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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

September 19, 2018

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees was scheduled to meet September 14, 2018. Since the University was closed due to Hurricane Florence, the meeting was rescheduled for Wednesday, September 19, 2018. The telephone conference call, which began at 10:15 a.m., was anchored in Room 107 of the Osborne Administration Building.

Members participating were: Mr. William C. Hubbard, Chairman (in room); Mr. J. Egerton Burroughs; Mr. Mark W. Buyck Jr.; Mr. Toney J. Lister; Mr. Miles Loadholt; Ms. Leah B. Moody; Mr. John C. von Lehe Jr., Board Chairman; Mr. Eugene P. Warr Jr. and Mr. Thad Westbrook (in room).

Other Trustees participating were: Mr. Thomas C. Cofield (in room); Mr. Robert F. Dozier Jr.; Mr. A. C. "Bubba" Fennell; Dr. C. Edward Floyd; Mr. Hubert F. Mobley, Board Vice Chairman (in room); Ms. Rose Buyck Newton; Dr. C. Dorn Smith III; Mr. Mack I. Whittle Jr.; and Mr. Charles H. Williams.

Also participating by phone were USC Columbia Faculty Senate Chairman Marco Valtorta and Student Government President Taylor Wright.

Others present in the room were: Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Chief Operating Officer Edward L. Walton; Chief Advancement Officer and Senior Advisor to the President Paula Harper Bethea; Chief Financial Officer Leslie Brunelli; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Facilities and Transportation Derrick Huggins; Chief Communications Officer Wes Hickman; Athletics Director Ray Tanner; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Chief Audit Executive Pam Doran; Senior Associate Athletics Director, Development & Gamecock Club, Steve Eigenbrot; Assistant to the President for System Affairs Eddie King; Director of Government Relations Craig H. Parks; The Boudreaux Group President Heather Mitchell; Michael Watson and Eugene Bell with Watson Tate Savory; and Board staff members Terri Saxon and Ina Wilson.

Others participating by phone were: President Harris Pastides; USC Aiken Chancellor Sandra Jordan; USC Beaufort Chancellor Al Panu; Palmetto College Chancellor Susan Elkins; and USC Upstate Chancellor Brendan Kelly.

I. Call to Order

Chairman Hubbard called the meeting to order and welcomed everyone. Mr. Hickman introduced news media in attendance: Josh Kendall with *The State* newspaper in Columbia; David Cloninger with *The Post and Courier* newspaper in Charleston; and Hale McGranahan with *The Big Spur*.

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

The following persons were invited to remain: President 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. Planning Update

Chairman Hubbard called on Mr. Gruner to present the planning updates.

A. Summer 2018 Projects

1. Horseshoe Window Replacement

The project is to complete and replace all windows (approximately 130) and doors at the Harper Elliot College residence wings and the central Honors College academic area matching what was completed recently at Legare Pinckney College. Mr. Gruner said replacement of all windows and doors at the DeSaussure College residence wings is complete. The central Honors College academic portion of the building is scheduled to have all windows and doors replaced during the summer of 2019.

2. McCutchen House Historic Slate Roof Repair

The completed roof project removed the historic slate, replaced the waterproof underlayment and reinstalled the slate. As expected, Mr. Gruner said, some supplemental slate was required to replace existing slate that was broken. Matching slate was procured.

3. Historic Wall Renovation - Final Phase

The last phase to restore the portion of the wall along Greene Street to match the restoration at Sumter, Pendleton and Bull Streets is approximately 60% complete, and is expected to be finished by mid-October.

4. Classroom 409 at Williams-Brice College of Nursing

This project renovated a large area on the fourth floor to become an interactive classroom site for the College of Nursing. With video display on all walls, the room can support multiple seating arrangements for different teaching scenarios and can be used for distance learning with USC Salkehatchie and USC Lancaster. The project was complete by the start of the 2018 fall semester.

5. Russell House Grand Marketplace Renovation

The entire Grand Marketplace, including the kitchen, was renovated as the first significant renovation under the Aramark food service contract. A Panera Bread venue was added at the first floor and food service venues were updated on the second floor. The project was complete by the start of the 2018 fall semester. Mr. Gruner said the renovation provided a more modern, brighter space; and Aramark reported 4,300 more transactions per week.

