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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

September 15, 2017

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 2:10 p.m. on September 15, 2017, in the Alumni Center's C. Edward Floyd Boardroom.

Members present were: Mr. William C. Hubbard, Chairman (via video conference); 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; Dr. C. Dorn Smith III; and Mr. Eugene P. Warr Jr.

Also present were: Faculty Senate Chairman Marco Valtorta and Student Government President Ross Lordo.

Others present were: President Harris Pastides; Secretary J. Canteay 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; Palmetto College Chancellor Susan Elkins; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Executive Director of Audit & Advisory Services Pam Doran; Executive Director for University Foundations Russell H. Meekins; Associate Vice President for Housing and Student Development Gene Luna; Associate Vice President for Development and Student Life Facilities Jerry Brewer; Arnold School of Public Health Dean Thomas Chandler; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Facilities Design and Construction Jeffrey D. Lamberson; Director of Capital Budgets and Financing Charlie Fitzsimons; Director of Government Relations Derrick Meggie; University Treasurer Pat Lardner; Senior Associate Athletics Director, Development and Gamecock Club, Steve Eigenbrot; Communication Sciences & Disorders Chair, Arnold School of Public Health, Kenn

Apel; Director of the Children's Law Center Michelle Dhunjishan; Children's Law Center representatives Tim Bradley and David Willoughby; Associate Director of Public Relations, USC's Office of Communications and Public Affairs, Jeff Stensland; University Technology Services Production Manager Matt Warthen; Charlie Koors, student intern; Caitlin Cofield, daughter of Trustee Cofield; Ann Loadholt, spouse of Trustee Loadholt; Maggie Metcalf, guest of Trustee von Lehe; The Boudreaux Group President Heather Mitchell; and Board staff members Terri Saxon and Ina Wilson.

I. Call to Order

Chairman Hubbard called the meeting to order and welcomed everyone.

Mr. Hickman introduced Larissa Johnson with *The Daily Gamecock*; John Whittle with *The Big Spur*; and David Cloninger with *The Post and Courier*. Mary Ramsey with *The Daily Gamecock* joined the meeting after the introductions.

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. Buyck moved to enter Executive Session and Mr. Lister seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: Dr. Pastides, Secretary Heath, the Faculty Representative and Student Representative to the Board, members of the President's Executive Council, Mr. Gruner, and Ms. Doran.

Executive Session

Return to Open Session

II. Update on Five-Year Plan

Chairman Hubbard called on Mr. Gruner, who began with a construction update on the Football Operations Center. He reported the concrete fire wall was completed; the steel structural framing is set to begin by mid-to-late November; and the project is on time with final completion scheduled for the end of 2018.

Engineering design of the internal structure is complete and under review for the Gamecock Sculpture, with the milling of forms for clay application to be done by early November. The bronze casts will be delivered in five sections: head and neck, tail, main body and wings, left leg, and right leg. The foundation must be constructed in the planter. Granite cladding of the base cannot begin until sculpture is set. Installation is still scheduled for the first quarter of 2018.

Mr. Gruner asked Mr. Meekins to provide an update on the Whaley House Renovation (Renovation of the Historic House and New Building). Mr. Meekins reported the USC Development Foundation was currently trying to raise funds and determine a cost for the project, which will renovate the Whaley House adding an elevator and stair for life safety egress as well as a comprehensive renovation. A new two-story, 12,550-gross-square-foot structure will be erected behind the house. He noted the Historic Columbia Foundation owns the land, but plans are to give it to USC pending funding variables. Mr. Meekins said the goal of the Foundation is to restore the house to a show piece of historic preservation.

The Campus Village project has been submitted to the Commission on Higher Education (CHE) and the Joint Bond Review Committee (JBRC) for October meetings. A brief was presented to the CHE for information on September 7th. Design is ongoing between the developer and USC staff. The University's first official Design Review Committee review will take place on September 26, 2017.

