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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

Telephone Conference Call

December 10, 2009

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met by conference call on Thursday, December 10, 2009, at 10:00 a.m. in Room 206B of Osborne Building.

Members present were: Mr. Mark W. Buyck, Jr., Chairman; Mr. William C. Hubbard; Mr. William W. Jones, Jr.; Mr. Toney J. Lister; Mr. John C. von Lehe, Jr.; Mr. Miles Loadholt, Board Chairman; and Mr. Eugene P. Warr, Jr., Board Vice Chairman. Members absent were Mr. Arthur S. Bahnmuller; Ms. Darla D. Moore; and Mr. Othniel H. Wienges, Jr.

Others present were: President Harris Pastides; Secretary Thomas L. Stepp; Executive Vice President for Academic Affairs and Provost Michael D. Amiridis; Chief Financial Officer and Vice President for Finance and Planning William T. Moore; Vice President for Student Affairs and Vice Provost for Academic Support Dennis Pruitt; Special Assistant to the President J. Cantey Heath; Dean of the College of Arts and Sciences Mary Anne Fitzpatrick; Associate Vice President for Finance and Budget Director, Division of Business and Finance, Leslie Brunelli; Director of Facilities, Division of Business and Finance, Tom Quasney; Director of Facilities Planning and Construction, Division of Business and Finance, Jeff Lamberson; Manager of the Energy Plant Funds and Data Supervisor Deborah Crews; Campus Planning and Construction Executive Assistant Donna Collins; and Director of the Office of Media Relations, Division of University Advancement, Margaret Lamb.

Chairman Buyck welcomed everyone. Mrs. Lamb indicated that no members of the media were in attendance.

Chairman Buyck 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. Secretary Stepp called the roll to ascertain that a quorum was present to conduct business. Chairman Buyck suggested that rather than call the roll for each action item, he would ask if there were any dissenting votes; hearing none, he would then declare that the motion had passed.

Chairman Buyck called on Dr. Moore to present project approval requests.

I. Project Approval (Phase I): Spigner House Renovation: The Spigner House, acquired by the University in 1963, was formerly a private home and marked the eastern boundary of the campus. The house served as administrative offices for

Telecommunications Instruction and Independent Learning. The building contained approximately 9,500 gross square feet and was listed on the historic register.

Dr. Moore indicated that the first floor will be renovated to provide space for receptions and events. It will be managed by Sodexo with food service through Carolina Catering. Additional restrooms to meet code compliance and a "prep" kitchen will also be included in the renovation. The second floor will be renovated to create a reception area and offices for Sodexo.

The exterior of the house, which had been well maintained, was in good condition. The renovation will include updates to the electrical and mechanical systems and a new HVAC system. The water supply to the building will be upgraded to accommodate a new fire sprinkler system.

The preliminary project cost estimate was \$900,000 to be funded with auxiliary funds. Approval was requested to fund only the initial design and development of a cost estimate for the project.

Chairman Buyck called for a motion to establish this project for Phase I Design with a budget of \$13,500 funded through the auxiliary food service account. Mr. Jones so moved and Mr. Lister seconded the motion. Since there were no objections, the vote was unanimous.

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.

II. Project Approval (Phase II): USCB Library Second Floor Upfit/Hargray

Renovation: Dr. Moore explained that the two-story library building was designed and constructed in 2005; only the first floor had been completed. This project will finish the second floor and increase the usable floor space to 45,306 square feet. The project will include new interior partitions and doors, electrical lighting and power, HVAC, plumbing, casework, acoustical ceilings, and room finishes.

The second floor space will contain: the University College Center with 12-15 offices in a suite configuration; 2 multi-function classrooms with a seating capacity of 70-80 each; 4 IT offices; 30 Faculty offices; 10-12 open study tables (5-6 seating capacity); and a 40-seat computer classroom or divided into two 20-seat classrooms.

Dr. Moore further explained that the Hargray Building was built in 2004. Renovations will include modifications to the Business Office and those spaces vacated by functions moving to the upfit of the Library Building.

Chairman Buyck called for a motion to fund Phase II construction for a total project budget of \$4,000,000 to be funded with State Institution Bonds and Operating Funds as follows: \$2.8 million in State Institution Bonds; \$750,000 in ICPF (Institutional Capital Project Funds); and \$450,000 in Private Funding. Mr. Jones so moved and Mr. von Lehe seconded the motion. Since there were no objections, the vote

was unanimous.

