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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

November 16, 2006

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Thursday, November 16, 2006, at 3:00 p.m. in the 1600 Hampton Street Board Room.

Members present were: Mr. William C. Hubbard, Chairman; Mr. Arthur S. Bahnmuller; Mr. James Bradley; Mr. Mark W. Buyck, Jr.; Mr. Samuel R. Foster, II; Mr. William W. Jones, Jr.; Mr. Eugene P. Warr, Jr.; Mr. Herbert C. Adams, Board Chairman; and Mr. Miles Loadholt, Board Vice Chairman. Mr. Toney J. Lister was absent. Other Trustees present were: Mr. William L. Bethea, Jr.; Mr. John W. Fields; Mr. Michael J. Mungo; Mr. M. Wayne Staton; Mr. John C. von Lehe, Jr.; Mr. Mack I. Whittle, Jr.; and Mr. Othniel H. Wienges, Jr.

Others present were: President Andrew A. Sorensen; Secretary Thomas L. Stepp; Executive Vice President for Academic Affairs and Provost Mark P. Becker; Vice President for Research and Health Sciences Harris Pastides; Vice President and Chief Financial Officer Richard W. Kelly; Vice President for Human Resources Jane M. Jameson; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Information Technology and Chief Information Officer William F. Hogue; General Counsel Walter (Terry) H. Parham; Vice President for University Development, Division of University Advancement, Michelle Dodenhoff; Director of Facilities Planning and Operations Joe Rogers; Campus Planning and Construction Director and University Architect Charles G. Jeffcoat; Professor in the College of Pharmacy and Chair of the Faculty Senate C. Eugene Reeder; Director of the Department of Athletics Eric C. Hyman; Senior Director of Advancement Administration, Division of University Advancement, J. Cantey Heath, Jr.; University Foundations Chief Financial Officer, Russell H. Meekins; Director of Finance and Administration, Research and Health Sciences, Edward Walton; University Development Foundation Director Richard H. Rockafellow; Director of the Department of Student Life, Division of Student Affairs, Jerry T. Brewer; Director of Infrastructure and Planning Services, University Technology Services, Kerry Cremins; Director of Audio Visual Engineering and Support, University Technology Services, Jeff Hostilo; USC Alumni Association Chief Information Officer Robert B. Gibbons, III; Campus Planning and Construction Executive Assistant Donna Collins; Assistant to the Vice

President, Division of Business and Finance, Ken Corbett; Secretary/Treasurer of the USC Development Foundation James H. Cantey; USC Lancaster Public Information Officer Shana Funderburk; Associate Professor, USC Lancaster, Noni Bohonak; Public Information Officer, Office of Media Relations, Karen Petit; Assistant Director of Periodicals, Division of University Advancement, Marshall S. Swanson; Director of University Communications, Division of University Advancement, Russ McKinney, Jr.; Student Government Association President Tommy Preston; Student Government Athletic Advisory Committee member Andrew Gaeckly; Henry Dingle, B. P. Barber & Associates; Board staff members Terri Saxon, Vera Stone, Karen Tweedy; and members of the media.

Chairman Hubbard welcomed everyone. Mr. McKinney introduced members of the media who were in attendance.

Chairman Hubbard called the meeting to order and 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 circulated to the members; and a quorum was present to conduct business.

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

The following persons were invited to remain: Dr. Sorensen, Mr. Stepp, Dr. Becker, Mr. Kelly, Dr. Pastides, Ms. Jameson, Dr. Pruitt, Dr. Hogue, Mr. Parham, Mr. Rogers, Mr. Jeffcoat, Ms. Collins, Mr. McKinney, Ms. Tweedy, Ms. Stone, and Mrs. Saxon.

Return to Open Session

I. Current Projects:

Chairman Hubbard called on Mr. Kelly who provided the following updates:

A. Band Hall Construction - Mr. Kelly reported that he would bring back to the Committee a revised site plan for the new Band Hall building. Discussion ensued on the placement of the proposed footprint of the building. Mr. Buyck

requested that the revised plans receive Architectural Review Committee review, and Mr. Kelly said that they would.

B. Research Discovery Place and Horizon Center - Construction had begun on the research facilities and parking garages.

C. Energy Initiatives - The \$53 million Energy Performance Contract to improve energy efficiency and to replace four main electrical distribution circuits on campus was almost complete. Mr. Kelly stated that Johnson Controls had guaranteed that if the energy improvements they recommended did not save the enough money to pay back the University's loan, they would pay the difference. He reported that Johnson Controls presented the University a check for over \$500,000 for this year. He explained that the payment was not because in the long run the project did not provide the energy savings they said it would, but because it was only in the first year of operation and there was not enough time realize the full savings. He noted that the College of Engineering was helping to monitor the project, and that it had been extremely successful.

D. Gambrell Hall - The \$8.2 million renovations to replace interior mechanical and electrical systems, as well as restrooms and cosmetic upgrades, had been previously approved and were currently in the design phase.

E. Honors Residence Hall - Demolition of the Honeycomb Dorms was expected to be completed by the first of the year, with occupancy of the new Honors Residence Hall scheduled for Fall 2008.

F. Humanities Colloquium Restaurant - The facility is now open.

G. Jones Physical Science Center - The south end fourth through six floors renovation was underway as a part of a multi-year renovation project of the entire building.

H. Thomas Cooper Library Special Collections - Eight serious contractors attended the pre-bid conference for the \$20 million double wing addition project.

I. Wheat Street Streetscape - Bids for the project were due this week. The project extended from Pickens to Main Street. The proposed improvements included: dedicated bike lanes; 70 street trees, sidewalks, pull-offs for USC buses; brick pattern stamped asphalt crosswalks; ornamental street lights; and benches, bike racks, and litter receptacles.

J. Rocky Branch - Clean up of the six blocks along Rocky Branch Creek was underway, along with the creation of walkways along the creek. The new Blatt Physical Education Center Field Project included placement of picnic tables and benches at the creek side.

K. Capital Projects at System Campuses - Projects were currently

underway at Hobcaw Barony, USC Aiken, and USC Upstate.

L. Baseball Stadium Construction - Mr. Kelly stated that with the help of the Development Foundation, the 29+/- acre tract was acquired from the Guignards, from which the University would buy back the 12.5 acre baseball site from the Foundation for \$5 million. All final approvals for the purchase were complete. The baseball project was scheduled for completion in time for the start of the 2008 season.

M. Assessment of Existing Space Study - Sasaki was preparing a comprehensive analysis of current space needs on campus and results would be presented to the Board in the near future.

Chairman Hubbard stated that this report was received as information.

Dr. Sorensen provided a copy of *The New York Times* November 4, 2006, article "Athletes Get New College Pitch: Check Out Our Tutoring Center." The article highlighted the importance of tutoring centers to prospective athletes' college considerations. He said that he mentioned the article to support the Athletic Director's Academic Enrichment Center proposal.

Dr. Sorensen reported that as President of the Southeastern Conference he participated in a November 13, 2006, meeting with Presidents of the Big Ten, the Atlantic Coast Conference, the Pack Ten, the Big Twelve, and the Big East regarding the college bowl selection process. Copies of the process were provided.

II. Athletics Master Plan

A. Campus Context - Mr. Hyman stated that the 2006 University of South Carolina Intercollegiate Athletics Department consisted of: 482 athletes; 54 coaches and 20 support staff; and 143 employees in sports administration. The existing athletic teams were: Men's Baseball, Football, and Track and Field; Women's Softball, Volleyball, Equestrian, Cross Country, and Track and Field; Men's and Women's Basketball, Soccer, Golf, Swimming and Diving, and Tennis. Women's Lacrosse was proposed.

Mr. Hyman outlined the Athletic Districts according to the specific sports venues and athletics administrative services, and their relationships to the main campus. They consist of "The Coliseum District; The Roost District; The East Campus District; The Stadium District; The Off-Campus District; and The Baseball District."

B. Roost Athletic Facility Assessment - The Roost Athletic Facility Assessment was based on preliminary building and site assessment, development of an athletic facilities program template, and one-on-one interviews with athletics personnel and staff. The assessment ratings were: Good - meets current standard requirements; Fair - significant renovation required; and Poor - replacement

required as soon as possible. The findings were that the building facilities were in poor condition, the athletics venues were in fair-to-poor condition, and the Baseball relocation to the Congaree River property presented opportunities for movement within the Roost area.

<u>Recommendations Summary</u>	
<u>Venue</u>	<u>Recommendation</u>
Soccer Stadium	Renovation
Field House	Reconfiguration/New Construction
Baseball	Demolition/Relocation
Softball	Renovation
Golf Practice	Relocation
Roost Practice Fields	Reconfiguration
Track	Renovation/New Construction
Roost Buildings	Demolition
Round House	Demolition

C. Proposed Master Plan (Re-Development of the Roost District) -

The plan included: an academic enrichment center; athletics administration; a sports medicine clinic; team space; a training room; a strength and conditioning area; maintenance, grounds and facilities; and all sports venues. The outdoor athletic venues to be renovated were the soccer stadium, the soccer practice field, and the softball field. The Field House was the only indoor venue to be renovated.