III. Campus Capital Renewal Update

Mr. Gruner said the intent of his update was to show that progress had been made in addressing maintenance in buildings identified in the University's 2004 ISES (external firm) report. He noted the average life span of a building was 35 – 45 years after which they require a comprehensive renovation, unless proper maintenance is performed.

In December of 2012, Mr. Gruner said the CHE sought to standardize terminology relating to maintenance activities on college and university campuses. They determined that "Maintenance Needs" are comprised of two parts: Maintenance and Repairs; and Deferred Maintenance.

Maintenance and repairs are activities directed toward keeping facilities in an acceptable condition. Those activities include: preventative maintenance; replacement of parts, systems, or components (renewal); and other activities needed to preserve or maintain the asset. Mr. Gruner reported that the University dedicates approximately \$2 million annually to these needs funded with Education and General (E&G) Maintenance Reserve; and that capital renovation projects also implement renewal.

Mr. Gruner said deferred maintenance and repairs include the portion of facilities maintenance activities that are postponed: to align institutional priorities or plans; to achieve maximum benefit/savings through a more comprehensive project; and due to a lack of available funding that can be used toward such needs. He reported USC had recently made the greatest positive impact on deferred maintenance with numerous comprehensive capital renewal projects such as Hamilton College, Women’s Quad, and selective demolition.

In 2003, the University contracted with ISES to conduct a facility condition analysis for 100 of USC’s largest buildings which cumulatively represented 8,780,323 gross square feet (including housing, athletics, parking structures, and E&G buildings). The analysis yielded a Facility Condition Needs Index (FCNI) designation that is a calculation derived by dividing project costs to address maintenance needs by the total facility replacement cost. The FCNI is divided into six descriptive ranges:

- .01 - .05 Excellent Condition, typically new or comprehensively renovated construction.
- .06 - .15 Good Condition, renovations occur on schedule
- .16 - .30 Fair Condition, in need of normal renovation
- .31 - .40 Below average condition, major renovation required
- .41 - .59 Poor condition, gut/comprehensive renovation required
- .60 and above Replacement of facility warranted

The study determined USC had an average FCNI of .42. ISES recommended an FCNI of .29 as a target, which would improve facilities to an “excellent to fair” range. Notable capital renewal projects since the 2004 ISES analysis of 100 Buildings include:

Comprehensive Renovation Completed	Comprehensive Renovation Planned
Patterson Hall	Old Law Center
Wade Hampton at Women’s Quad	South Caroliniana Library
Sims at Women’s Quad	LeConte College
McClintock at Women’s Quad	War Memorial
Harper Elliot College	Thornwell College
DeSaussure College	Capstone
Legare Pinckney	Columbia Hall
Rutledge College	Carolina Coliseum
Petigru College	Woodrow College
Hamilton College	
Health Sciences Bld. (now Journalism)	

Mr. Gruner noted examples of systems renovations that improved the 2004 ISES list of 100 buildings:

Partial Renovation or Systems Renovation Completed	Partial Renovation or Systems Renovation Planned
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South Tower (roof/plumbing/interior)	Barnwell College (roof/exterior)
Davis College (exterior/ADA compliance)	Close-Hipp Building (MEP/interior)
Thomas Student Health (envelope)	Swearingen Engineering Center (roof/interior)
Jones PSC (partial roof/HVAC/interior)	Lieber College (HVAC/interior)
Booker T. Washington (auditorium interior)	Blatt PE Center (roof)
518 Main Street (interior)	McCutchen (roof/grease trap)
516 Main Street (interior)	
1244 Blossom Street (roof/interior)	
Longstreet Theater (exterior)	
Benson (roof)	
Wardlaw (roof/HVAC)	

Notable Demolition from the 2004 ISES list of 100 buildings include the demolition of: Douglas, LaBorde, Snowden, Moore, Carolina Plaza, and 506 Assembly Street. Planned demolitions include: Bates House, Bates West, Cliff Apartments, Carolina Gardens, Roost Dormitory, Facilities Management Center, Devine Street Research Center, and 718 Devine Street.

Mr. Gruner reported that CHE requires, every three years, the University conduct a Building Condition Assessment of facilities which are entirely or predominantly E&G. He said each building is inspected for the following major categories and rated from 1 (satisfactory) to 5 (demolition): foundation, heating, exterior wall system, cooling, floor system, plumbing, roof system, electricity, interior walls, elevator systems, windows, safety standards, doors, design standards, and ceilings. Within these 15 major categories, there are 89 subcategories also rated from 1 to 5.

The University's 2014 CHE Building Condition Assessment for the Columbia campus reported E&G buildings gross area was 6,028,155; building replacement cost was \$1.26 billion; and the maintenance needs for E&G facilities was \$302 million. Mr. Gruner estimates the maintenance needs for E&G facilities in the November 2017 report to be approximately \$255 million, a reduction of about 16%. He explained CHE recommends, as a standard, a campus annually allocate 3% of building replacement cost for annual maintenance and additional funding to eliminate existing maintenance needs over a 20-year cycle.

Mr. Gruner reported for the past four years, USC has dedicated an average of approximately \$15 million per fiscal year toward E&G capital renewal projects in the Five-Year Capital Improvement Plan. Notably, Hamilton College and the old Health Science Building (now Journalism) were comprehensively renovated and returned to excellent condition. An additional \$2 million was expended for preventative

maintenance and repairs, which comes from the annual E&G Maintenance Reserve. The Five-Year

Capital Improvement Plan dollar amounts planned for future E&G Capital Renewal:

FY 17/18	\$37.9 million (includes \$16M for Close-Hipp and \$13M for Classroom/Lab)
FY 18/19	\$14.8 million
FY 19/20	\$17.5 million
FY 20/21	\$6.7 million
FY 21/22	\$8.7 million

For the past four years, housing and other student service facilities dedicated an average of \$14.4 million toward capital renewal in the Five-Year Capital Improvement Plan. Notably, Patterson Hall and Women’s Quad were comprehensively renovated and returned to excellent condition. Athletics facilities are mostly new and are maintained, Mr. Gruner reported.

Mr. Gruner said state appropriations had positively impacted maintenance needs on the system campuses and that the campuses routinely request funding from the state to address their highest priority needs. The projected 2017 CHE maintenance needs by system campus:

Aiken	\$16.8 million	Lancaster	\$14.7 million
Beaufort	\$3.2 million	Salkehatchie	\$8.8 million
Upstate	\$10.2 million	Sumter	\$11.8 million
		Union	\$1.7 million

In conclusion, Mr. Gruner provided a maintenance summary, including recommendations. He reported in the 10 years between 1965 and 1975, the University constructed 2.87 million square feet, (not including parking garages); these buildings have the most challenging maintenance needs in the current day, 40-50 years after their construction. Additionally, between 2000 and 2017, the University built approximately 2.6 million square feet of new construction, with consideration of maintenance implications for year 2050.

Mr. Gruner said the University plans annual funding for 2% of the Building Replacement Cost. Based on a total building replacement cost for E&G facilities of \$1.26 billion, the annual amount dedicated to E&G maintenance would be \$25 million. He recommended the University maintain dedicated funding for maintenance of new buildings such as the Darla Moore School of Business and the new Law Center to keep these buildings in excellent condition. This will be the future focus of available Institutional Capital Project Funds (ICPF) in the Five-Year Plan. Work toward overcoming reductions in the availability of ICPF funding for maintenance after FY20/21 with solutions that would prioritize renovations of Coker, Jones PSC and Earth Water Sciences Building (EWS).

Due to the detrimental effects of water leakage, Mr. Gruner recommended instituting an Envelope Asset Management Plan, (Roof and Exterior Wall) requiring bi-annual inspections and documentation by

facilities staff, which will prolong service life and ensure compliance of owner's obligations with roof warranties. The plan should be applicable to Columbia and the System Campuses.

Trustee Buyck asked for an update on maintenance and renovation of the Barringer House. Mr. Gruner said a mechanical system project is scheduled and a windows refurbishment project was recently completed. By the end of summer 2018, Mr. Gruner reported the house will have a new HVAC system allowing staff occupancy, and the gardens will be completely refreshed. He noted that wedding reservations for Barringer House are already being received.

Trustee Buyck also asked about renovation of the War Memorial Building. Mr. Gruner said it is in the University's Five-Year Plan.

Trustee Burroughs asked Mr. Gruner to report at a future meeting, on the process to be used to guarantee maintenance funds for specific buildings.

Chairman Hubbard said the report was received as information.

IV. 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 I Approvals

1. Barnwell Exterior Renovation

Barnwell College was the second building completed in the Gibbes Green quadrangle in 1910. The building was substantially renovated in 1970 following a fire. The neo-classical building, with its portico supported by ionic columns, is one of the most classically detailed buildings on the campus. The academic building contains 58,372 gross square feet. Current occupants include the College of Arts and Sciences' departments of Psychology, Language and Literature, History, Anthropology and others.

The scope of work in this project is based upon the conclusions of a 2016 maintenance study and will address the following exterior envelope maintenance needs:

- Replace the low-sloped metal roof, repair minor damaged wood roof sheathing and wood framing.

- Remove the slate shingles at the perimeter pitched roof, repair the wood sheathing as required, replace the water-proof underlayment and reinstall the slate shingles adding new slate as needed depending on breakage of the original slate.
- Replace the internal gutter, flash to the roof and replace all downspouts.
- Repair and replace the decorative metal entablature as required to recreate a waterproof barrier.
- Repair dentil molding and plaster column capitals where required.
- Repair hard-coat stucco where required.
- Clean and repaint the entire building.

The total project budget is estimated at \$1,500,000. Facilities expects to seek Phase II approval from the Board of Trustees in April of 2018; with construction anticipated to occur in the summer of 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$22,500 funded with Institutional Capital Project Funds. Mr. Lister 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. Upfit for the Department of Communication Sciences and Disorders

The project will relocate the Department of Communication Sciences and Disorders from 15,000 square feet of leased space on Lady Street to the second floor of the Close-Hipp building. The lease expires in 2019 and the current annual lease expense of just under \$200,000 is expected to rise substantially under a new landlord. The Department of Communication Sciences and Disorders organizationally resides within the Arnold School of Public Health. The mission of the Department is to:

- Promote and advance knowledge of the nature, prevention, diagnosis, and treatment of communicative disorders.
- Educate students who will become leading clinical scientists and researchers in their work settings.
- Through excellence in scientific research, instruction, and service, fulfill its mandate as the leading graduate and research program in communication sciences and disorders in South Carolina and, indeed, one of the leading programs in the nation.

Twenty-five full-time faculty members have teaching, research and clinical responsibilities. Current national, state and University grants total in excess of \$20 million. Faculty conduct research in the areas of:

- Neurogenetics/stroke/aphasia (neuroimaging, EEG)
- Acquired apraxia of speech
- Neuroscience of speech production and motor control

- Speech perception, speech science, cochlear implants
- Literacy (reading, writing, spelling)
- Fragile X/autism

The degree programs include: Master of Speech Pathology (MSP), Master of Communication Disorders (MCD), and Doctor of Philosophy (Ph.D.) in Communication Sciences and Disorders.

The project will upfit approximately 20,000 square feet in the second floor of the Close-Hipp building which is predominantly shell space having previously served as the library for the Business School. The upfit will include specialty clinical space, faculty offices and numerous support spaces. New mechanical, fire alarm, sprinklers and electrical system will result in an entirely updated space.

The project budget is estimated at \$2,000,000 and will be funded with \$1,600,000 of gifts and \$400,000 of department funds. Facilities expects to seek Phase II approval from the Board of Trustees in February of 2018. Construction is anticipated to start in the fourth quarter of 2018 and be completed in late May of 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$30,000 funded with private gifts. Dr. Floyd 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. Honors College Residence Hall Expansion

The project will expand the Honors College Residence Hall by constructing the third and final academic and residential wing. The existing building was completed in 2009 and accommodates 537 student residents.

A feasibility study for the third wing supports the maximization of new beds in a five-story structure matching the height of the existing two wings. The new residential units will be suite-style matching what was constructed in the existing building and will include a residence life coordinator apartment and a study/living area on each floor. Academic space will include four classrooms for 25-30 students, one larger lecture room for approximately 75-100 students and six faculty offices. The new wing will match the exterior materials and architectural design of the existing wings.

The project budget is estimated at \$18,600,000. Facilities expects to seek Phase II approval from the Board of Trustees in April of 2018. Construction is anticipated to begin in May of 2019, and be complete for the Fall Semester of 2020.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$279,000 funded with State Appropriations. Mr. Westbrook 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. West Campus Parking Garage

The project will construct a new parking garage structure containing 1,400 spaces to serve student demand in the West Campus area. The site is the 700 block of Devine Street, on property owned by USC, between Gadsden Street and the railroad tracks.

The garage will be 5 to 6 levels with approximately 230-280 spaces per level. The facades will be designed to respect the quality of architecture in the west campus area. A small office will be included for Parking Services staff.

Site work will create a pedestrian promenade on the east side of the garage. The promenade will extend under the Blossom Street Bridge which will have an improved plaza-like environment with enhanced lighting and cameras for security. Two existing one-story university buildings on the site, which are aged and have limited ability to successfully accommodate programs, will be demolished following the relocation of university departments which currently occupy the buildings.

The project budget is estimated at \$34,600,000 and will be funded with parking revenue bonds. Facilities is expected to seek Phase II approval from the Board of Trustees in April of 2018. Construction is anticipated to begin in May of 2019 and be complete for the Fall Semester of 2020.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$519,000 funded with Institutional Funds. Mr. Lister so moved and Mr. Loadholt seconded the motion.

Mr. Lordo expressed concern on behalf of the Greek Village students, about the financing and cost of the project related to the assessment of a new and increasing student fee.

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. Other Approvals

1. Campus Masonry III

This project is the third and final stage of the historic wall restoration which will continue the repair and stabilization of the University's historic masonry wall along Sumter, Pendleton, Bull and Greene streets defining the boundaries of the original historic South Carolina College campus. The wall was constructed in 1836 and 1837 using bricks made at a brickyard along the Congaree River between Blossom and Greene streets and also using bricks from Charleston. The wall has been modified with new openings and various height reductions in some locations over the last two centuries as the campus expanded; however, much of the wall, especially along Pendleton Street and Greene Street, retains its height and historic integrity. The wall is individually identified by the South Carolina Department of Archives and History (SCDAH) as a "Contributing Resource" to the University of South Carolina Old Campus District requiring design collaboration with the SCDAH pursuant to a Programmatic Agreement.

The work will replace missing and spalled bricks, remove localized historically inappropriate Portland cement mortar, and repoint the entire wall with appropriate lime-based mortar. The top of the wall, which has some of the most severe degradation due to 180 years of the exposure to rainfall, will have deleterious vegetation removed and new matching bricks will be installed.

Specifically, this final phase of work will repair the masonry wall along Greene Street across from the Russell House. This is the tallest and most historically intact portion of the historic wall. This phase of work will complete the restoration of the wall ensuring its preservation for many generations before any further significant work should be required.

Chairman Hubbard 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 Institutional Capital Project Funds. Mr. Buyck so moved and Mr. Westbrook 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. Steam and Condensate Utility Replacement – Lieber College to Caroliniana Library

The project includes excavating existing steam and condensate piping which connects utility vaults near Lieber College and the South Caroliniana Library. This condensate and steam piping is a section within the campus energy loop. During the summer of 2017, it was determined the condensate pipe is leaking which is detrimental to the adjacent grounds, wastes treated water, and loses the

embodied energy since the water is still hot. Until the pipe can be replaced, the loop has been diverted around this section. The excavation will affect brick paved walks in the Horseshoe near Sumter Street. Brick pavers, including donor bricks, must be taken up before excavation and then replaced after the utility work is completed.

This construction will occur in the summer of 2018.

Chairman Hubbard 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 Institutional Capital Project Funds.

Ms. Moody 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.

3. UTS Main Data Center HVAC Replacement

The project includes the replacement of mechanical air handlers that maintain proper temperature and humidity in the Main Data Center operated by University Technology Services (UTS). The majority of the existing HVAC equipment is approximately 30 years old and at the end of its useful life. It is critical to the University's information technology system for the Data Center be maintained at precise temperatures and humidity levels.

The project will provide five, new, 20-ton air handler units and upgrade two, existing 20-ton units which have significant remaining service life.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$425,000 to be funded with Institutional Funds. Mr. Lister so moved and Mr. Westbrook 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. Taylor House Phase II Renovation

The Taylor House was constructed in 1908 and is located on the city block with the new Law Center. The house is currently not capable of being occupied. Recent renovation work removed the non-historic additions to the house and refurbished windows and repaired masonry through a project funded by the University. Also, funded through a gift by the Boyd Foundation, historically accurate terra cotta roof tiles were installed which were completed during the summer of 2017. At this point, the building envelope is secure from moisture intrusion.

The focus of this Phase II renovation will include interior work that will emphasize preservation of the unoccupied house. Work will also include a new fire alarm system, installation of a sprinkler system, a new mechanical system and new electrical switchgear. Fire alarms and sprinklers will help ensure the house does not fall victim to fire. All work will be sensitively integrated into the historic interior which remains in reasonably impeccable condition.

This Phase II renovation will be funded by gifts, which have been received by the University. This construction is planned to begin in the summer of 2018.

The donor has also committed future private gifts, which will fund a Phase III renovation project in the future. Work remaining after this project will include additional exterior window restoration and an interior upfit to accommodate occupants.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$995,000 to be funded with private gifts. 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.

5. School of Nursing - Classroom 409 Renovation

The project will renovate Classroom 409 and the surrounding area on the fourth floor of the Williams-Brice Building to serve the School of Nursing. The Williams-Brice Building is the primary teaching facility for the College of Nursing and includes simulation labs, offices, classrooms and meeting rooms. The nationally ranked USC College of Nursing anticipates robust growth over the next several years. Coupled with the extraordinary fundamental shift in instructional delivery and teaching/learning technologies for nursing education, the College's teaching environment warrants renewal and updating. The renovation to Classroom 409 creates a larger and more flexible instructional setting for 100-130 students in the core of the existing facility. The last major renovations to Classroom 409 were completed in 1994 for the Distance Education and Instruction Services TV Studios.

Teaching and learning technologies, like simulation suites, standardized patient practicums, distance learning, and collaboration are now considered critical to the mission of educating medical and nursing students for the twenty-first century. Appropriate application of this essential technology is required to ensure the success of Room 409 for the use as a flexible learning space.

The project will demolish and comprehensively renovate and expand the existing TV studio classroom to create a larger and more flexible enhanced teaching environment to create a space that can

support traditional seating layouts while allowing for transformation into a collaborative room with more dynamic opportunity for instructional movement, demonstration and group focus. New integrated audiovisual and IT technologies will be installed. Renovation includes the re-opening of existing concealed windows to allow for natural light on three sides of the classroom.

Mechanical and electrical systems will be reconfigured and upgraded to support the new technology. An audiovisual IT equipment room requiring enhanced HVAC cooling and control will be added.

A total renovation of 3,700 square feet is anticipated for the classroom. Finishes in the classroom will be replaced and enhanced acoustical strategies will be employed.

This construction is planned to begin in the summer of 2018.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$975,000 to be funded with Institutional 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.

6. Colonial Life Arena Suite and Trophy Display Renovation

This project, occurring primarily at the concourse level of the Colonial Life Arena, has three components. First, three suites will be combined and renovated into a club space. Second, three custom trophy cases will be constructed to celebrate the achievements of men's and women's basketball with special emphasis on the remarkable 2016-2017 season for both teams. Third, a new reception counter will be constructed at the main entrance along with other improvements.

The new club will absorb two reserved suites and one unreserved suite. The current suite occupants have agreed to relocate. The new club will accommodate about 50 people. In addition to viewing basketball games, the club is expected to be highly desirable during concerts since it is directly opposite of the stage.

There will be three trophy cases. One case will be prominently centered on the axis of the lobby at the concourse level and will be entirely dedicated to the Women's 2017 NCAA Championship and will include the championship trophy. Two other larger cases will flank the concourse balcony behind the reception counter for maximum exposure. The cases will emphasize the Final Four achievements of both teams and will provide ample space to include other historic trophies and memorabilia that are currently displayed in the old cases on the concourse. A new glass railing will replace the existing metal picket rail to enhance visibility to the cases from the lobby.

The new reception counter will be at the lobby entrance level and will present an updated appearance for fans entering the building. Additionally, the actual wood competition floor from center court at the Women's Final Four appearance in Dallas has been purchased by the university and will be mounted on the wall.

The project will thoroughly enliven the concourse for celebration and create photo opportunities for fans. The space will also create a more impressive experience for recruiting. The project will be completed in the first quarter of 2018 during the 2017-2018 basketball season.

The project will be initially funded with Athletic Operating Funds but will be ultimately reimbursed with private gifts.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$400,000 to be funded with Athletic Operating Funds. Mr. Loadholt so moved and Mr. Westbrook 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. Men's Basketball Locker Room Renovation

This project includes the renovation of approximately 4,750 square feet of the locker area, team meeting/film room, study area and players' lounge, all serving the men's basketball team in the practice facility at the basement of the Coliseum. Aside from two known minor cosmetic renovations in the past 25-30 years, the men's locker room area is believed to not have been renovated since the facility was constructed in 1969. Plumbing fixtures and toilet partitions are believed to be original and are thus more than 45 years old.

The team meeting spaces have finishes which need to be updated. Lighting, audio/visual technology and graphics will be upgraded to be consistent with the women's locker room which was recently renovated. New plumbing fixtures and a reconfiguration of the shower area will be undertaken. The connection between the team meeting/film room and the practice courts will be improved to be more convenient by reusing an available stair.

The renovation of the men's locker room would have ideally been renovated at the same time as other recent renovations in the practice facility; however, funding limitations in 2015 did not permit the inclusion of these spaces in the scope of work.

The project will commence construction immediately after the 2017-2018 season and be completed before the 2018-2019 season.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$995,000 to be funded with private gifts. 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.

VI. Gift Naming Opportunities

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

A. Athletics

1. “Coker Family Bench”
2. “Huskey Dietrich Golf Practice Facility”
3. “Jim Schaper Walk of Champions”
4. “Paige Wheeler Court”

B. USC Sumter

1. “Farmers Telephone Cooperative Science Lab”
2. “Palmetto Health Tuomey Lobby and Student Study Space”
3. “Professor Jean-Luc Grosso Office”

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

VII. Other Matters

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

VIII. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 3:15 p.m.

Respectfully submitted,

J. Cantey Heath, Jr.
Secretary