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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

April 21, 2017

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. on April 21, 2017, in the Alumni Center's C. Edward Floyd Boardroom.

Members present were: Mr. William C. Hubbard, Chairman; Mr. Chuck Allen; Mr. Mark W. Buyck Jr.; Dr. C. Edward Floyd; Mr. Toney J. Lister; Mr. Miles Loadholt; Ms. Leah B. Moody; Mr. Thad Westbrook; and Mr. John C. von Lehe Jr., Board Chairman

Other Trustees present were: Mr. J. Egerton Burroughs; Mr. Thomas C. Cofield; Mr. A. C. "Bubba" Fennell; Mr. Hubert F. Mobley; Mr. Tommy Preston Jr.; Dr. C. Dorn Smith III; Mr. Mack I. Whittle Jr.; and Mr. Charles H. Williams.

Also present was Student Government President Ross Lordo.

Others present were: President Harris Pastides; Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Chief Operating Officer Edward L. Walton; Provost Joan T.A. Gabel; Chief Financial Officer Leslie Brunelli; Vice President for Student Affairs Dennis A. Pruitt; Athletics Director Ray Tanner; Vice President for Development Jancy Houck; Vice President for Information Technology Doug Foster; Vice President for Facilities and Transportation Derrick Huggins; Vice President for System Planning Mary Anne Fitzpatrick; Chief Communications Officer Wes Hickman; USC Beaufort Chancellor Al Panu; USC Upstate Chancellor Brendan Kelly; Associate Vice President for Business Affairs Helen T. Zeigler; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Associate Vice President for Finance Jennifer Muir; Associate Vice President for Finance Kelly Epting; Executive Director of Audit & Advisory Services Pam Doran; Executive Director for University Foundations Russell H. Meekins; Executive Director of Student Health Services and Healthy Carolina Deborah Beck; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; University Treasurer Pat Lardner; College of Arts and Sciences Dean Lacy Ford; Director of Capital Budgets and Financing Charlie Fitzsimons; Executive Director of My Carolina Alumni Association Jack W. Claypoole; Chief Diversity Officer/Director of Community Engagement John Dozier; USC Aiken Executive Vice Chancellor for Academic Affairs Jeff Priest; Associate Director of Public Relations, USC's Office of

Communications and Public Affairs, Jeff Stensland; Fluor Corporation Chairman and Chief Executive Officer David T. Seaton who serves as a strategic advisor to the Board; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen and Terri Saxon.

I. Call to Order

Chairman Hubbard called the meeting to order and welcomed everyone.

Mr. Hickman introduced Avery Wilks with *The State*; and Rodney Welch with the *Free Times*.

Chairman Hubbard stated 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 Hubbard stated there were proposed contractual matters related to gift naming opportunities and a development project appropriate for discussion in Executive Session. Mr. Lister moved to enter Executive Session and Mr. Buyck seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: Dr. Pastides, Secretary Heath, Mr. Seaton, members of the President's Executive Council, Mr. Lordo, Mr. Gruner, Mr. Huggins and Ms. Doran.

Executive Session

Return to Open Session

II. Planning Update

Chairman Hubbard called on Mr. Gruner, who provided a construction update on the Student Health Center. Mr. Gruner reported the project remains on schedule for a July 31, 2017, completion. Roofing is complete, with exterior terra cotta and glass systems nearly complete. Cabinetry and interior windows are being installed. Pictures showing the exterior of the new building and how it blended architecturally with the adjacent Thomas Cooper Library and the Russell House were presented to the committee.

Mr. Gruner reported the Outdoor Track was essentially complete. Also, grading and underground utility work was in progress on the Football Operations Center. Trustee Allen said that due to the successful basketball season, the groundbreaking ceremony for the Football Operations Center was postponed and he wanted to know if it had been rescheduled. Mr. Tanner responded that the new date had not yet been set.

III. Project Approvals

Chairman Hubbard called on Secretary Heath 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.” He said the statement would be inserted into the record where appropriate.

Chairman Hubbard called on Mr. Gruner to present projects for approval.