The proposed new outdoor athletics venues were: a synthetic turf field; an outdoor tennis complex; and track & field, volleyball, and indoor tennis facilities.

<u>Proposed New Athletic Support Facilities</u>	
<u>Program Area</u>	<u>Square Footage</u>
Sports Administration	42,000
Gamecock Club and Hall of Fame	10,000
Athletic Enrichment Center	35,000
Sports Medicine Clinic	29,500
USC Training Room	12,500
Team Space	30,000
Strength & Conditioning	20,000
Facilities, Grounds & Maintenance	6,000

D. Project Cost Estimate - Mr. Hyman discussed the individual

components of each project. He noted that the proposed Williams Brice Stadium north stands renovations, the concept of which was developed prior to his coming to the University, would result in the demolition of the Kay and Eddie Floyd Football Building, and that Dr. Floyd had been made aware of that fact. The renovation included "16 Suites" and "800 Club seats" and would increase the stadium capacity between 6,000 to 8,000 seats.

Mr. Buyck stated that several years ago the Board was shown a less expensive renovation plan for the north stands, which did not include the demolition of the Floyd Building. He asked what had happened to those plans and Mr. Hyman replied that the current plan was a modification of those plans. Mr. Buyck said that the stadium was a "futurist design" and he did not think the proposed renovation concept was appropriate.

Mr. Mungo asked Mr. Hyman his first and second priority, and a reasonable time schedule to accomplish them. Mr. Hyman replied that his first priority was the new Baseball facility, which was currently in Phase I of development. The next were the Academic Enrichment Center, some of the football stadium renovations, and the Women's Tennis Courts. Mr. Mungo asked specifically about the Academic Enrichment Center and Mr. Hyman said that he hoped the Board would approve the financing for its architectural design. Dr. Sorensen noted that the Academic Enrichment Center was the Athletics Director's, the Football Coach's, and his number one priority.

Mr. Bahnmuller asked if the Farmer's Market plan was still proceeding as he was told it was. He explained that the reason he adamantly supported the plan was that it he felt it would increase Gamecock Club contributions.

Mr. Mungo congratulated Mr. Hyman on the plan.

<u>Project Cost Estimate</u>	
Outdoor Venues	\$ 16,700,000
Athletic Center	\$ 22,900,000
New Roost Facilities	\$ 37,900,000
Indoor Venues	\$ 14,700,000
Sol Blatt Pool	\$ 5,700,000
Baseball	\$ 24,000,000
<u>Football</u>	<u>\$ 73,000,000</u>
TOTAL	\$194,900,000

Chairman Hubbard called for a motion to endorse the Athletics Master Plan in concept and to approve the architectural/engineering design of the Phase I Development, with a budget of \$800,000 funded with Athletics Funds as presented.

Mr. Hyman clarified that Phase I included the Academic Enrichment Center, and the Williams Brice west side stands renovations for sports medicine and locker rooms.

Mr. Hubbard said he wanted to make sure that the motion included the site plan for the entire athletics master plan. Mr. Hyman clarified that Board action on the full Athletics Master Plan was scheduled for the December meeting.

Mr. Jones moved in favor of the motion as stated. Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

III. Administrative Project Increases:

Chairman Hubbard called on Mr. Kelly who reported that in accordance with the policy approved by the Board of Trustees, administrative approval was obtained to increase the budget for the following two projects.

A. 1321 Pendleton Street Acquisition - The budget for the existing project was increased by \$8,077.76 to fund the cost of appraisals, environmental studies, and building assessment required to obtain state approval of the acquisition. The \$8,077.76 increase was funded with State Institution Bonds and resulted in a total budget of \$558,077.76 funded with State Institution Bonds.

B. Humanities Pavilion Restaurant - The budget for the Humanities Pavilion Restaurant project was increased by \$150,000 to fund modifications to make a portion of the facility functionally capable as a classroom and meeting room; to add tap and sewer fees to provide separate meters and a new hydrant; and to expand mandated site inspections (contracted) based on OSE guidance.

The \$150,000 increase was funded from Auxiliary Funds and resulted in a total budget of \$1,900,000, funded with \$1,500,000 in Auxiliary Funds and \$400,000 in private funds.

Chairman Hubbard stated that this report was received as information.

IV. 1600 Hampton Distributed Data Center Renovations:

Chairman Hubbard called on Mr. Kelly who reported that University Technology Services (UTS) proposed construction of a second data center to increase the reliability of the University Information Technology (IT) systems, by having strategic equipment/systems operational at two separate locations on campus.

Currently, UTS maintained a single data center at 514 Main Street. The intent of the project was to build a redundant data center at 1600 Hampton Street to house critical computing, network and enterprise equipment that would be available twenty-four hours a day, seven days a week. This would provide backup for those critical systems in the event of an outage at the existing data center.

The creation of a redundant data center would greatly reduce the risk of downtime and/or loss of data in the event of a local disaster. During normal

operation, both centers would be running, providing load balancing. The University would be able to upgrade equipment or perform maintenance without having to schedule downtime. If there was a failure of one or more systems at a location, the load would be channeled to the other center.

Chairman Hubbard called for a motion to establish this project with a budget of \$650,000 funded with Institutional Funds provided by UTS. Mr. Buyck so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

V. Energy Performance Contract, Biomass Gasification Project:

Chairman Hubbard called on Mr. Kelly who reported that as a part of the on-going energy performance contract between the University and Johnson Controls, the University was building a Biomass plant which would use wood chips as its primary fuel source.

The plant, at the time construction began, was properly permitted by DHEC (Department of Health and Environmental Control). Since the start of construction it was determined by DHEC that new more stringent air quality rules adopted by the Environmental Protection Agency would apply to this facility, and DHEC was now requiring that USC install an emissions' control system to the exhaust stack to further reduce particulate emissions. The system was expected to cost \$1,500,000.

Chairman Hubbard called for a motion to increase the budget by \$1,500,000 funded by the State Treasurer Master Lease. This would result in a total project budget of \$56,156,160 funded as follows:

\$49,295,639 State Treasurer Master Lease
3,349,194 State Institution Bonds
2,511,327 Research University Infrastructure Bonds
1,000,000 State Energy Office Loan

Mr. Adams so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

The University hereby declared its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.

Mr. Kelly announced that Joe Rogers had resigned his position as Director of Facilities Planning and Operations, effective November 30th. He commended Mr. Rogers for his dedicated work at the University.

VI. Gift Naming Opportunities:

Chairman Hubbard called on Secretary Stepp who stated that the Gift Naming Opportunities Committee had met twice and had the following recommendations:

A. Moore School of Business:

1. "The Michael R. and Julie C. Brennan Group Study Room"
2. "The Daniel - Mickel Center for Executive Education"
3. "The First Citizens Classroom"
4. "The James C. Leventis Administrative Office"
5. "The South Carolina Bank and Trust Group Study Room"
6. "The McKissick Family Foundation Dean's Suite"

B. USC Sumter:

1. "The Montague Faculty/Staff Lounge"

C. College of Mass Communications and Information Studies:

1. "The Mary W. (Mimi Wilkinson) and Thomas G. Cunningham Technology Suite"
2. "The Kenneth W. Baldwin Jr. News Editorial Suite"
3. (Subject to Final Approval) A tentative agreement with Time Warner to name (4) computer labs in the new LeConte Building

D. School of Law:

1. "The Shelli Willis De Roos Library Carrell"

E. Arnold School of Public Health:

1. "The Blanchard Machinery Company Rehabilitation Laboratory"

Chairman Hubbard called for a motion to approve the gift naming opportunities as presented. Mr. Adams so moved and Mr. Jones seconded the motion. The vote was taken, and the motion carried.

VII. USC Development Foundation Report:

Chairman Hubbard called on Russ Meekins who reported on the following:

A. Odesso Condominium Project - The foundation was nearly complete and the first "vertical elements" would be erected by the end of January. The project was on schedule.

B. Wheeler Hill Project - The Planned Urban Development designation had been approved by the City of Columbia and the neighborhood had embraced the project. They were ready to begin the infrastructure engineering.

C. Inn at USC - Comments from guests had been favorable and the neighborhood had also embraced this project.

Mr. Meekins thanked Mr. Adams, Mr. Buyck, the Development Foundation, and Mr. Kelly's office for their great work on the baseball facility project.

Mr. Buyck expressed his concern that the proposed demolition of the Eddie Floyd Building and other named buildings could "chill" future contributions. He said that a better policy needed to be established to protect the names over time. Mr. Bahnmuller agreed with Mr. Buyck.

After further discussion, Chairman Hubbard invited the Administration to develop a policy to address the naming of buildings. Dr. Sorensen said he would have a draft policy for the Board's consideration by the next meeting.

Mr. Buyck asked that thought be given to erecting statutes in the garden of the new Honors Residence Hall, of the former USC Presidents for whom the Honeycomb dorms were named. Chairman Hubbard said it was a good suggestion.

Chairman Hubbard stated that this report was received as information.

Since there were no other matters to come before the Committee, Chairman Hubbard declared the meeting adjourned at 4:35 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary