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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

November 16, 2011

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Wednesday, November 16, 2011, at 2:30 p.m. in the 1600 Hampton Street Board Room.

Members present were: Mr. Mark W. Buyck, Jr., Chairman; Mr. Herbert C. Adams; Mr. Thomas C. Cofield; Mr. William C. Hubbard; Mr. Toney J. Lister; Ms. Leah B. Moody; Mr. John C. von Lehe, Jr.; and Mr. Miles Loadholt, Board Chairman. Mr. William W. Jones, Jr. was absent.

Other Trustees present were: Mr. J. Egerton Burroughs; Mr. W. Lee Bussell; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; and Mr. Thad Westbrook.

Others present were: President Harris Pastides; Secretary Thomas L. Stepp; Vice President for Academic Affairs and Provost Michael D. Amiridis; Chief Financial Officer Edward L. Walton; Vice President for Student Affairs and Vice Provost for Academic Support Dennis A. Pruitt; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice President of Development and Alumni Relations Michelle D. Dodenhoff; Vice President for Communications Luanne M. Lawrence; Vice President for Human Resources Chris Byrd; General Counsel Walter (Terry) H. Parham; Senior Vice Provost and Director of Strategic Planning Christine W. Curtis; Associate Vice President for Student Life and Development, Division of Student Affairs, Jerry Brewer; Associate Vice President for Business Affairs, Finance and Planning Division, Helen T. Zeigler; Associate Vice President for Facilities Tom Quasney; Associate Vice President for Business and Finance and Medical Business Affairs Jeffrey L. Perkins; Vice President of Medical and Academic Services and Dean of the USC School of Medicine-Greenville Jerry R. Youkey; Interim Executive Director of the Carolina Alumni Association and Secretary-Elect Amy Stone; Director of the Department of Internal Audit Philip Iapalucci; Director of Capital Budgets and Financing, Division of Finance and Planning, Charlie Fitzsimons; Director of Facilities Planning and Construction, Division of Facilities, Jeff Lamberson; Director of Facilities Operations and Maintenance, Division of Facilities, Jim Demarest; Director of State Relations Trey Walker; Executive Associate Athletics Director Kevin O'Connell; Chair of the Department of Family and Preventive Medicine, USC School of Medicine, Elizabeth G. Baxley; Director of Construction and Renovation, University Housing, James Sherry; Special Assistant to the President J. Cantey Heath, Jr.; Chair of the Faculty Senate Sandra Kelly; Director of Governmental and Community Relations and Legislative Liaison Shirley D. Mills; Director of Media Relations, Office of Communications, Margaret Lamb; Student Government Association President Joe Wright; Heather Mitchell, The

Boudreaux Group; University Technology Services Production Manager, Justin Johnson; Board staff members Terri Saxon and Karen Tweedy; and members of the press.

Chairman Buyck called the meeting to order and welcomed everyone. Ms. Lamb introduced members of the media who were in attendance.

Chairman Buyck 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 relative to gift naming opportunities which were appropriate for discussion in Executive Session. Mr. Adams moved to enter Executive Session and Mr. von Lehe seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: President Pastides; Secretary Stepp; Dr. Amiridis; Mr. Walton, Mrs. Stone, Dr. Pruitt, Dr. Hogue, Mr. Parham, Mr. Byrd, Ms. Lawrence, Mr. Walker, Ms. Dodenhoff, Dr. Plyler, Ms. Brunelli, University Chancellors, Dr. Curtis, Dr. Doerpinghaus, Mr. Quasney, Mr. Heath, Ms. Mills, and Mrs. Lamb.

Return to Open Session

Chairman Buyck called on Mr. Quasney to present the following projects.

Secretary Stepp 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," and stated that it would be inserted into the record where appropriate.

I. Phase II Project Approval:

- South Tower Mechanical and Roof Replacements: South Tower is an 18-floor high-rise traditional style resident hall located in the central area of campus. Constructed in 1965, it contains approximately 92,000 gross square feet and houses 391 women.

The original project was to address replacement of existing mechanical systems and conversion from a two-pipe to a four-pipe system. The major components of the system are original to the building and provide only basic temperature control in the resident rooms. Indoor air quality is low due to inadequate ventilation. Existing piping is developing leaks and has begun to fail.

During the Phase 1 design, the scope of the project increased to include replacement of the existing roof. The existing roofing systems are beyond their life expectancy and are leaking. The new roofing system will complement the required mechanical renovations in addition to providing a complete new roofing system.

The project will replace existing pumps and steam stations with new variable speed pumps, install central chilled water and hot water piping in a central utility chase, install new variable air volume handling units to serve the basement and first floor common areas, and install new horizontal ceiling mounted fan coil units in resident rooms. In conjunction with the installation of piping, new ceilings and lighting will be installed in corridors and some modifications made to the fire protection system. Fire suppression systems will be added to kitchen areas to improve fire protection at the ranges. A new central control system will be installed and tied into existing campus wide control system. The system will be supplied with chilled water and steam from the central energy loop.

The roof replacement includes deck replacement, roof insulation, and a three-ply fiberglass felt and modified bitumen cap sheet roof system - the same as the existing roof. The roofing replacement will include modifications for duct and pipe penetrations to support the new mechanical systems.

The budget for the project is \$6.7 million to be funded with Housing Maintenance Reserve Funds. The current plan is for the work to take place during Summer 2013 and Summer 2014 with construction to be completed by July 2014.

Chairman Buyck called for a motion to fund Phase II design and construction for a

total project budget of \$6.7 million to be funded with Housing Maintenance Reserve Funds.

Ms. Moody so moved and Mr. Lister seconded the motion.

Mr. Burroughs asked for confirmation that once the project was complete it would remove \$6.7 million from the University's "Deferred Maintenance" list. Mr. Quasney confirmed that it would.

The vote was taken and the motion carried.

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II. Project Budget Adjustments:

A. Horizon I First Floor Laboratory Upfit: This project upfits the first floor of the Horizon I Building to provide office and research space for the Smart State Endowed Chair for Strategic Environmental Approaches to Electricity Production from Coal at USC and for Idea Labs as the Innovista Wet Lab Incubation Facility. The project was approved in February 2010 with a budget of \$4.1 million. Since then Mr. Quasney stated that they had added \$245,000 to the budget to buy back some items value-engineered out that the researcher requested. Now he was requesting to add \$155,000 of Institutional Funds to provide an uninterruptable power supply system for the facility. These adjustments result in a new total project budget of \$4.5 million funded with grant funding and Institutional funds.

Chairman Buyck called for a motion to increase the existing budget by \$155,000 funded with Institutional Funds. Mr. von Lehe so moved and Ms. Moody seconded the motion. The vote was taken and the motion carried.

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B. 300 Main Street Fire Alarm Project: This project installs fire protection to this engineering classroom and laboratory building. The project was approved in December 2009 with a budget of \$330,000 as one component of the Columbia Campus Life Safety Upgrades project which was to install fire protection systems in several buildings on the Columbia Campus. The original scope of work included the replacement of the existing zoned system with an upgraded addressable fire alarm system. During the design, the coverage areas were increased and the existing fire alarm system is being upgraded to an emergency communication system with voice alarm capability. The required increase of \$260,000 will be funded from the existing budget for the Columbia Campus Life Safety Upgrades project and will result in a total project budget of \$590,000.

Chairman Buyck called for a motion to increase the existing budget by \$260,000 funded with Institutional Capital Project Funds. Mr. Adams so moved and Mr. von Lehe seconded the motion. The vote was taken and the motion carried.

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C. Jones PSC 210 Auditorium Classroom Enhancement: Jones PSC 210 is a 316-seat classroom. This project is part of an ongoing initiative to upgrade existing classrooms to a higher standard and to provide capabilities for multi-media instruction. The project approved was in December 2010 with a budget of \$495,000 as one of the 2011 classroom enhancement projects. The original scope of the project included the refurbishment of interior finishes, refurbishment/replacement of existing seating, and upgrades to existing multi-media equipment. During planning, additional items were requested by faculty to improve the functionality of the room. These include replacing the front demonstration bench with a lectern, adding cabinets, adding a fume hood with a camera, adding a sink for chemical demonstrations, and relocation of related utilities as required. This additional work will require an increase to the existing budget. This \$180,000 increase will be funded from balances remaining in classroom enhancement projects that have been completed and will result in a total project budget of \$675,000.

Chairman Buyck called for a motion to increase the existing budget by \$180,000 funded with Institutional Capital Project Funds. Mr. Lister so moved and Mr. Moody seconded the motion. The vote was taken and the motion carried.

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III. Other Project Approvals:

A. Arnold School of Public Health Research Center Parking Lot

Construction: The Public Health Research Center is located in the block bounded by Assembly Street, College Street, Park Street, and Pendleton Street. This project will improve the parking lot located on the west side of the building by paving the access driveway, creating 27 brick paved parking spots, and improving storm water drainage.

The existing lot is located on the southwest quarter of the block and was originally paved parking serving the old Carolina Plaza Hotel. Construction of the Public Health Research Center changed the grading on this quarter of the block and pavement has deteriorated over time.

Improvements to the lot will include removing existing crushed stone, pavement materials, and existing unsuitable fill; regrading the site to create two leveled surfaces; paving the upper level with asphalt for the access way, brick pavers for the parking spots, and concrete for the sidewalk; collecting and draining storm water runoff to control erosion and minimize runoff impact; and building a stone check dam for erosion prevention and sediment control and landscaping portions of the site.

The budget for the project is \$350,000 to be funded with Institutional Funds from Parking and Transportation Services.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$350,000 to be funded with Institutional Funds from Parking and Transportation Services. Mr. Adams so moved and Ms. Moody seconded the motion. The vote was taken and the motion passed.

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B. Jones Physical Sciences Center Sidewalk Repair: This project originally began to investigate the cause of cracking and failure of the sidewalk on the west side of the Jones Physical Sciences Center. Camera surveys were conducted and historical plans were reviewed. It was determined that voids were being created under the existing sidewalk by water from dislocated storm drains and damaged roof leaders eroding the existing fill. The exact extent of the underground conditions could only be determined after excavation of the site.

The plan to correct the problem was to remove the existing walk, excavate along Main Street to expose the existing building storm drainage piping located approximately 7 feet below grade, repair roof drain leaders and storm drainage piping, fill excavated area, and replace the walk including the entry to the drive between Jones Physical Sciences Center and Sumwalt College. This would also require removal and replacement of low retaining planter walls.

During excavation, it was determined that the existing basement exterior wall waterproofing had failed and replacement was required. Recently, several heavy rains not only stopped work, but washed away new fill material and increased the volume of the voids, mandating additional fill and compacting.

The increase in the extent of work required to repair the failure of the sidewalk now requires that the project receive approval. The budget for the project is \$260,000 to be funded with Renovation Reserve Funds.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$260,000 to be funded with Renovation Reserve Funds. Mr. Adams so moved and Mr. von Lehe seconded the motion. The vote was taken and the motion carried.

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C. Russell House Flooring Replacement: The Russell House was constructed in phases. The original building was constructed in 1955 and the last addition was completed in 1976. The architectural design and finishes are reflective of these decades. While central to the recruitment and orientation efforts of the university, the Russell House finishes and features cannot compare to those in newer buildings on campus.

This project is to help modernize and brighten the building by replacing approximately 12,000 square feet of tile on the second floor and at the Greene Street first floor entrance with an epoxy terrazzo. The epoxy terrazzo will brighten and greatly

improve the appearance while providing a surface that is easier to clean and maintain, appropriate for the type of building traffic (approximately 12,000 individuals per day) that exists in the Russell House. The existing brown tile is the original floor finish installed in the early 1970's. Repair and refurbishment of the existing flooring is not possible due to the age of the existing floor...replacement products are not available.

The budget for the project is \$437,000 to be funded with Institutional Funds from Campus Activity Funds.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$437,000 to be funded with Institutional Funds. Ms. Moody so moved and Mr. Adams seconded the motion. The vote was taken and the motion carried.

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Mr. Wright asked for an update on the priority of a new student union facility. Dr. Pruitt responded that he had permission from the Board to do a study and the he and his staff planned to work, over the holidays, on a Request for Proposal (RFP) for a study of the current and future needs for a student union.

D. Challenge Course Building and Fence Construction: The challenge course is located south of the Blatt Physical Education Center and east of the band practice field. Through the use of the alpine tower and related skill elements, the challenge course provides structured and supervised training opportunities for students to develop leadership skills, self-confidence and teamwork. The challenge course is used by students, faculty and staff in group settings as part of academic classes or in a club or organization. Opportunities for individual use are available. The challenge course will be used extensively as part of the University leadership initiative.

This project is to construct a wood shelter adjacent to the challenge course. The shelter will have a covered gathering space for instructor briefing before and after use of the challenge course. The shelter will also provide enclosed restrooms, a storage area, and an ice machine. The project will also include grading, landscaping, and steel fencing. The fencing, recommended by the University Police and the University Risk Management Office, is needed to secure the structure from unauthorized use.

The budget for the project is \$450,000 to be funded with Institutional Funds from Campus Recreation.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$450,000 to be funded with Institutional Funds. Ms. Moody so moved and Mr. Adams seconded the motion.

After some discussion, Mr. Quasney was asked to prepare and distribute to the Committee a site plan for the project, prior to construction.

The vote was taken and the motion carried.

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E. USC Upstate Cyrill Softball Stadium Field Repairs and Upgrades:

The Cyrill Softball Stadium at USC Upstate was constructed in 2001 as part of the overall Athletics Complex allowing the softball program to move onto the campus. Over the years, the softball program has grown, and along with all of the Athletics programs, is now part of NCAA Division I. In the four years of Division I membership, the program has won a regular season championship, played for the conference tournament titles and has won 146 games for an average of nearly 37 per year. In 2011, the Atlantic Sun Conference (A-Sun) Softball Championship was conducted on the field, and is scheduled again for 2012.

This project is to fund repairs and upgrades to the softball field. Work is to include grading of the field to establish proper drainage and slopes for safe playing surface, replacement of outfield and adjacent turf, installation of drainage system, installation of dugout restrooms, and other related work.

The budget for the project is \$325,000 to be funded with USC Upstate Institutional Capital Project Funds.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$325,000 to be funded with USC Upstate Institutional Capital Project Funds. Mr. Lister so moved and Mr. Adams seconded the motion. The vote was taken and the motion carried.

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IV. Administrative Notification:

- Beta Research Facility Construction: Mr. Quasney explained that in accordance with the policy approved by the Board of Trustees, administrative approval was obtained to increase the budget for this project.

The project budget for the Beta Research Facility Construction (Horizon I) project was increased by \$240,000. The increase was required to fund additional work required for occupancy of the second and third floors. The work included modifications to fire/life safety systems, additional user requirements, and modifications to building systems to adjust for new occupancy load.

The increase was funded with Research University Infrastructure Bonds transferred from the Omega II Research Facility Construction (Discovery I) project. The increase resulted in a total budget of \$40,139,157 funded with \$10 million in State Institution Bonds, \$335,000 in Federal Funds, and \$29,804,157 in Research University Infrastructure Bonds.

Chairman Buyck stated that this report was received as information and thanked Mr. Walton and Quasney for their work on presentation of the agenda items.

V. 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. Athletics Department:

1. "The Springs Brooks Plaza" at Williams Brice Stadium
2. "The Rice Athletics Center"

B. University Libraries:

- "The Chester A. Wingate Study Room"

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

VI. Other Matters:

Chairman Buyck called for any other matters to come before the Committee. Mr. Walton stated that the format for presenting items for the Committee's consideration would change with the next scheduled meeting. He explained that instead of a listing of projects for consideration at each meeting the Committee would receive a list of 1-year and 5-year capital projects. Then at each Committee meeting an update on those projects would be provided. This change would allow for the Committee to be better informed of projects.

Another change Mr. Walton noted was that the term "Deferred Maintenance Plan" would be changed to "Capital Renewal Plan."

Mr. Walton reported that the "letting" of the contract for the new Darla Moore School of Business (DMSB) site construction would be completed on time. Since the DMSB was the university's biggest project, a briefing on the project will be provided at each Committee meeting.

Mr. Walton also gave an update on the Biomass Plant and the University's contract with Johnson Controls Inc. (JCI). He said he was in the process of contracting with the University's external auditors to conduct a financial audit of the contract and with Newcomb and Boyd, out of Atlanta, to conduct technical audit. He planned to be able to present the findings by June 2012.

Mr. Whittle asked the University was on schedule to turn the DMSB over to the United States Department of Justice on time and Mr. Walton responded yes.

Mr. Burroughs asked that the Board of Trustees be provided a schedule of the DMSB construction project and Mr. Walton said that he would see that one was prepared and distributed.

VII. Adjournment:

There being no other business, Chairman Buyck declared the meeting adjourned at 3:45 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary