the Strom Thurmond Wellness Fitness Center and turn eastward to connect with an existing vault near Assembly Street. This will integrate the North Energy Plant into the campus infrastructure with a loop that will optimize the benefit this plant can provide to the campus.

Chairman Jones called for a motion to recommend full Board approval to fund Phase II design and construction for a total project budget of \$12,310,000 funded with JCI settlement proceeds. Mr. Cofield so moved and Mr. Hubbard 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. Founders Park Players' Lounge Renovation and Media Room Addition

A feasibility study recommended converting the existing 1,370-square foot media room into a team lounge, which will enhance recruiting and provide study space for players. The lounge will be directly accessible from the building lobby and will be branded throughout with Gamecock baseball graphics. A video monitor will be included on a prominent wall. A break room will be constructed at one end of the room and a window will be added for natural light.

A 1,450-square foot media room addition will be constructed at the second level to be accessed by the same elevator that serves the suites. The media room will provide 45 seats in a tiered theater-style arrangement with a press table and backdrop for interviews and commentary. Video equipment will enable the room to also serve as a film room and a team meeting space. A photographer work area will be at one end of the media room.

Lastly, as funds permit, the area of roof pavers behind the first base "perch" seating will be expanded with new pavers and the reuse of existing pavers displaced by the media room addition. This enlarged patio area will enable tables and chairs to be added, which will accommodate more fans and offer opportunities to increase revenue.

Chairman Jones 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 private gifts. Mr. Buyck 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. School of Medicine Physician's Assistant Program Classroom and Office Renovation

This project is an interior renovation at Medical Library Building 101 to support the new Physician's Assistant Program being initiated at the University's School of Medicine on the Veteran's Administration (VA) campus. The two-year program will educate students to practice medicine when supervised by a physician. Classrooms dedicated to this program will accommodate up to 40 students per class, anticipating 80 students to eventually be in the program. The scope of offices, classrooms and support spaces has been dictated by the Physician's Assistant Program accreditation board as a result of a site visit.

The scope of the work will consist of renovating space on the 3rd floor of Building 101. The renovation will include the construction of two classrooms with a capacity for approximately 40 students each. In addition, faculty and administrative offices will be built to accommodate five faculty members, the program director, an administrative assistant and an information technology specialist. Also, based on recommendations of the accreditation staff and the South Carolina Commission on Higher Education, a faculty and student lounge area will be constructed. The HVAC system for these areas will be updated to include new air handling equipment, variable air volume (VAV) boxes, new ductwork and associated digital controls. New ceilings, lighting, flooring and audio/visual infrastructure and equipment will be installed in order to produce a state of the art teaching environment.

To maximize economy, this work will be substantially executed with in-house labor except for mechanical and plumbing work.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$450,000 to be funded with School of Medicine Institutional Capital Project Funds. Mr. Cofield 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.

Mr. Gruner provided a project update. First, he reported that the new Law Center construction was approximately 65% complete and the interior framing 95% complete. Final completion is expected by Spring 2017. The building shell and interior build-out remain within budget and with contingency.

Site demolition, excavation for the lower level, and underground utility infrastructure installation is underway for the new Student Health Center.

Completion of the Soccer Building is expected in May 2016, and the Outdoor Track Facility in August 2016.

Mr. Gruner reviewed a schematic design rendering for the Football Operations Facility and noted that the project had been before the University's Design Review Committee twice.

Phase II of the student housing project located at 650 Lincoln Street is expected to be complete by July 31, 2016.

Mr. Gruner concluded his report by noting that the Innovation Center project was complete.

Chairman Jones thanked Mr. Gruner for his presentation.

IV. USC Columbia Planning Update

Chairman Jones called on Mr. Huggins, who reported on the historic Horseshoe landscaping improvement project. Also, he noted other Columbia Campus landscaping improvements are underway on Gibbes Green, Davis Field and at the Barringer House Gardens.

The USC Facilities and Transportation Department, working with the Regional Transit Authority, is in the process of developing a comprehensive transportation strategy for the Columbia Campus and units in close proximity to campus, but that are privately owned. In addition, the department will help the Palmetto and Comprehensive Campuses develop a local contractor pool that will be capable of producing high quality and timely work on each campus.

Mr. Huggins gave a progress report on the South Main Street District vision that included securing federal and state funding to bury utility lines, and other beautification improvements.

Mr. Huggins said that efforts were being made to communicate with faculty and staff about the need to implement a monthly fee for campus surface parking lots and raise monthly garage rates. The revenue would be used to provide improvements to the existing parking lots and garages. When called on by President Pastides, Dr. Grant commended Mr. Huggins for his transparency with the faculty regarding the campus parking situation.

Trustee Fennell asked Mr. Huggins about student pedestrian safety and if students were using the recently renovated tunnel under Assembly Street. Mr. Huggins responded that the tunnel was being used; however, with the new sidewalk/street safety improvements on Assembly there was still considerable pedestrian traffic on the street. Due to the new high density private student housing in the area, Mr. Huggins said that Pulaski Street was now a pedestrian concern. However, efforts were underway to address those concerns.

Chairman Jones thanked Mr. Huggins for his presentation.

V. Other Matters

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

There being no other matters, Chairman Jones stated that there were proposed contractual matters that were appropriate for discussion in Executive Session. Mr. Hubbard moved to enter Executive Session and Mr. Cofield seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: Trustees, Dr. Pastides, Secretary Stone, the faculty and student representatives to the Board, members of the President's Executive Council, Mr. Gruner, and Ms. Doran.

Executive Session

Return to Open Session

VI. Adjournment

There being no other business to come before the committee, Chairman Jones declared the meeting adjourned at 11:28 a.m.

Respectfully submitted,

Amy E. Stone
Secretary