6. Horseshoe Utility Pipe Replacement

The project, completed by the end of the summer, removed and stored brick pavers, excavated a failed condensate pipe, replaced the pipe, backfilled and reinstalled the brick pavers in their original location.

7. Parking Lot Renovation at Foundation Square

The project regraded and will repave the parking lot near the 1801 Grille. The grade elevation was lowered to align with Foundation Square for ease of accessibility from the parking lot to the square. Lighting and landscaping will be added. The project is nearly complete.

B. USC Beaufort Hilton Head Hospitality Management Center

The project is scheduled to be completed and the facility occupied by November 6, 2018. Furniture installation is currently being coordinated.

C. North Energy Plant Expansion

The completed project seamlessly expanded the building and added 300 tons of chilled water capacity to the west campus zone. Space was planned for future equipment to further add to the capacity of cooling and to augment redundancy in the west energy loop.

D. Classroom/Laboratory Redevelopment

The project is well underway; all abatement has been completed; and the new atrium structure and the mechanical rough-in are set to begin. The project is on-budget with completion scheduled for December 2019, and spring semester 2020 occupancy.

E. Close/Hipp Renovation

Abatement is complete in renovated areas. Framing is underway on reconfigured areas of the 8th floor which, along with the 6th and 7th floors, will become the home of the relocated College of Hospitality, Retail and Sports Management. The project is on-budget and on-schedule for completion in summer 2019.

F. Barringer Garden Restoration

The garden behind the Barringer House was replanted and restored to a beautiful space for events and meditation. Mr. Gruner noted the University's landscape architect designed the garden renovation. This project was made possible by a generous gift from Ms. Margaret Finlay Averyt in memory of her parents, Catherine McCarrel Finlay and Kirkman Finlay. Events have already occurred in the garden and many more will be scheduled in the future.

G. A’ja Wilson Sculpture

In accordance with the Campus Exterior Art Approval and Procurement Policy, the Campus Art Advisory Committee approved the concept for a sculpture to be placed at the Colonial Life Arena to commemorate A’ja Wilson.

Mr. Gruner said a request for artist’s resumes was being issued, and once the sculptor is selected the project will be considered by the Design Review Committee, the Buildings and Grounds Committee, and the full Board.

President Pastides said this was the easiest fund-raising campaign in his 10-year tenure.

H. South Main Street Development

Mr. Gruner reported on the proposed development progress since the committee’s April 2018 meeting:

- June 2018 – A financial participation agreement was signed between USC and the South Carolina Department of Transportation (SCDOT)
- July 2018 – SCDOT surveyed the underground utilities in the project scope
- August 2018 – SCDOT completed a preliminary design.

Mr. Gruner said he anticipates SCDOT to complete and bid the project in fall 2019, with construction beginning in January 2020, and a completion date of June 2021.

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 I Approvals

1. Jones PSC Biology Labs Renovation I

The request is to establish the project for Phase I design to renovate the first floor of Jones Physical Science Center (PSC) to adapt space currently allocated to aged chemistry teaching labs, to become modern biology teaching labs for the College of Arts and Sciences. Jones PSC was constructed in 1967 and contains 192,503 gross square feet within eight floors and a basement; it is adjacent to the Earth & Water Sciences, Coker Life Sciences and Sumwalt College buildings; and is

directly across Main Street from the Classroom/Laboratory Redevelopment project currently being renovated to create modern chemistry labs.

This project will gut the basement and first floor at the south wing of Jones PSC. The demolition will include abatement of asbestos and lead paint on these two floors. The first floor upfit will provide four modern biology teaching labs, three prep rooms, a classroom, a collaborative study area, faculty offices and accessible toilet rooms. New mechanical HVAC construction on the fourth level will support the renovated spaces below. Modest renovation and abatement is expected to occur on the second and third floors to connect HVAC infrastructure to the first floor project area. The square footage allocated to the labs and support spaces and their design will conform to modern higher education standards.