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III. Other Projects

A. Small Projects: USC Upstate Hodge Center Locker Room Upgrades:

Dr. Moore advised that the G. B. Hodge Center at USC Upstate was constructed in 1972 as a multi-use facility. Eventually, the Athletics Department and the Division of Math and Computer Sciences moved into that facility. With the entry of USC Upstate into NCAA Division 1, upgrade of the locker rooms and related areas was necessary. Funding was available to proceed with the proposed renovations because of a donor's very generous gift. The current men's basketball locker room, shower room, and related areas will be upgraded for use by the women's basketball program. The current weight room/performance center will be converted to a locker room, shower room, and associated areas for men's basketball. The budget for the project was \$475,000 and would be totally funded by the donation.

Chairman Buyck called for a motion to approve this project for \$475,000 funded totally with Private Funds. Mr. Lister so moved and Mr. Jones seconded the motion. Since there were no objections, the vote was unanimous.

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B. Columbia Campus Life Safety Upgrades:

1. Earth and Water Services Fire Alarm
2. Coker Life Sciences Fire Alarm
3. 300 Main Street Fire Alarm
4. Blatt Physical Education Center Fire Alarm
5. Williams-Brice Nursing Building and Auditorium

Dr. Moore stated that when Federal Stimulus Funds were approved for the Abatement of Jones PSC North project, it relieved a commitment of ICPF (Institutional Capital Project Funds). Approval of the federal funding was contingent upon applying these funds to the next highest priority (fire protection systems in several buildings on the Columbia Campus). Those buildings include Earth and Water Sciences, Coker Life Sciences, 300 Main Street, Blatt Physical Education Center, and Williams-Brice Nursing Building and Auditorium. The buildings were currently outfitted with obsolete fire detection and alarm systems no longer supported by the manufacturers. These projects will replace the obsolete systems with addressable fire alarm systems capable of future expansion rather than replacement.

Chairman Buyck called for a motion to approve the five fire alarm projects with budgets as listed below and funded with ICPF:

Earth and Water Sciences Fire Alarm	\$300,000
Coker Life Sciences Fire Alarm	\$300,000
300 Main Street Fire Alarm	\$330,000
Blatt Physical Education Center Fire Alarm	\$440,000

Mr. Lister so moved and Mr. Jones seconded the motion. Since there were no objections, the vote was unanimous.

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C. Projects funded under American Reinvestment and Recovery Act (ARRA):

1. Thomas Cooper Library Study Rooms Renovations
2. Nursing Auditorium Renovation/Upgrade
3. Blossom Street Garage Repairs
4. USCA Humanities and Social Sciences Food Services Upgrades
5. USC Upstate Science Lab Equipment & Smith Building Renovation
6. USC Upstate Security System Upgrades & University Police Building

Dr. Moore provided the following information regarding the six projects:

Thomas Cooper Library Study Rooms Renovations: Group study rooms in Thomas Cooper Library no longer met student needs. Often, students studied in groups ranging in size from two to eight. Although these rooms (40 in all) were small and poorly furnished, they were highly prized by students. Waiting lists were generated almost nightly; during heavy study times, many groups were turned away. New flooring, wall covering, lighting, and furnishings would vastly improve these spaces. The study rooms would also be equipped with technology to provide collaboration stations and presentation practice facilities. The budget for the project was \$495,000.

Nursing Auditorium Upgrade: This renovation will increase capacity as well as address the layout and technical capabilities of the College of Nursing's largest classroom. The lighting, HVAC, and electrical systems will also be reviewed to ascertain whether improvements were needed. Multi-point video-conferencing will be added to the rooms allowing nursing classes to be taught not only to the large Columbia classes (200 students plus), but to the remote campuses as well. Audio-visual systems will also be upgraded to take advantage of technologies including "lecture capture" and "video streaming." A control room will be installed in existing space to allow a technician to control the room systems. The budget for the project was \$495,000.

Blossom Street Garage Repairs: The Blossom Street Garage, the oldest parking structure on the Columbia Campus, was heavily utilized by University students. A recent engineering study identified structural integrity concerns, safety issues, and a backlog of deferred maintenance problems which needed to be addressed before they reached more critical levels. Work will include repairs to cracking in concrete tees; repairs to spalling concrete; cleaning and coating of rusted plates and rebar; coating of deck to eliminate water penetration; and repairs to deteriorating joint materials. The budget for the project was \$495,000.

USC Aiken Humanities and Social Sciences Food Service Upgrades: This project will renovate the existing food service facility "The Station" (approximately 900 square feet) and will convert a portion of the existing exterior space (approximately 450 square feet) into a new dining space. Renovations will include modification to the food preparation

area to allow expansion of the existing menu and expansion of the facility to provide additional seating. The budget for the project was \$400,000.

USC Upstate Smith Building Renovation and Science Lab Equipment: This project will upgrade current laboratories and renovate areas within the Smith Building for a science laboratory and classroom instruction. It will also provide new modern chemistry instruments. The budget for the project was \$300,000.

USC Upstate Security System Upgrades & University Police Building: The purpose of this project was to provide adequate facilities for University Police at USC Upstate to effectively perform their required campus service. An existing building on campus was being vacated by other program changes and relocations. This project will completely renovate the building as well as install additional cameras and other surveillance system equipment for improved security throughout the campus. The equipment will be connected to the central monitoring and dispatching system in the Campus Police Facility. The budget for the project was \$350,000.

Chairman Buyck called for a motion to approve the six ARRA-funded projects. Mr. von Lehe so moved and Mr. Hubbard seconded the motion. Since there were no objections, the vote was unanimous.

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

IV. 30-Year Capital Plan Update: Chairman Buyck called on Dr. Moore who initially announced that the Joint Bond Review Committee had approved University Phase I projects at its December 2nd meeting; the Budget and Control Board will consider the list of approved projects in the very near future. Those projects approved were: Construction of Darla Moore School of Business; Upfit of Horizon I to accommodate Idea Labs; Abatement of remaining asbestos in Jones Physical Sciences Building; Renovation of Maxcy; Renovation of Harper/Elliott; Installation of Fire Suppression Devices in DeSaussure; Upgrade of the West Side of Williams-Brice Stadium Suites; USC Aiken Construction of the Pedestrian Bridge linking the main campus with Convocation Center; USC Upstate Renovation and Addition to the Hodge Building; USC Upstate Renovation of Palmetto Villas. Dr. Moore advised that the projects were presented to the Board for consideration during the recent Buildings and Grounds Retreat.

Dr. Moore addressed the 30 Year Capital Plan for the University while referencing a chart which graphed the current status of various projects. It was hoped that the plan would be presented for Board approval in February. This particular version included construction of a new Darla Moore School of Business, a new Student Health Center, and a new Law School under certain assumptions; the Athletics venues that had been approved by the Board of Trustees; the development of the Farmers Market; and renovation of the Health Sciences Building to be vacated by the Arnold School of Public Health for eventual occupancy by the Mass Communications and Information Studies College.

In addition, the plan allocated a minimum of \$2 million per year for deferred maintenance.

Dr. Moore noted that in order to fund a new Student Health Center, an increase in the health fee would be required; that request will most likely be presented to the Board in the spring with a recommendation to phase in the additional amount over two or three years (it is considered part of an overall tuition increase).

For the purpose of this plan, the University was projecting the construction of a new Law School facility to begin in five years; such a commitment would enhance the ability to raise private funding. However, Dr. Moore stated, a bond bill allocating a minimum of \$45 million to the project would be required; in addition, the dean must raise at least \$30 million of private funding in 5 years. And, further, the University was assuming that a current bond maturing in 2013, would be rolled over and used to help build a state-of-the-art building.

Dr. Moore explained that the University was beginning to identify other projects as well. In addition, Sasaki Associates Inc. was updating the Master Plan to include an academic needs analysis; therefore, additional projects will be continuously identified.

In response to Mr. Jones inquiry about whether the City of Columbia's decision not to rezone an area between the campus and the river had impacted University plans, Dr. Moore indicated that the real estate in question fell under the auspices of private development.

Mr. Hubbard asked the status of a possible Capital Improvement Fund for Grounds which he had previously discussed with Dr. Moore. Dr. Moore responded that the concept will be programmed into the capital planning process and a status report will most likely be presented during the February Buildings and Grounds Committee meeting.

Mr. Lister asked the amount of deferred maintenance associated with the Coliseum. Dr. Moore explained that Sasaki Associates Inc. had submitted an estimate of \$90 million to upgrade and renovate that facility. He further noted that the building was maintained and was in "good working order." This renovation will be included in the capital planning process in the future.

Chairman Buyck was pleased to announce that he had received an e-mail from the National District Attorneys Association, which was housed on the Columbia campus, advising him that the Senate and House Conference Committee had approved \$1.175 million for FY 2010 for the courses at the National Advocacy Center and \$10 million for the John R. Justice Prosecutors and Defenders Program.

There being no other business, Chairman Buyck declared the meeting adjourned at 10:35 a.m.

Respectfully submitted,

Thomas L. Stepp
Secretary