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University of South Carolina  
BOARD OF TRUSTEES

Buildings and Grounds Committee

February 4, 2011

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, February 4, 2011, at 10:55 a.m. in the 1600 Hampton Street Board Room.

Members present were: Mr. Mark W. Buyck, Jr., Chairman; Mr. Herbert C. Adams; Mr. Greg Gregory; Mr. William C. Hubbard; Mr. William W. Jones, Jr.; Mr. Toney J. Lister; Ms. Leah B. Moody; Mr. John C. von Lehe, Jr.; Mr. Miles Loadholt, Board Chairman; and Mr. Eugene P. Warr, Jr., Board Vice Chairman.

Other Trustees present were: Mr. Chuck Allen; Mr. J. Egerton Burroughs; Dr. C. Edward Floyd; Mr. Thad H. Westbrook; and Mr. Charles H. Williams.

Others present were: President Harris Pastides; Secretary Thomas L. Stepp; Vice President for Academic Affairs and Provost Michael D. Amiridis; Vice President for Student Affairs and Vice Provost for Academic Support Dennis A. Pruitt; Vice President for Communications Luanne Lawrence; Vice President of Development and Alumni Relations Michelle D. Dodenhoff; Vice President for Information Technology and Chief Information Officer William F. Hogue; Associate Vice President for Resource Planning Edward L. Walton; Associate Vice President for Finance and Budget Director, Division of Finance and Planning, Leslie Brunelli; Associate Vice President for Transportation and Logistical Relations Derrick Huggins; Interim Administrator for the Division of Human Resources Judy Owens; Vice Provost and Executive Dean for Extended Campus Chris P. Plyler; General Counsel Walter (Terry) H. Parham; University Treasurer Susan D. Hanna; Associate Vice President for Facilities Tom Quasney; Associate Vice President for Housing and Student Development Gene Luna; Senior Vice Provost Christine W. Curtis; Chancellor of USC Beaufort Jane T. Upshaw; Dean of USC Sumter C. Leslie Carpenter; Director of the Alumni Association Marsha D. Cole; Director of Athletics Eric C. Hyman; Director of Capital Budgets and Financing, Division of Finance and Planning, Charlie Fitzsimons; Director of Facilities Operations and Maintenance, Division of Facilities, Jim Demarest; Director of Facilities Planning and Construction, Division of Facilities, Jeff Lamberson; Chief Financial Officer, Department of Athletics, Jeff Tallant; Executive Associate Athletics Director Kevin O'Connell; Deputy Athletics Director Marcy Girton; Executive Assistant to the President for Equal Opportunity Programs Bobby Gist; Special Assistant to the President and Director of Athletics John D. Gregory; Special Assistant to the President J. Cantey Heath, Jr.; Chair of the Faculty Senate Patrick D. Nolan; Executive Assistant, Facilities Planning and Construction, Donna Collins;

Director of Governmental and Community Relations and Legislative Liaison Shirley D. Mills; Director of Periodicals, University Publications, Chris Horn; Director of Media Relations, Office of Communications, Margaret Lamb; Department of Facilities Joy Gillespie; Paul Suddes, United States Department of Justice National Advocacy Center (NAC); Heather Mitchell, The Boudreaux Group; University Technology Services Production Manager, Justin Johnson; Board staff members Terri Saxon, Vera Stone, and Karen Tweedy; and members of the press.

Chairman Buyck welcomed everyone. Ms. Lamb introduced members of the media who 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 electronically posted for the Committee; and a quorum was present to conduct business.

Chairman Buyck stated that there were contractual matters related to gift naming opportunities, and Law School Building Comparative Options, which were appropriate for discussion in Executive Session. Mr. Adams moved to enter Executive Session and Mr. Jones seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: President Pastides, Secretary Stepp, Dr. Amiridis, Dr. Pruitt, Dr. Kresovich, Dr. Hogue, Ms. Owens, Ms. Dodenhoff, Ms. Lawrence, Mr. Parham, Mr. Walton, Ms. Brunelli, Mr. Quasney, Mr. Heath, Mr. Hyman, Mr. Gregory, Ms. Mills, Mrs. Martin, and Ms. Lamb.

Return to Open Session

Chairman Buyck called on Mr. Quasney to present all Open Session agenda items.

I. Project Approval (Phase 2):

- McBryde Renovations: This project was approved for Phase I Design in December 2010. Housing 250 students, McBryde also hosts a number of learning communities including the Pre-Medical, Music, and the Pre-Law Communities. This project began in April of 2010, with Board approval and funding of \$495,000 and was titled McBryde Student Room Upgrades. After the start of the project, unforeseen life safety issues were recognized requiring immediate replacement. Also, additional improvements were recommended to include replacing exterior and corridor doors, and installing card access.

Project construction was scheduled for completion by August of 2011.

Chairman Buyck called for a motion to fund Phase II design and construction for a total project budget of \$990,000 to be funded with Housing Maintenance Reserve Funds. Mr. Jones so moved and Mr. Lister seconded the motion.

Mr. Adams said that although the buildings were in "terrible shape" and needed work, the Board needed to be "very sure" that this was the optimal use of this property since it was located in the center of campus. He emphasized his hope that the project had been given enough thought, regarding especially investing in something that may be torn down in five years.

President Pastides called on Dr. Pruitt to report on the status of the Residential Master Plan. Dr. Pruitt stated that an interim report of the Plan was scheduled for the Committee's March retreat.

Mr. Adams requested a pro forma on the project, since he still had concerns about spending \$990,000 on a project that may only be in use for the next five years. Dr. Pruitt said that he would see that the pro forma was provided.

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.

II. Other Project Approvals:

A. 1600 Hampton Street Structural Modifications: The U.S. Department of Justice (DOJ), Executive Office for United States Attorneys, needs to add additional computer servers to support their data center located in 1600 Hampton Street. Because the weight of these servers exceeds the current capacity of the structure supporting the floor, DOJ requested a project to add the additional support needed. DOJ would fully fund the cost and requests a fast track on completion so that equipment could be installed and operational as soon as possible. The project would require the relocation of four offices and a training room located on the first floor. DOJ would work with Facilities and the affected department to provide space within the building

for the temporary relocation of these offices. The project would require removal of ceilings, duct work and walls in the first floor area and their reinstallation after completion of the reinforcement phase. The project would require extending utilities (chilled water and electrical services) to room 205 for connection to DOJ's equipment.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$490,000 to be funded by the Department of Justice Funds. Mr. Adams so moved and Ms. Moody seconded the motion.

President Pastides asked how long the University's lease was with DOJ. Mr. Quasney explained that as soon as renovations to the Close-Hipp Building were completed, DOJ would relocate into that building. Those renovations were expected to be completed by the end of 2015.

The vote was taken and the motion carried.

B. School of Medicine Building 28 Modernization and Strategic Upfit:

This project is to modernize and upfit Building 28 on the School of Medicine VA campus to include 6 labs and 13 offices. The existing updated portion of the building is home to the Ultrasound Institute, and this portion of the building would be up fitted for existing and planned recruitments of nationally known biomedical researchers. Lab space renovations were needed to accommodate new equipment and space needs. This would require the removal of existing flooring, lab furnishings and installation of new flooring, gas, air and electrical utilities, and equipment monitoring devices. Office space would require general renovations to include replacing carpet, reworking non-load bearing walls, lighting, electrical and data in all offices, as well as hallway carpet. Restroom renovations would include both men's and women's, with one each on the first and second floors. In addition, a new emergency generator with all electrical components to supply power to lab equipment and life safety devices, would also be included as part of this project.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$485,000 funded with USC School of Medicine Institutional Capital Funds (ICPF). Mr. von Lehe so moved and Mr. Warr 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.

C. Williams-Brice Stadium Women's Restroom Construction: This project is to construct a new women's restroom at the upper club level on the east side of Williams-Brice Stadium. A feasibility study was conducted in October 2009 on the current state of the stadium. The study indicated that the stadium needed an additional 108 more women's restroom spaces to be compliant with current code requirements. This project would create a new floor on the upper concourse (currently open) for enclosure of the restroom area. The new restroom would be easily accessible from the northeast

ramp and would accommodate approximately 23 new stalls, which would alleviate some of the deficiency identified in the study.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$495,000 funded with Athletic Operating Funds. Ms. Moody so moved and Mr. Lister seconded the motion. The vote was taken and the motion carried.

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

D. Williams-Brice Stadium Incoming Power Upgrades: This project will upgrade incoming power feeds for Williams-Brice Stadium. During a load study conducted during the 2010 season, it was determined that the current transformers were deficient for the current electrical load required by the stadium. During game one of the 2010 season, the total load reached by the transformers was 3855 total KVA. If one transformer failed during a game, the other transformer would not be able to handle the needed load and the game could not be completed. Work would include replacing the two 1970 vintage, 1500 KVA transformers with four, 2000 KVA transformers to allow redundancy and expansion. Work would also include new overhead feed lines and relocation of the stadium substation to the southeast corner of the property.

Chairman Buyck called for a motion establish and fully fund this project with a budget of \$495,000 funded with Athletic Operating Funds. Mr. Hubbard so moved and Mr. Jones 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.

E. USC Beaufort Hilton Head Gateway East Campus Parking: USC Beaufort plans to construct additional parking on the east campus of the Hilton Head Gateway campus. Since opening in 2004 with a total of 393 commuter student parking spaces, student enrollment had practically doubled. The existing parking spaces are no longer adequate to serve the number of students attending classes. As a temporary solution, dirt parking areas were established to handle the overflow of vehicles until this additional parking project could be completed. The project would add 183 spaces of non-restricted commuter student parking on the east side of campus at a location previously master planned for future parking. The additional parking spaces were planned to open Fall 2011.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$495,000 funded with USC Beaufort Institutional Capital Project Funds (ICPF). Mr. Jones 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.

III. Gift Naming Opportunities:

Chairman Buyck called on Secretary Stepp, who explained that the following Gift Naming Opportunities were presented in Executive Session without objection:

A. Universities Libraries:

"The Roy-Scott Room"

B. Athletics Department:

"The National Championship Display at Carolina Stadium"

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

IV. Other Matters:

A. Change in Source of Funds - Blossom Street Garage Repairs:

The project for repairs to the Blossom Street Garage was approved in December 2009, with a budget of \$495,000 funded with American Recovery and Reinvestment Act Grant funds. Work was to 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.

A new interpretation of the definition on use of stimulus funds made this project questionable. Therefore, the source of funds was being changed from federal stimulus funds from the American Recovery and Reinvestment Act Grant to Parking Operating Funds.

Chairman Buyck stated that this report was received as information.

B. 2011 Comprehensive Permanent Improvement Plan (CPIP): The Committee received the annual report on the 2011 Comprehensive Permanent Improvement Plan (CPIP).

The projects included in the first year of the plan were permanent improvement projects expected to be implemented with funds already available or that the institution could reasonably expect to become available that fiscal year. Also included were existing projects for which a budget increase was anticipated.

Chairman Buyck called for a motion to approve the 2011 Comprehensive Permanent Improvement Plan (CPIP) as presented. Mr. Adams so moved and Mr. Lister seconded the motion. The vote was taken and the motion carried.

C. Law Center Roof Update: Mr. Quasney reported that the roof repairs were completed.

There being no other business, Chairman Buyck declared the meeting adjourned at 11:55 p.m.

Respectfully submitted,

Thomas L. Stepp  
Secretary