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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

November 20, 2015

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 1:15 p.m. on Friday, November 20, 2015, in the 1600 Hampton Street Board Room.

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; Ms. Leah B. Moody; Mr. Charles H. Williams; Mr. Eugene P. Warr, Board Chairman; and Mr. John C. von Lehe Jr., Board Vice Chairman.

Other Trustees present were: Mr. Chuck Allen; Mrs. Paula Harper Bethea; Mr. A. C. "Bubba" Fennell; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; and Mr. Thad Westbrook.

Student Government President Jonathan Kaufman was 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 and Alumni Relations Jancy Houck; Vice President for Information Technology William F. Hogue; Vice President for Facilities and Transportation Derrick Huggins; Vice President for System Planning Mary Anne Fitzpatrick; Chief Communications Officer Wes Hickman; Athletics Director Ray Tanner; Palmetto College Chancellor Susan Elkins; USC Aiken Chancellor Sandra J. Jordan; USC Beaufort Chancellor Al Panu; USC Upstate Chancellor Thomas Moore; 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; University Controller Jennifer Muir; University Treasurer Pat Lardner; Executive Director of Audit & Advisory Services Pam Doran; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; College of Hospitality, Retail, and Sport Management Dean Haemoon Oh; College of Arts and Sciences Interim Dean Roger Sawyer; Executive Associate Athletics Director Kevin O'Connell; Director of

Facilities Design and Construction Jeffrey D. Lamberson; Chief Diversity Officer and Director of Community Engagement, Office of Diversity and Inclusion, John H. Dozier; Director of Capital Budgets and Financing, Division of Administration and Finance, Charlie Fitzsimons; Director of the South Caroliniana Library Henry G. Fulmer; College of Hospitality, Retail, and Sport Management Chief Financial Officer Scott Kaplan; Assistant Director, Facilities Design and Construction, Thomas Opal; Chief of Staff, President's Office, J. Cantey Heath Jr.; USC Beaufort Vice Chancellor for Finance and Operations Earle Holley; USC Aiken Executive Vice Chancellor for Academic Affairs Jeff Priest; USC Aiken Vice Chancellor of University Advancement and External Relations Mary Driscoll; USC Beaufort Director of Facilities Mike Parrott; Mrs. Ann Loadholt, wife of Trustee Miles Loadholt; Calvin Gallman, USC Law Enforcement and Safety; Alumnus and former USC Student Government President Chase Mizzell; Principal Emeritus Dick Galehouse, Senior Associate Justin Fay and Principal Planner Greg Haven, with Sasaki; President Heather Mitchell, The Boudreaux Group; Eugene Bell with Watson Tate Savory Architects; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen, Terri Saxon and Ina Wilson.

I. Call to Order

Chairman Jones called the meeting to order and welcomed everyone. Mr. Hickman introduced the media in attendance: Josh Kendall and Cassie Cope with *The State*; Chris Clark with Gamecock Central; John Whittle with TheBigSpur.com; Dawn Logg with WSPA-TV; Willie Smith with *The Greenville News*; and David Caraviello with *The Post & Courier* in Charleston.

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. Buyck 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: President Pastides, Secretary Stone, Mr. Parham, Ms. Houck and Mr. Tanner.

EXECUTIVE SESSION

RETURN TO OPEN SESSION

II. Campus Master Plan and Instructional Laboratory Update by Sasaki

Chairman Jones called on Mr. Gruner, who noted that at the September 18, 2015, committee meeting, members requested Sasaki provide a Campus Master Plan update with the primary focus on instructional laboratory space. The update would also include revisiting metrics associated with student life space needs. Mr. Gruner invited to the podium, Dick Galehouse from Sasaki, who said that the update focused on two of the 2010 Campus Master Plan goals: optimizing the use of existing spatial resources and adaptively reusing existing space wherever feasible.

Mr. Galehouse introduced his two colleagues Greg Haven and Justin Fay, prior to turning the presentation over to Mr. Fay.

Mr. Fay discussed the space assessment for science teaching labs, beginning with the following challenges: since the 2009 space needs assessment undergraduate enrollment had grown by more than 20% (from 20,494 in 2009 to 24,864 in 2015); some biology, chemistry and other science labs operated past 10:00 p.m. to accommodate required coursework; some labs are undersized by typical national guidelines; and a need exists for comprehensive strategies to be implemented over time.

Mr. Fay explained the methodology applied in the assessment. It included utilization of the University's inventory of space; application of national and state space planning guidelines to the University's data; analyzation of current space needs based on the Fall 2015 student enrollment and course schedule; and projected future space needs based upon the University's target enrollment growth through 2025. The guidelines used in the assessment included:

- The typical window for scheduling labs Monday through Friday is a 50-hour week, between the hours of 8 a.m. and 6 p.m.
- The average utilization target for labs is 40% of the 50-hour week, or 20 scheduled hours per lab. Utilization targets typically range from 16 – 24 hours per lab. A higher utilization average requires fewer labs to accommodate the same demand. Science teaching labs typically require more unscheduled time than other instructional spaces for setup, cleaning, and student projects.
- The average occupancy target for labs is 80% to allow for fluctuations in section enrollment.

In summary, Sasaki calculated the University's current space needs to be 10 – 15 labs. With projected enrollment growth of 5,500 by 2025, an additional nine labs should be created to coincide with growth from 2020-2025, after a significant renovation to address the current need.

As to Student Life space needs, Sasaki determined that an additional 100,000 square feet, cumulatively, was currently needed in the areas of food service, lounges, merchandising, and indoor recreation. By 2025, the cumulative space need was projected to be 149,000 square feet. Outdoor recreation needs were calculated to be eight multi-purpose fields, five softball fields, two basketball courts and six tennis courts. Mr. Galehouse mentioned that the acreage near the Congaree River could offer space to address these needs. He presented an adaptive reuse concept for the Law Center on South Main Street, and said that its great campus location, proximity to the academic science buildings, and “good-bones” structure made adaptive reuse for laboratory space a win-win for the University. He and Mr. Gruner responded to questions about the proposal to an adaptive reuse of the Law Center, a proposed cost, and a project timeline.

Mr. Gruner spoke at length about the thought process behind the recommendation for adaptive reuse of the Law School. He noted that the Law School was scheduled to vacate the building by Fall 2017, and that it would have to be abated of asbestos and lead-based paint prior to any renovation work.

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.

A. Phase I Approvals

1. Classroom/Laboratory Redevelopment

Chairman Jones called on Mr. Gruner, who said that this project will provide a comprehensive renovation to the current Law Center building, which is comprised of 193,972 gross square feet constructed in 1973, and would commence after the Law School moves to its new location. The existing Law Center is significant as it is one of the largest academic buildings on the Columbia campus. Many options have been considered for space programming, construction type, financing, and regulatory approvals. This option provides for the timeliness of increasing laboratory capacities and providing for future expansion while lowering overall cost. The building has a flexible structure with an exterior envelope that has serviceable life remaining, which makes the building a good opportunity for adaptive reuse.

The renovation will abate all asbestos-containing materials and remove lead-based paint. A significant portion of the project will address maintenance needs and enhance energy efficiency with the

replacement of deteriorated central mechanical, plumbing and electrical infrastructure at the end of its serviceable life.

Approximately 125,000 gross square feet will be shell space with new infrastructure to support future academic upfitting of classrooms and offices. Three floors within the west tower, where the Law School library currently exists, will be reconfigured for instructional labs with emphasis on chemistry. The entrance lobby will also be renovated and potentially expanded to create an updated two-story entrance feature.

The anticipated total project budget for the renovation is \$45,000,000. Initial design, development of a cost estimate, and development of a schedule will be funded with a portion of the \$3,500,000 funded by the Capital Reserve Funds of the FY15 Appropriations Act.

Chairman Jones called for a motion to recommend full Board approval to establish this project with a budget of \$3,500,000 to be funded with Capital Reserve Funds of the FY15 Appropriations Act. Only a portion of this budget will be expended for initial design. Mr. Lister so moved and Mr. Williams 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. Football Operations Facility Construction

Chairman Jones called on Mr. Tanner, who explained that this project will construct a new football operations facility to be located at the west end of Gamecock Park (across Bluff Road from Williams-Brice Stadium). The facility is planned to be adjacent to the existing Indoor Practice Facility and a courtyard will separate the two buildings. It is anticipated that the building will be approximately 105,000 gross square feet and will contain public spaces, locker rooms, meeting rooms, a weight room, a nutrition area, training rooms with hydrotherapy, equipment storage areas, and administrative/coaches offices.

Site utilities, parking and associated landscaping and hardscaping will also be included as part of the project, with emphasis on a courtyard separating the Football Operations Facility from the existing Indoor Practice Facility.

This facility will serve as the base for all daily football team and staff activities and the design team will be expected to deliver a design with appropriate finishes and a multitude of graphic components intended to represent the football program. The facility will be an important component of the recruiting

process. The exterior of the facility will complement the Indoor Practice Facility and other structures in Gamecock Park, and will be subject to review and approval by the Design Review Committee.

The anticipated total project cost is \$50,000,000 to be funded with Athletic Revenue Bonds, Athletics Operating Funds, and gifts. Approval is requested to fund the initial design, development of a cost estimate, and development of a schedule.

Chairman Jones called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$1,000,000 to be funded with Athletic Operating Funds. Mr. Williams 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.

Chairman Jones called on Mr. Gruner to present the remaining projects.

3. East Side Suite Renovations

This project will add club and suite space to the east side of Williams-Brice Stadium on the existing upper deck concourse, and construct a new concourse above the existing upper deck. Various seating schemes currently contemplate creating a range of 600-908 lounge seats, 232-360 ultra-lounge seats, 288 suite seats, and 910-1,584 general club seats. In addition to stadium seating modifications, food service, new and modified vertical circulation and concession and restroom upgrades will be constructed. The new construction and renovations are expected to greatly improve the fan experience.

The anticipated total project cost is \$30,000,000 to be funded with Athletic Revenue Bonds, athletics operating funds, gifts, and pre-sales of suites and club access. Approval is requested to fund the initial design, development of a cost estimate, and development of a schedule.

Discussion ensued. Mr. Gruner and Mr. Walton responded to Trustees questions about the proposed design and funding, and an option of addressing the project in phases.

Chairman Jones called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$600,000 to be funded with Athletic Operating Funds. Mr. Buyck so moved and Mr. Lister seconded the motion. The vote was taken and the motion carried.

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4. Close-Hipp Renovation

The nine-story Close-Hipp building, the largest building on campus, was constructed in two phases in 1973 and in 1983 respectively. The older Close half fronts College Street and is the main entrance point for the building and comprises 340,978 gross square feet. It is the largest building on the campus and contains approximately 36 academic classrooms, an auditorium, a conference center, food service and hundreds of offices. A parking structure adjoins the building on the north side.

The project will address only the most serious maintenance needs and enhance energy efficiency, since much of the original mechanical and some plumbing and electrical infrastructure is at the end of its serviceable life and will be replaced. The project will also focus on life safety by installing a sprinkler system and an updated fire alarm system to comply with current building codes. Water intrusion issues over the Belk Auditorium will be corrected and the roof will be replaced.

The existing interior will not be significantly reconfigured since the building possesses reasonable flexibility to accommodate various programs that will reoccupy the building. Current planning contemplates occupants that will include the Global Carolina program and other academic occupants from the Byrnes Building. The classrooms and auditoriums will be preserved. Notably, the College of Hospitality, Retail and Sports Management (HRSM) will be relocated from Carolina Coliseum to the Close-Hipp building and will require approximately one third of the building. A culinary lab will be constructed using a \$2 million grant. Other HRSM funds will be applied to make minor renovations to accommodate the college within the building. Classroom enhancement funds will be applied to renovate and replace classroom finishes, provide new classroom furniture as required, and install new audio/visual/smart classroom technology.

The anticipated total project cost is \$14,700,000 to be funded with \$11,000,000 of Institutional Capital Project Funds (ICPF), \$2,200,000 of private funds from HRSM, and \$1,500,000 of FY17 and FY18 Classroom Enhancement Funds (\$900,000 ICPF and \$600,000 Institutional Funds). Approval is requested to fund the initial design, development of a cost estimate, and development of a final schedule.

Chairman Jones called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$220,500 to be funded with Institutional Capital Project Funds. Ms. Moody 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.

5. South Caroliniana Library Renovation

Mr. Gruner noted the historical importance of the South Caroliniana Library.

The building was constructed on the Horseshoe in 1840, with design elements attributed to the renowned 19th century architect Robert Mills, and it was the first free-standing college library building in the United States. The main reading room replicates the neo-classical Library of Congress reading room. Two wings, one for archival storage and the other for administrative support, were added in 1927, flanking the original structure. Mr. Gruner said that the building's historical significance for USC and the state of South Carolina, combined with its architectural design, elevated the building to an iconic stature within South Carolina.

The building is the repository for published and unpublished materials relating to the history, literature and culture of South Carolina. The South Caroliniana Library educates South Carolinians about state history with public exhibits and programming; and is essential to scholars conducting research, tracing genealogy and writing about the state. The Kendall map collection archived at the library contains the most complete historic record of South Carolina cartography in the world. The value of these irreplaceable South Carolina archives stored in the 175- and 88-year old structure is incalculable.

The highest priority for the project is to increase the security of the archives from threats such as fire and inadequate environmental control. This will be accomplished with the introduction of a sprinkler system and other fire suppression systems appropriate for archival storage. The HVAC system will be entirely replaced to more effectively stabilize appropriate temperature and humidity levels.

Furthermore, the capacity of the archival stacks will be increased through the replacement of the existing shelves with a high-density multi-floor system within the existing 1927 archive wing. The archival stacks will be secured in the wing and separated from the remainder of the building with fire rated walls and access points. The proposed renovations will optimize operational efficiencies and improve public accessibility to the elevator, both of which will increase security between the public and private areas of the library. Lastly, additional space will be allocated on the first floor for the exhibition of educational material about the Horseshoe, the University and the State of South Carolina. The renovation will be executed in a manner that respects the historic integrity of the building and all design and construction will be coordinated with the South Carolina Department of Archives and History.

The total project budget is estimated to be \$10,000,000. The project will be funded with private funds and \$5,000,000 in State Appropriations from the FY15 Capital Reserve Fund Appropriations.

Chairman Jones called for a motion to recommend full Board approval to establish this project with a budget of \$5,000,000 to be funded by the Capital Reserve Funds of the FY15 Appropriations Act. Only a portion of this budget will be expended for initial design. Mr. Buyck 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.

B. Phase II Approvals

– USC Beaufort Hilton Head Island Hospitality Management Facility Construction/Land Acquisition

Mr. Gruner noted that USC Beaufort Chancellor Al Panu and his staff were present and available to answer questions about this project.

Mr. Gruner said that this project will provide for the site development and construction of a 39,752- square-foot facility. The project will also include the acquisition of approximately 10 acres of land for the construction of this facility from the Town of Hilton Head.

The building will house the third and fourth year Hospitality Management academic program on Hilton Head Island with the first and second year students remaining on the USC Beaufort Gateway campus. The program for the building will include six 50-seat classrooms, a 100-seat auditorium, an active lobby with teaching space, a teaching kitchen, a beverage laboratory, 14 offices, study areas, a computer lab, a research library, conference rooms and other ancillary support spaces. The building will also support local community functions, most notably the Osher Lifelong Learning Institute.

The character of the wooded site will be preserved. The building design seeks to synthesize the USC Beaufort Campus aesthetic and the vernacular architecture of Hilton Head Island. Exterior materials will employ brick masonry, cast stone, wood, glass and sloped metal roofing.

The total project cost is \$24,500,000 to be funded with \$22,000,000 from the Town of Hilton Head Island, \$1,500,000 from the Beaufort-Jasper Higher Education Commission, and \$1,000,000 in private funds. The acquisition of the land valued at \$3,565,000 is included in the total project budget.

Construction is scheduled to begin in April 2017. The project is scheduled for completion in the summer of 2018.

Chairman Jones called for a motion to recommend full Board approval to fund Phase II design and construction and acquire the land for a total project with a budget of \$24,500,000 funded with \$22,000,000 from the Town of Hilton Head Island, \$1,500,000 from the Beaufort-Jasper Higher Education

Commission, and \$1,000,000 in private funds. Ms. Moody 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.

C. Other Approvals

1. FY 2015-2016 State-Funded Capital Projects

The State of South Carolina appropriated funding for Fiscal Year 2015-2016 for critical equipment repair, replacement and maintenance for each campus of the University of South Carolina. South Carolina Education Lottery Funds for academic facilities and maintenance and repair must be matched on a one to one basis from the institution.

USC Columbia 2015-16 Maintenance Needs – This project will address the following:

- Repair and replace components in both air handlers in the Close building.
- Replace failing chilled water isolation valves on the campus chilled water distribution system.
- Replace, as needed throughout campus, condensate pumps heat exchangers, and components.
- Replace the chiller at McMaster College.
- Replace an air handling unit at Wardlaw College.
- Replace windows at the education and general portion of DeSaussure College and Harper Elliott College with historically appropriate windows matching the new ones installed at Rutledge and Legare Pinckney in 2015/16, to prevent water infiltration and improve energy performance.
- Repair the exterior envelope of Coker Life Science and Jones Physical Science Center by removing and replacing all exterior wall control joint sealant, window sealant and sealing wall penetrations, and cleaning the building exteriors.

USC School of Medicine 2015-16 Maintenance Needs – This project will replace the air handling unit on the east side of the first floor of Building #1. This unit is beyond its life cycle and replacement parts are difficult to locate.

USC Aiken 2015-16 Maintenance Needs – This project will address the following:

- Upgrade the energy management system that is outdated and for which parts are not readily available.
- Replace the Convocation Center chiller due to damage received during 2014-2015.
- Replace classroom furniture in various buildings, which is worn beyond repair and is structurally compromised.
- Repair interior corridor flooring at the Business and Education Building, which is original to the building (1992) and has cracks, chips, and large damaged areas creating safety hazards.

USC Upstate 2015-16 Maintenance Needs – This project will address the following:

- Address storm drainage issues at four buildings on campus. Repairs will be made to a wooden pedestrian bridge and retaining wall and various sidewalks and exterior steps.
- Replace classroom furniture, which is worn beyond repair.
- Replace various exterior door and door hardware for security purposes.
- Replace lighting in the Health Education Complex building and Campus Life Center.
- Address water infiltration in the University Readiness Center, Administration Building and the Health Education Complex.
- Replace old campus security devices to include emergency phones, cameras and controllers.

USC Beaufort 2015-16 Maintenance Needs – This project will renovate the Center for the Arts building. The scope of work will replace the failing dimmer system for house and performance lights; replace lighting system with one based on LED technology; replace and upgrade the sound system to include surround sound, FM-based assistive listening system and center speakers; rehang 10 pipes with rated hardware and install a winch system to allow the theatre to “fly” props and backdrops; add isolated electrical power for lighting and sound system components and add convenience electrical receptacles; and replace and enhance dressing room lighting and dressing space to make them code compliant.

USC Lancaster 2015-16 Maintenance Needs – This project will address renovations in Starr Hall to include restroom upgrades, fire alarm and energy efficiency lighting upgrades and HVAC upgrades. The project will also replace a chiller, located in the Carol Ray Dowling building, which is at the end of its life cycle.

Chairman Jones called for a motion to recommend full Board approval for the following maintenance and repair projects with “not to exceed” budgets and funding sources as follows:

<u>USC Columbia 2015-16 Maintenance Needs</u>	\$3,142,068
\$599,132 SC Education Lottery Funds	
\$971,902 Energy Efficiency Repair and Related Maintenance	
\$1,571,034 USC Columbia Institutional Capital Project Funds	
<u>USC School of Medicine 2015-16 Maintenance Needs</u>	\$250,000
\$81,699.79 SC Education Lottery Funds	
\$168,300.21 School of Medicine Institutional Capital Project Funds	
<u>USC Aiken 2015-16 Maintenance Needs</u>	\$888,210
\$42,375.42 SC Education Lottery Funds	
\$342,807 Capital Reserve Fund	
\$58,922 Energy Efficiency Repair and Related Maintenance	
\$200,000 USC Aiken Institutional Capital Project Funds	
\$244,105.58 USC Aiken Institutional Funds	

<u>USC Upstate 2015-16 Maintenance Needs</u>		\$1,230,565
\$56,500.56	SC Education Lottery Funds	
\$476,624	Capital Reserve Fund	
\$82,157	Energy Efficiency Repair and Related Maintenance	
\$615,283.44	USC Upstate Education & General Maintenance Reserve	

<u>USC Beaufort 2015-16 Maintenance Needs</u>		\$1,065,000
\$16,950.17	SC Education Lottery Funds	
\$142,154	Capital Reserve Funds	
\$23,779	Energy Efficiency Repair and Related Maintenance	
\$257,116.83	USC Beaufort Education & General Maintenance Reserve	
\$500,000	Institutional Funds	
\$125,000	City of Beaufort (ATax)	

<u>USC Lancaster 2015-16 Maintenance Needs</u>		\$300,000
\$11,300.11	SC Education Lottery Funds	
\$138,699.89	Capital Reserve Funds	
\$21,263	USC Lancaster Institutional Capital Project Funds	
\$103,763	USC Lancaster Education & General Maintenance Reserve	
\$24,974	USC Lancaster Institutional Funds	

Ms. Moody so moved and Mr. Loadholt seconded the motion. The vote was taken and the motion carried.

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Mr. Gruner briefed the committee on FY 2015-2016 State Funded Capital Projects that did not require Board approval.

<u>USC Salkehatchie 2015-16 Maintenance Needs</u>		\$155,775
\$8,475.08	SC Education Lottery Funds	
\$69,411	Capital Reserve Funds	
\$77,888.92	USC Salkehatchie Institutional Capital Project Funds	

This project will repair and/or replace the Walterboro main building roof and the Walterboro science building roof. Areas of concern have been patched, but the buildings are still experiencing leaks and therefore need more comprehensive repairs.

<u>USC Sumter 2015-16 Maintenance Needs</u>		\$33,905
\$16,950.17	SC Education Lottery Funds	
\$16,954.83	USC Sumter Education & General Maintenance Reserve	

This project will address the exterior envelope maintenance of four campus buildings: Business Administration Building, Science Building, Student Union, Arts and Letters Building with painting to prevent water damage.

<u>USC Union 2015-16 Maintenance Needs</u>		\$7,500
\$2,825.05	SC Education Lottery Funds	
\$4,674.95	USC Union Education & General Maintenance Reserve	

This project will repair wood-related maintenance needs on the main building to include repairs to the railing on the balcony to address safety concerns, repairs to window frames and exterior doors.

Chairman Jones stated that the briefing on these three maintenance projects was received as information.

2. 2016 Classroom Enhancements at 300 Main Street

The Classroom Enhancements Project was initiated in 1993/1994 to upgrade existing classrooms to a higher standard and to provide capabilities for multi-media instruction. These projects generally include new finishes, new or refurbished seating, modifications to buildings systems to accommodate a multi-media environment, and the installation of audio/visual equipment and smart-classroom technology. The projects are funded annually with Institutional Funds from the Office of the Provost and Institutional Capital Project Funds from the Office of Administration and Finance. A committee, which includes representatives from the Provost's Office and the Facilities Department, annually determines which classrooms proposed for enhancement will provide the most benefit for the University.

This 2016 Classroom Enhancements Project will enhance six classrooms in 300 Main Street. Renovations will include new interior finishes, new furnishings, the upgrade/installation of multi-media equipment, and mechanical and electrical modifications.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$410,000 to be funded with \$246,000 of Institutional Capital Project Funds and \$164,000 of Institutional Funds. Mr. Cofield 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.

3. South Quadrangle Flooring Replacement

This project will replace approximately 150,000 square feet of existing flooring at South Quadrangle to include removal of all existing carpet and resilient flooring in apartments and common spaces including corridors, residential learning spaces, and lobbies. New flooring will consist of carpet tile in corridors, vinyl wood planking in apartments, and a combination of carpet, vinyl wood planking and porcelain tile throughout common spaces.

The project is expected to be complete prior to the start of the Fall 2016 semester.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$875,000 to be funded with Housing Maintenance Reserve Funds. Mr. Cofield 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.

4. Film Towers Installation at the Outdoor Practice Fields

This project will install two film towers to be set at the north end of the outdoor practice fields to enable the filming of football practice. Currently, scissor lifts are being used that create a safety issue because of swaying caused by strong winds. The two new towers will be attached to existing underground concrete foundation slabs and will have roofs similar to the existing tower at the middle of the fields.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$350,000 to be funded with Athletic Operating Funds. Mr. Lister 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.

5. Gamecock Park (Bojangles) Site Development

This project will renovate the approximate one-acre site within Gamecock Park that was previously occupied by Bojangles, creating additional VIP parking. The goal is to create between 50 and 60 additional premium paved parking spaces with utility, cable and power hook-ups similar to those in the existing VIP north and south areas. The scope of the project will include decorative metal and brick fencing, site lighting and landscaping to be designed to the same aesthetic as the remainder of Gamecock Park. Completion of the project is schedule in time for the first home game of the 2016 football season.

Mr. Williams questioned the \$800,000 cost for a limited number of parking spaces. Mr. Gruner elaborated on project scope, and noted that the return on the investment would be very strong. Dr. Floyd asked if there was a demand for the premium space and Mr. Tanner responded yes. Mr. Hubbard requested the final design be reviewed by the Design Review Committee and Mr. Gruner said it would.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$800,000 to be funded with Athletic Operating 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.

6. School of Medicine Biomedical Production Studio

This project will construct a Biomedical Production Studio on the third floor of Building #3 on the VA Campus of the School of Medicine. Approximately 2,800 square feet of existing shell space in the southwest wing will be renovated to include two offices, a collaboration area, sound isolation studio with a lighting grid and cyclorama stage, control room, sound booth, and storage space. New mechanical, electrical and data systems will be included in the renovations. The production laboratory will be used to produce state of the art medical content for teaching, research, program promotion, publications, community outreach, and industry partnerships.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$675,000 to be funded with \$400,000 in grant funds, \$238,445 in private funds and \$36,555 in School of Medicine Institutional Capital Project Funds. Mr. von Lehe 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.

7. USC Sumter Science Building Renovation

This proposed project will renovate the 50-year-old Science Building. USC Sumter recently commissioned a feasibility study to evaluate opportunities to capitalize on existing space and to consider other functional future improvements for the building and review building systems.

This proposed project will undertake the highest priorities identified in the study to include teaching lab renovations, lighting, new equipment and lab casework. Mechanical upgrades will be addressed as needed. The study will primarily focus on renovations to the chemistry labs.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$500,000 to be funded with State Appropriations of Proviso 118.14 of the FY16 Appropriations Act. Mr. Cofield 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.

IV. Gift Naming Opportunities

Chairman Jones called on Ms. Jancy Houck, who said that the Gift Naming Opportunities Committee met on November 11, 2015, and approved naming opportunities in conjunction with the

appropriate donations. The following gift naming opportunities were presented in Executive Session without objection:

A. College of Information and Communications

– “The Humpy Wheeler Office”

B. Darla Moore School of Business

– “The Hipp Grand Staircase”

Chairman Jones called for a motion to recommend that the full Board approve the gift naming opportunities as provided on the Board Portal. Ms. Moody so moved and Mr. Williams seconded the motion. The vote was taken and the motion carried.

V. Building Name, USC Upstate

Chairman Jones called on Secretary Stone, who explained that the Spartanburg County Commission for Higher Education (SCCHE) requested the USC Board of Trustees approve the longstanding name of “The Burroughs Building” on the USC Upstate campus. The building was built with SCCHE funds in the mid-seventies on Spartanburg County land that was/is governed by the SCCHE to house a child development center for USC Spartanburg (now USC Upstate) faculty and students’ children. Upon the opening, the SCCHE approved the naming in honor of Bill Burroughs, a founding member and Secretary of the SCCHE. At the time, the SCCHE was not aware of any regulations on building names.

Subsequently, the SCCHE gave the building to the University and it continued as the Burroughs Child Development Center until August 2014, when the center was closed. Though now owned by the University, out of respect to the SCCHE and the Burroughs family, USC Upstate requests that the name of the building continue as long as the building exists.

Chairman Jones called for a motion to recommend that the full Board approve the longstanding name of “The Burroughs Building” at USC Upstate as described. Mr. Lister so moved and Mr. Williams seconded the motion. The vote was taken and the motion carried.

VI. Other Matters

Chairman Jones called for any other matters to come before the committee. Secretary Stone announced that the boardroom at the new Alumni Center would be ready in time for the December 15 Board meetings.

VII. Adjournment

There being no other business to come before the committee, Chairman Jones declared the meeting adjourned at 4:05 p.m.

Respectfully submitted,

Amy E. Stone
Secretary