A. Phase II Approvals

1. Classroom/Laboratory Redevelopment

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. The existing Law Center is significant as it is one of the largest academic buildings on the Columbia campus and is strategically located in the western district of the campus where academic space needs for teaching the sciences are acute. The building has an accommodating structural grid, tall floor to floor heights, and an exterior envelope that has serviceable life remaining, which makes the building an economical and practical opportunity for adaptive reuse.

The renovation will include the complete abatement of asbestos-containing materials and the removal of lead-based paint. The east and west towers will be gutted in this process. A significant portion of the project will address maintenance needs since much of the original mechanical, plumbing and electrical infrastructure is at the end of its serviceable life and will be replaced. Existing single pane windows will be replaced with insulated glass and some windows will be enlarged to admit more natural light into the public areas.

Three floors in the west tower will be upfitted to provide 17 instructional chemistry labs. These labs reflect the most contemporary thinking on science lab teaching and student safety. The labs were planned in close collaboration with University chemistry faculty. These new labs, in conjunction with adjacent lecture classrooms, will dramatically increase scheduling efficiency. A portion of the basement will also be upfitted for lab support functions. Approximately 85,000 gross square feet will be upfitted, including the lobby. The remaining two floors in the west tower, comprising approximately 40,000 gross square feet will be shelled for future teaching or research labs. The entrance lobby will also be renovated and expanded to create a dynamic two- or three-story lobby with student study areas. Monumental stairs will connect the academic floors and bridges through the upper levels of the space will connect the east and west towers. The east tower will provide approximately 51,000 gross square feet of shell space in three

floors to be reserved for future academic classrooms and offices. The existing auditorium will remain and be serviceable as a much needed large classroom. Future renovations to the auditorium may upgrade seating and technology but this project will only maintain the space in its current condition.

Chairman Hubbard called for a motion to recommend full Board approval to fund Phase II design and construction for a total project budget of \$46,995,000 funded with \$3,500,000 of Capital Reserve Funds and \$43,495,000 of State Institution Bonds. If a Capital Improvement Bond is passed by the State of South Carolina, which reserves funds for this project, the amount of State Institution Bonds will be reduced accordingly. Ms. Moody so moved and Mr. Buyck 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. 1800 Gervais Street Acquisition

This acquisition will purchase a two-story, 19,575-gross-square-foot structure on 0.7 acres of land at the southeast corner of the Barnwell and Gervais Street intersection. The building is owned by the State of South Carolina and has been leased to the University of South Carolina since May 2012. The building is occupied for research by the Institute for Mind and Brain and is also occupied by Psychology faculty, both affiliated with the College of Arts and Sciences.

Pursuant to the original four-year lease negotiation, the base rent has been applied towards acquisition. Consequently, \$785,296.16 of value has accrued toward the purchase of the property. The building was recently appraised for \$1,625,000. It is the intention of the State to sell the property immediately following the end of the term of the current University lease term, which extends until June 30, 2017.

Upon initial occupancy in 2012, the College of Arts and Sciences renovated a small portion of the building, at its expense, to accommodate specialized research and the college desires to maintain occupancy of this building to support its research program and Psychology faculty into the future. Suitable space does not exist on campus to relocate these programs. Ongoing grant-funded work utilizing the EEG lab totals more than \$8.5 million, along with submitted grants totaling more than \$4 million.

A building condition assessment concluded that the building was in generally good condition; however, a roof replacement and exterior painting will be required in the future. These conditions are not considered significant deficiencies.

The balance to acquire the property is \$839,703.84 to be funded with Institutional Capital Project Funds.

Chairman Hubbard called for a motion to recommend full Board approval to acquire this property for \$839,703.84 funded with Institutional Capital Project 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.

3. SCANA Property Acquisition

This acquisition will purchase 14.63 acres of property owned by SCANA. Portions of the property are in the City of Columbia limits and the remainder is in Richland County. The majority of the acreage is bounded by Assembly and Flora Streets, a railroad right-of-way, and private property to the south. Other small parcels to be acquired are located to the northeast near the intersection of Flora and South Evans Streets and one half-acre parcel has frontage on Assembly Street at the Flora Street intersection.

The property is occupied by an historic two-story brick-masonry mill containing approximately 65,000 gross square feet of warehouse and office space. A 13,500-square-foot, non-historic metal industrial building also remains in serviceable condition. Other smaller utility buildings occupy the site, though they will be removed or possibly relocated, upon acquisition. There are unimproved county roads which create a loop in the interior of the acreage. These roadways are not included in the acres to be acquired.

The property will serve two primary functions for the University. Approximately 2.75 acres are proposed for use as a large student outdoor recreation field with associated student parking. The second use proposed for the site is accommodating Facilities Management Center Operations and Maintenance departments, which are being displaced from Greene Street in Innovista. The existing Facilities Management Center will be demolished to make way for commuter parking and a bridge which the county is constructing over the railroad tracks currently dividing Greene Street.

Operations and Maintenance offices serving University Housing will be co-located at the site since they currently reside in three buildings proposed for demolition as part of the Campus Village Project. The site is ideal as it provides adequate warehouse structures, shop space and office space. Moreover, sufficient land area exists for parking the fleet of maintenance vehicles which exceeds 200, the University recycling operation, hazardous waste collection, material storage and equipment storage. The available office space

in the mill building will also accommodate certain University Technology Systems (UTS) departments which currently reside in the basement of the old Law Center and will be displaced by the forthcoming renovation.

The land is nearly contiguous with the Athletics Village and may one day serve a University housing or academic/research purpose, should Facilities functions be moved to a more remote location. For the time being, the parcels are an economical and timely solution for significant impending relocations that will yield on-campus space to serve academic, housing and student parking needs. Improvements to the site, including the recreation fields, will be phased with the initial Facilities Operations and Maintenance departments moving there in the summer of 2018.

The appraised value of the property is \$10,000,000. The purchase cost has been negotiated to be \$9,300,000 to be funded with Institutional Capital Project Funds. Mr. Gruner noted that property adjacent to the SCANA property owned by Campbell's Wrecker Service, was not available for purchase at the appraised value, at this time. He said the University offered Mr. Campbell \$550,000 for his .78 acres, but he rejected the offer, requesting approximately four times the amount.

Mr. Gruner responded to questions about the old buildings located on the property and to Trustee Cofield's concern about the level of maintenance and repair required for them. Trustee Floyd said that he thought the acquisition cost of the property was too high and he recommended no improvements be made until the University was able to acquire the adjacent property.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$9,300,000 funded with Institutional Capital Project Funds. Mr. Buyck so moved and Dr. Floyd 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.

At this time in the meeting, Chairman Hubbard called on Ms. Brunelli who provided the committee a report on State General Obligation Bond Issuances – Higher Education Project Totals. The report showed that USC ranked last in funding at \$504,500,000 compared to the universities of Florida, Georgia, Kentucky, North Carolina, Tennessee, and Virginia. Chairman Hubbard recommended the Board share this information with their legislative delegation to help influence investment in higher education.

B. Other Approvals

1. Swearingen Café Renovation

The project proposes to renovate an existing student study area and public corridor on the first floor of the Swearingen Building to function as both a café and a study area.

The Swearingen Building is located on the southern edge of the academic campus. Consequently, engineering students are remote from food service options available to students who attend classes in the academic core of the campus. This renovation will provide more diverse, higher quality and healthier food options within the building.

The project will include a servery, support spaces, and a dining area. New finishes will be provided throughout. New plumbing, mechanical and electrical systems will be installed to support the food service. Cooking will not be done on-site; however, fresh pre-packaged “grab-and-go” catered items, sandwiches, other baked goods and beverages will be offered.

The project, which will improve the student experience at Swearingen, will fulfill a vision of the dean of the College of Engineering. Mr. Gruner said a similar venue was recently renovated in the entry level of Close-Hipp and has been enormously popular with students for dining and studying.

The project will be funded with Institutional Funds provided through the Food Service contract.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$450,000 to be funded with Institutional Funds. Mr. Allen 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.

2. Historic Markers for the Horseshoe

Mr. Gruner said this project sought full Board approval of the text for two historic markers on or near the Horseshoe. Both markers will commemorate the role of enslaved persons at the South Carolina College. The markers will be bronze plaques mounted on posts identical to those which already exist on the Horseshoe to commemorate the original nineteenth-century university buildings. The precise location of each marker will be subject to review and approval by the University Design Review Committee.

The first new marker will acknowledge the role of enslaved persons in the construction and daily operation of the original campus. The second new marker will refer to the last remaining slave quarters building on campus which is located behind the President’s House. The plaques will read:

Slavery and the South Carolina College

The Horseshoe, the original campus of the University of South Carolina (established in 1801 as South Carolina College), still appears much as it did in the mid-1800s. Its

buildings and historic wall were substantially constructed by slave labor and built of slave-made brick. Enslaved workers were essential to the daily operations of the college, whether they were owned by the faculty or the college itself, or hired from private citizens. Enslaved people lived in outbuildings, one of which still stands behind the President's House. The University of South Carolina recognizes the vital contributions made by enslaved people.

Slave Quarters

This last remaining kitchen and slave quarters on campus stands as a tangible link to the enslaved people who lived and worked here. South Carolina College, forerunner to the modern university, owned a number of slaves and hired countless others between 1801 and 1865. Enslaved people made significant contributions to the construction and maintenance of college buildings and to daily life on campus. Despite limited references to individuals, enslaved workers who appear by name in archival records include Abraham, Amanda, Anna, Anthony, Charles, Henry, Jack, Jim, Joe, Lucy, Mal., Peter, Sancho and his wife, Simon, Toby, and Tom. Naming these individuals is an effort to remember all of those who made significant and substantial contributions to the University of South Carolina.

Chairman Hubbard called for a motion to recommend full Board approval to create two historic markers with the text as proposed. Ms. Moody so moved and Mr. Westbrook seconded the motion. The vote was taken and the motion carried.

3. New Student Health Center Naming

This action will officially name the newly constructed student health services facility the "Center for Health and Well-Being."

As compared to a "clinic" or a "health center", the proposed name for the building reflects the more holistic objective of health promotion and engages students in healthy lifestyles. The vision of Healthy Carolina is a healthy campus environment in which to live, work, learn and play promoting the development of a healthy mind, body and spirit by addressing all dimensions of wellness.

The mission statement for Student Health Services states: "Student Health Services enhances student success by providing a full continuum of integrated, high-quality health care, wellness services and prevention education."

Student Health Services at USC are accredited as a Patient Centered Medical Home. Less than 5% of university health systems have earned this distinction, Mr. Gruner said. Additionally, USC is accredited by the Accreditation Association for Ambulatory Health Care.

The Thomson Student Health Center building, constructed in 1972, would retain its name and will be the primary location for Counseling Services. The Thomson name originates from a \$15,000 gift in 1904 by Ann H. Jeter in honor of her nephew Wallace Thomson, Class of 1890, who also graduated from the Law School in 1892. The gift constructed the first "infirmery" on the campus at Bull and Greene Streets.

Chairman Hubbard called for a motion to recommend full Board approval to name the newly constructed student health services facility the “Center for Health and Well-Being.” Mr. Loadholt so moved and Mr. Lister seconded the motion. The vote was taken and the motion carried.

Chairman Hubbard thanked Mr. Gruner for his informative presentation.

At this point in the meeting, Trustee Burroughs requested the Risk Management Assessment for deferred maintenance and asbestos abatement of University buildings be updated on an annual basis.

IV. Gift Naming Opportunities

Chairman Hubbard said the following gift naming opportunities were presented in Executive Session without objection:

A. Alumni Association

- Rose Truesdale Wilkins Conference Room

B. Athletics

1. C. Dan Adams Lobby (Anonymous)
2. Darby Court
3. The Robert and Janice McNair Football Practice Complex
4. Dottie Owen Gate

C. School of Law

- The Senator Edward Eli Saleeby Sr. Classroom/Jury Room (Amendment)

D. University Libraries

1. John Sherwood Davis, Jr. Scanning Center
2. Lt. Colonel James H. Davis Film Vault

Chairman Hubbard called for a motion to recommend the full Board approve these gift naming opportunities as presented. Mr. Westbrook so moved and Mr. Allen seconded the motion. The vote was taken and the motion carried.

V. Other Matters

Chairman Hubbard called for any other matters to come before the committee

VI. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 11:08 a.m.

Respectfully submitted,

J. Cantey Heath, Jr.
Secretary