This project follows a long-range plan for adding and improving science teaching labs to address a shortfall of labs made more acute by enrollment growth. The “contact hours” which measure the hours in which biology lab stations are in use for teaching are currently in excess of normal standards for many biology courses. Furthermore, enrollment in biology labs is projected to increase. A secondary objective is to create a highly visible biology teaching suite, effective for recruitment, which will be consistent with the expectations of faculty and quality students who may be graduating from modern high schools with exceptional science teaching facilities. A feasibility study involving facilities staff, external architects, and the College of Arts and Sciences faculty considered numerous options before determining this project scope to be the most impactful given various logistical constraints. Future phases of Jones PSC biology lab renovations are contemplated on the second and third floors as dictated by the long-range plan.

The project is presently estimated to cost \$6,500,000 and would be funded with Institutional Capital Project Funds (ICPF). ICPF funds are generated from a portion of tuition and fees designated for Bond and Renovation Reserve. These funds pay debt service first and the remainder is used for capital improvements. The Phase I design effort will refine the scope of work and the estimated cost prior to a Phase II approval request.

Phase I design is expected to occur from January until March of 2019. The Phase II approval process is expected to begin at the Buildings and Grounds Committee meeting in April 2019. The schedule for construction will be confirmed during Phase I design; however, a fall 2021 occupancy is targeted.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$97,500 funded with Institutional Capital Project Funds. Mr. Burroughs 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. Strom Thurmond Wellness Center Intramural Recreation Fields Synthetic Turf Installation

This request is to establish a project for Phase I design to install approximately 200,000 square feet of synthetic turf for a more durable playing surface on fields 1, 2, and 3 adjacent to the Strom Thurmond Wellness and Fitness Center (STWFC).

This project will regrade the existing fields and provide an underlayment system for proper storm drainage. Synthetic turf will be installed over the drainage system and striped for recreation. Importantly, the synthetic turf will use natural fill products such as cork and/or plant fibers that is considered healthy for students as compared to older alternatives such as rubber particulate.

The fields, which receive heavy use and are routinely stressed with bare areas that adversely affect play, serve the needs of students in three main ways. They provide space for intramural sports, sport clubs, and open recreation. In 2016-17, there were 1,374 teams participating in intramural sports. This represents a 10-year increase of 41%. Sport Club participants increased by 161% to 5,015 over the same period. Industry best practices recommend that in order to maintain good field conditions throughout the year, play should be limited to 400 hours per year. Due to the shortage of fields at USC, the current fields adjacent to the STWFC are used in excess of 750 hours per year. This adversely effects the quality of the playing surface and the quality of the student-participant's experience.

The STWFC currently budgets approximately \$30,000 annually for maintenance of the three natural fields adjacent to the center. These funds would be shifted to maintenance of the synthetic fields and no additional maintenance fees will be assessed. Annual maintenance costs for a synthetic field are estimated to be \$7,500 - \$10,000. The majority of the cost incurred is the labor needed to brush, rake, aerate, and sweep the fields periodically as needed. Numerous other universities also have upgraded to synthetic turf.

The project is presently estimated to cost \$1,850,000 and would be funded with STWFC Maintenance Reserve Funds. These funds originate from a student recreation fee. The Phase I design effort will refine the scope of work and the estimated cost prior to a Phase II approval request.

Phase I design is expected to occur from January until March of 2019. The Phase II approval process is expected to begin at the Buildings and Grounds Committee meeting in April 2019. Construction will occur during the summer of 2020, with completion anticipated for fall 2020.

Chairman Hubbard expressed the importance of natural permeable surfaces for good drainage and he asked Mr. Gruner to have the planning team keep that in mind when considering synthetic surfaces.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$27,750 funded with Strom Thurmond Wellness and Fitness Center Maintenance Reserve Funds. Ms. Moody so moved and Mr. Warr seconded the motion. The vote was taken and the motion carried.

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

3. Williams-Brice Stadium Renovations

This request is to establish a project for Phase I design to renovate several areas at Williams-Brice Stadium (WBS) to optimize fan experience, create several club spaces, enhance space for recruitment and upgrade the quality and accessibility of concessions and toilet rooms.

The project proposes improvements to areas at the south, east and west zones of WBS with emphasis on the creation of various clubs. Approximately 95,000 gross square feet of space is affected by this project. Though the various clubs will not have views of the field, they will offer an air conditioned environment with video monitors, concessions and toilet rooms capable of supporting several thousand fans. The work contemplated for each area is as described below:

- South End Zone area. The scope of work will renovate and adapt the vacated Crews Building following the opening of the Football Operations Center. A significant portion of the first floor of the Crews Building will be adapted for hosting recruitment meetings and dining for approximately 300 persons. The remaining portion will be adapted to become an interior air conditioned concessions court capable of accommodating approximately 500 fans. The exterior area under the south stands will be renovated to provide new toilet rooms and exterior concessions. This area and the interior concessions court will be accessible as part of a new club experience for 1,678 fans sitting in the lower half of the south lower stands. Also at the field level, a new club for approximately 350 fans will be created below new loge (bar stool height) seating near the southwest corner with a dramatic view of the players entering and exiting the field. Nearby, a recruitment patio will allow recruits to stand along the promenade used by the team during the 2001 entrance ceremony. The second floor of the Crews Building will be gutted and renovated as a club for 1,600 fans seated in the upper half of the lower south stands. Lastly, new toilet rooms and concessions will be added at the base of the southeast ramp for fans seated in the southeast corner of the stadium who will no longer be able to access club amenities under the south stands.

- West-Side 100-level. An existing scholarship lounge at the north end of the west side 100-level will be renovated and expanded to become a club for fans seated in sections 101 through 109 and an additional 300 pass-holders. New concessions areas will be constructed and minor toilet room improvements will occur within the club area.

- East-Side 400-level. The existing concourse that currently has scholarship lounges will be fully enclosed and air conditioned to provide a club space for approximately 3,300 fans. New concessions areas and toilet rooms will occur within the club area.

Mr. Gruner said the project takes advantage of team spaces made available with the completion of the Football Operations Center. The project also improves areas that have lagged behind other improvements at WBS and are the most frequent source of complaints by fans. New club spaces will expand fan accessibility to premium amenities and air conditioned spaces. Hospitality space for recruitment will be expanded and will be more efficient to operate. A master plan for future capital improvements is being developed for WBS. This project is a logical first phase to take advantage of obvious opportunities and immediately enhance revenue. These projects do not preclude the options of significant future projects that could include the potential development of suites at the East Side and South End Zone.

Mr. Gruner said the project is presently estimated to cost \$21,000,000 and would be funded with Athletic Revenue Bonds. The Phase I design effort will refine the scope of work and the estimated cost prior to a Phase II approval request. Phase I design is expected to occur from January until March of 2019. The Phase II approval process is expected to begin at the Buildings and Grounds Committee meeting in April of 2019. Construction will begin immediately after the last game in early December of 2019 and extend until August of 2020 for completion before the 2020 football season. The complexity and the importance of adhering to the project schedule will justify a Construction Manager at Risk delivery method.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$420,000 funded with Athletic Operating Funds. Mr. Lister so moved and Mr. Warr seconded the motion. The vote was taken and the motion carried.

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

B. Phase II Approvals

1. Barnwell Maintenance Renovation

Mr. Gruner said Phase II design and construction is to replace the roof and repair numerous exterior conditions on the façade of Barnwell College.

Barnwell College was the second building completed in the Gibbes Green quadrangle in 1910. The building was substantially renovated following a significant fire in 1978. The neo-classical building, with its portico supported by ionic columns, is one of the most classically detailed buildings on campus. The academic building contains 58,372 gross square feet and is currently occupied by the departments of Psychology, Languages and Literatures, History, Anthropology and others within the College of Arts and Sciences.

Mr. Gruner said the scope of work in this project is based upon the conclusions of a 2018 Phase I design effort and will address the following exterior envelope maintenance needs:

- Replace the corroded low-sloped metal roof with zinc-coated copper roof panels, repair or replace damaged wood roof sheathing and structural 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 new roof and replace all downspouts.
- Repair and replace the decorative metal entablature as required to recreate a waterproof enclosure.
- Repair dentil molding and plaster column capitals where required.
- Patch hard-coat stucco where required.
- Clean and repaint the entire building exterior.

The project is necessary, Mr. Gruner said, to restore a watertight envelope and repair numerous exterior conditions that have deteriorated over the time since the last renovation. The building is a contributing resource to the designated “Old Campus Historic District.” The Phase II design is expected to occur from January until March of 2019. Ideally he noted, construction will substantially occur during the summer of 2019 with completion anticipated during the fall 2019 semester.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$1,650,000 funded with Institutional Capital Project Funds. Mr. Burroughs so moved and Mr. Buyck seconded the motion. The vote was taken and the motion carried.

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2. USC Aiken Maintenance Building

Mr. Gruner said Phase II design and construction is for a new one-story 14,000-gross-square-foot building and for associated site work to accommodate facilities staff, maintenance equipment and supply storage. The new building will be constructed at the northwest perimeter of the campus, beyond the baseball stadium, on three acres of wooded land owned by the University. It will be a utilitarian, pre-engineered metal building providing offices for staff, support spaces, warehouse space with a small mezzanine, and shop space. Approximately 5,000 square feet is allocated to finished space and the remaining 9,000 square feet is unfinished warehouse and shop areas. Secure outdoor areas for heavy maintenance equipment will adjoin the building. All necessary site work is included in the project.

Mr. Gruner said the project is a component of a larger plan to relocate Facilities Maintenance operations from the core of the USC Aiken campus so that the existing facilities building can be repurposed to support academic missions including the Aiken Scholars Academy. The project budget has been established at \$2,800,000 and will be funded with USC Aiken Institutional Funds. Construction is anticipated to begin in the summer of 2019 and be complete in December 2019 to enable a renovation of the existing facility to proceed to accommodate the Aiken Scholar Academy by the fall 2020 semester.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$2,800,000 funded with USC Aiken Institutional Funds. Mr. Loadholt 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.

C. Other Approvals

1. Kay and Eddie Floyd Football Building Renovation

Mr. Gruner said the first floor of the Kay and Eddie Floyd Building will become available for repurposing with the opening of the new Football Operations Center. The prominent location of the building at the stadium and its adjacency to an active plaza makes it an ideal location for a game day club.

The Kay and Eddie Floyd Football Building was constructed at the north end zone in 1994. The building contains three floors and 12,854 gross square feet. This project is to renovate the first floor to be transformed into a premium club and event space. The project will repurpose the existing first floor

reception and office spaces to become a game day club space and an event space. Existing interior walls will be removed and opaque glass will be replaced with transparent glass to more fully connect the space visually to the stadium plaza and George Rogers Boulevard. The building footprint will not be expanded and no dramatic changes to the exterior aesthetic are contemplated. Interior finishes will be upgraded and toilet rooms will be expanded in anticipation of approximately 250 fans occupying the space. New beverage bars and concession stands will serve the space with tables for standing and some seating. Graphics and large format video display screens will be installed throughout.

Renovation is scheduled to begin after the 2018 football season and be completed before the 2019 season.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$750,000 to be funded with Athletic Operating Funds. Mr. Buyck so moved and Mr. Warr seconded the motion.

Trustee Buyck expressed his concern over the number of restrooms planned in the project space. Mr. Gruner responded that the number was within the building code. Discussion ensued. In response to Mr. Mobley's question, Mr. Gruner confirmed patrons of the new club could easily access restrooms in the stadium area.

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. Capstone Flooring Replacement

Mr. Gruner said University Housing adopted a policy of annually prioritizing a residence hall for new floor finishes funded with Housing Maintenance Reserve. The effort reflects a commitment to maintenance and the quality of the residential environment. This project is to replace the floor finishes at Capstone Residence Hall.

Capstone, an 184,541-gross-square-foot residence hall, opened in 1969 providing 579 beds. It is home to the Capstone Scholars students. The project will replace interior floor finishes to provide a refreshed appearance for the student residents. The affected areas are public corridors, common spaces and student rooms. The project will not include floor finishes at the Capstone Conference Room or in the Gibbes Court food service areas.

The project budget is estimated at \$990,000 and to be funded with Housing Maintenance Reserve, which is generated from Housing revenue and set aside for maintenance and renewal. The new flooring will be installed during the summer of 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$990,000 to be funded with Housing Maintenance Reserve. Ms. Moody so moved and Mr. Lister seconded the motion.

Trustee Fennell asked if the old carpet would be replaced with new carpet. Mr. Gruner clarified the carpet will only be installed in public areas, with luxury vinyl tile in dorm rooms. Trustee Fennell said, due to its durability, he thought vinyl tile was a good option.

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. Green Quadrangle Interior Repainting

The project is to repaint interior wall surfaces at the Green Quad, a complex of four residential buildings opened in 2004 with 499 beds. The buildings comprise 190,776 cumulative gross square feet. The repainting will be executed during the summer of 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$850,000 to be funded with Housing Maintenance Reserve. 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. Bates West Flooring Replacement

The project will replace interior floor finishes in Bates West Residence Hall to provide a refreshed appearance for the student residents. Bates West is an 118,074-gross-square-foot residence hall that opened in 1974, providing 387 beds. The affected areas are public corridors, common spaces and student rooms. Due to the likelihood of demolition or comprehensive renovation in the next several years, Mr. Gruner said the floor finishes selected for Bates West will be a relatively economical specification, with a shorter expected lifespan, as compared to typical Housing standards. The new flooring will be installed during the summer of 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$650,000 to be funded with Housing Maintenance Reserve. Mr. Warr so moved and Mr. Burroughs 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. Campus Fire Sprinkler Installation I

Mr. Gruner said many buildings on the Columbia campus are unsprinkled. Today, these buildings could not be constructed without sprinklers and thus they do not comply with current life safety building codes. The Office of the State Engineer has been mandating that certain University buildings be sprinkled to comply with current life safety codes and have required a commitment from USC to install sprinklers. This led to the phased effort to plan sprinkler projects in many of the upcoming years in the Five-Year Capital Improvement Plan.

This request is to establish a project as the first of several incremental projects to install fire sprinkler systems in specific campus buildings in accordance with a comprehensive plan. This project will be the first phase of a multi-phase effort to install an automatic fire sprinkler system in the campus' most heavily occupied academic and student-focused buildings and within those buildings that create a higher risk of fire due to specific activities occurring within. A master plan will be developed that will prioritize and schedule projects. Sprinkler work is often invasive and requires removal of ceilings, protection or relocation of occupants, furnishings and equipment, and often leads to beneficial replacement of fire alarm systems, lighting and the execution of minor mechanical repairs while overhead conditions are exposed. The master plan will also estimate the cost to sprinkle each building. The initial buildings to be considered in the master plan include Thomas Cooper Library, remaining unsprinkled areas in Close-Hipp, the Russell House, Swearingen, and Jones PSC. This effort must be phased over many years due to limitations of work-site availability and incremental funding. For example, it is reasonable to expect that one summer construction period may only allow for the main sprinkler risers and a single floor to be completed in the Thomas Cooper Library. A single floor would be attempted in each of many subsequent years. This annualized scenario would occur simultaneously in multiple buildings.

The plan will ultimately schedule areas in numerous buildings for many years into the future. However, the installation of sprinklers in unsprinkled areas throughout Close-Hipp is considered a first priority to coincide with the ongoing mechanical and electrical infrastructure renovation to be completed in the summer of 2019.

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 Capital Project Funds. Mr. Burroughs so moved and Mr. Lister seconded the motion.

Trustee Fennell asked Mr. Gruner questions about the specifics of the sprinklers to be used in the Thomas Cooper Library.

Chairman Hubbard said the Board fully supports this project and would like to see scheduling of the additional installation projects accelerated.

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. Campus Building Exterior Envelope Maintenance III

This project will maintain the exterior of campus Education & General (E&G) facilities by cleaning, painting, caulking, tuck pointing, waterproofing and repairing or replacing windows and doors. These measures will restore integrity to building envelopes to resist moisture and air intrusion and maintain an acceptable appearance for our historic and newer facilities.

Mr. Gruner said maintaining the building envelope is the most effective measure that can be undertaken to protect interior conditions from damage that will unnecessarily add to future maintenance costs. A project to focus on exterior envelopes was approved in 2012 and 2015. It is reasonable to assume, he said, that this project will fund improvements for the next two to three years.

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 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.

7. 1600 Hampton Street Parking Garage Maintenance Renovation II

Mr. Gruner said USC Parking Services contracted with a structural engineer to perform a condition evaluation of the 1600 Hampton Street Parking Garage. The garage accommodates 247 cars on six levels. The evaluation report recommended maintenance and repairs to the garage to be performed in four phases. The first phase was accomplished during the summer of 2017. This project is the second phase and includes significant amounts of deck crack repair, deck waterproofing, concrete spall repair and repairs to corroded steel components.

Maintaining the garages throughout campus is essential to maintain structural integrity and aesthetics, Mr. Gruner said. The 1600 Hampton Street Parking Garage presents unique challenges due to its steel structure that is more susceptible to corrosion than a more conventional concrete structure. To defer maintenance in this garage will lead to accelerated corrosion and higher future repair costs.

Mr. Gruner said the project budget is estimated at \$500,000 to be funded with Auxiliary Maintenance Reserve, which are generated from Parking revenue and set aside for maintenance and renewal. Construction is scheduled for the summer of 2019.

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 Auxiliary Maintenance Reserve. Ms. Moody 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.

8. Close-Hipp Event Space Renovation

This project is to replace dated and worn finishes on the 8th floor of the Hipp Building, specifically at the Daniel Management Center that includes the Lumpkin Auditorium, and one event space on the 8th floor of the Close Building. The Close-Hipp Building is an eight-story building with an additional basement that cumulatively provides 340,979 gross square feet. This project is limited to roughly half of the eighth floor, approximately 18,000 square feet that has traditionally been programmed for conferences, events and continuing education. Construction will begin in the spring of 2019 and be complete before the fall 2019 semester to coincide with the completion of the larger renovation project.

The project will replace worn carpet and paint finishes throughout the meeting and support spaces that currently present a dated appearance to conference attendees. Other improvements include gutting four small spaces to consolidate them into an additional event space. Toilet rooms will be renovated to offer code-compliant access to the disabled. Other improvements include new conference furniture, updated graphic signage and new audio/visual equipment.

Mr. Gruner explained that the interior finish and program scope covered in this project could not be included in the budget of the larger infrastructure renovation of Close-Hipp; and timing of this project is sensible since the larger renovation is currently adding sprinklers and correcting mechanical issues in the same space where the work of this project will occur. To defer this work until sometime in the future will require the space to be vacated once again and there will be lost revenue for the department as a result.

The \$400,000 project budget will be funded with Institutional Funds provided by the Department of Continuing Education and Conferences as authorized by the Provost's Office. These institutional funds are generated from conference and event revenue.

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 Institutional Funds. Mr. Warr 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.

9. USC Lancaster Maintenance and Repair Project

This project will address maintenance needs in three USC Lancaster buildings and a parking lot. The work will occur at the Bradley Building, Hubbard Hall, the Gregory Health & Wellness Center and a parking lot serving Hubbard Hall, Medford Library and Starr Hall. These projects were identified as the campus' highest maintenance priorities in its FY2019 Governor's Budget Request.

The project scope includes the following maintenance work:

- Bradley Building - Renovate and upgrade physics labs to accommodate both physics and chemistry lab classes.
- Hubbard Hall - Replace the roof and make lighting upgrades to office areas.
- Gregory Health & Wellness Center - Replace solarium glazing in the natatorium that have failure seals and are clouded with trapped condensation making the windows opaque. Replace the main air-handling unit.
- Parking lot - Replace concrete curbing and resurface the lots serving Hubbard Hall, Medford Library and Starr Hall.

The project budget has been estimated at \$2,300,000 and to be funded by state appropriations.

Construction is scheduled to begin in 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$2,300,000 to be funded with \$1,800,000 from the FY2019 State Capital Reserve Fund Appropriation and \$500,000 from State Lottery 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.

10. USC Sumter Science Lab Renovation II

This project will continue science lab renovations in the USC Sumter Science Building. The renovation will affect approximately 5,000-6,000 square feet in the 21,459-square-foot Science Building on the campus. The project will continue lab upgrades in the Science Building and will renovate two or three labs for Microbiology, General Biology, and Anatomy and Physiology. Associated prep/work rooms will also be renovated. The work will include mechanical and electrical upgrades that will provide code-compliant infrastructure and enhance energy efficiency. Finishes, equipment and lab casework will also be replaced.

This project was identified as the campus' highest priority in its FY2019 Governor's Budget Request. Construction is scheduled to begin in late 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$2,250,000 to be funded by the FY2019 State Capital Reserve Fund Appropriation. 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.

11. 2018 Columbia Campus Master Plan

Chairman Hubbard said the committee had reviewed and discussed the plan in detail at two previous meetings. He stated "Adoption of the Master Plan provides guidance for the future as it identifies projects to investigate and consider for prospective development." He added that "it is not a project approval of anything in the Master Plan." All projects, he said, are required to receive committee and full Board approval, to include a full project description, cost, and funding source.

The 2018 Columbia Campus Master Plan, draft by Sasaki, was crafted throughout 2017 and early 2018. The effort included interaction and input with University staff at numerous levels and from many departments. Notably, the University President, the University Provost, the Chairman of the Buildings and Grounds Committee, the Capital Operations & Planning Subcommittee, the Office of the Registrar, Student Government, Student Affairs, the Department of Law Enforcement and Safety, and the Office of the University Architect participated. To ensure inclusivity, the City of Columbia also was engaged at numerous intervals. Staff from Sasaki presented the final draft to the Trustees at the February 2018 Buildings and Grounds meeting.

Mr. Gruner noted highlights of the Master Plan Executive Summary that was posted on the Board Portal.

Chairman Hubbard said the Board wished to discuss further the adapted reuse of the Carolina Coliseum and other options. Therefore, following conversations with Board Chairman von Lehe, this topic will be included on the October 20, 2018, Board Retreat agenda. Trustee Smith said he wanted the projected cost to renovate the coliseum included in the Board Retreat materials.

Chairman Hubbard called for a motion to adopt the 2018 USC Columbia Campus Master Plan. Mr. Buyck so moved and Mr. Westbrook seconded the motion. The vote was taken and the motion carried.

Chairman Hubbard commended Mr. Gruner for his efforts in the development of the Master Plan.

VI. Gift Naming Opportunities

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

- Athletics
 1. “Armond And Jacqueline Groves Bench”
 2. “Brenan Family Coach’s Locker Room”
 3. “Calliham Family Assistant Strength Coach Office”
 4. “Carol Bourne, Terry A. Hunt And Madeline Hunt Bench”
 5. “Dr. Ronald S. Wilson Sports Medicine Office”
 6. “Karen And Leon Ortner Leadership Wall”
 7. “Moore Family Terrace”
 8. “Moore Team Meeting Room”
 9. “Nelson Fortson Assistant Coach Office”
 10. “Nenie And Ed Pasky Nutrition Office” – Amendment
 11. “Roof Lobby”
 12. “Zane Christopher Family Head Coach’s Office”

Chairman Hubbard called for a motion to recommend full Board approval of these gift naming opportunities as presented. Mr. Westbrook so moved and Mr. Lister 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.

Trustee Burroughs requested the Audit and Compliance Committee, chaired by Trustee Newton, review all the projects, including those just approved, to assess the University’s bonding debt capacity.

Chairman Hubbard called on Mr. Walton, who explained that projects are only listed on the agenda after

funding and bonding capacity is confirmed. Chairman Hubbard asked Trustee Burroughs if he was requesting the information in a “chart” format. He responded yes and he wanted the material included on Audit and Compliance Committee agendas for its review and consideration.

VIII. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 11:23 a.m.

Respectfully submitted,

J. Cantey Heath, Jr.
Secretary