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University of South Carolina  
BOARD OF TRUSTEES

Buildings and Grounds Committee

April 29, 2019

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. on Monday, April 29, 2019, in the Alumni Center's C. Edward Floyd Boardroom.

Members participating were: Mr. Miles Loadholt, Presiding Chairman; Mr. C. Dan Adams; Mr. J. Egerton Burroughs; Ms. Leah B. Moody; Mr. Eugene P. Warr Jr.; Mr. Thad H. Westbrook; Mr. John C. von Lehe Jr., Board Chairman; and Mr. Hubert F. Mobley, Board Vice Chairman; with Mr. Toney J. Lister joining by telephone. Mr. William C. Hubbard was absent.

Other Trustees participating were: Mr. Chuck Allen; Mr. Robert F. Dozier Jr.; Mr. A. C. "Bubba" Fennell; Dr. C. Edward Floyd; Mr. Richard A. Jones Jr.; Ms. Rose Buyck Newton; Dr. C. Dorn Smith III; Mr. Mack I. Whittle Jr.; and Mr. Charles H. Williams.

Also present were USC Columbia Faculty Senate Chairman Marco Valtorta and USC Columbia Student Government President Luke Rankin.

Others present were: President Harris Pastides; Interim President-Elect and USC Upstate Chancellor Brendan Kelly; Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Provost Joan Gabel; Chief Operating Officer Edward L. Walton; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Human Resources Caroline Agardy; Vice President for Information Technology Doug Foster; Vice President for Facilities and Transportation Derrick Huggins; Chief Advancement Officer and Senior Advisor to the President Paula Harper Bethea; Chief Communications Officer Wes Hickman; Athletics Director Ray Tanner; President and Chief Executive Officer of University Foundations Jason Caskey; USC Beaufort Chancellor Al Panu; Palmetto College Chancellor Susan Elkins; Regional Palmetto College Dean – USC Lancaster Walter Collins III; Regional Palmetto College Dean – USC Salkehatchie Chris Nesmith; Regional Palmetto College Dean – USC Sumter Michael Sonntag; Regional Palmetto College Dean – USC Union John Catalano; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; University Treasurer Pat Lardner; University Budget Director Joe Sobieralski; Associate Vice President for Administration and Finance and Medical

Business Affairs Jeffrey L. Perkins III; Associate Vice President for Finance Kelly Epting; Executive Director for the Office of Economic Engagement William D. “Bill” Kirkland; Executive Associate Athletics Director Kevin O’Connell; Chief Audit Executive Pam Doran; Vice Provost and Director of Global Carolina Allen Miller; Associate Provost for Academic Programs Tena B. Crews; Senior Associate Athletics Director, Development & Gamecock Club, Steve Eigenbrot; Executive Director for Strategic Initiatives Jack Claypoole; Director of Capital Budgets and Financing Charlie FitzSimons; Director of Public Relations Jeff Stensland; Palmetto College Director of Marketing and Communications Jason Darby; Director of State Government and Community Relations Derrick Meggie; Director of Government Relations Craig H. Parks; Assistant to the President for System Affairs Eddie King; USC Aiken Vice Chancellor for Finance and Administration Cam Reagin; USC Columbia Faculty Senate Chair-Elect Mark Cooper; USC Board of Visitor member Chip Felkel; from Columbia Development Edward C. Mann III, Fred Allen, Coke Mann and Albert James; American Council on Education Fellow, President’s Office, Lisa Di Bartolomeo; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen and Terri Saxon.

I. Call to Order

Presiding Chairman Loadholt called the meeting to order, welcomed everyone and invited them to introduce themselves. Secretary Heath confirmed those Trustees participating by telephone. Mr. Hickman introduced John Delbanco with *The Big Spur* and Andy Shane with *The Post and Courier*.

Additional members of the media joined the meeting in progress: John Whittle with *The Big Spur*, David Cloninger with *The Post and Courier*, Josh Kendell with *The State* newspaper; Maggie Marshall, Jeremy Rivera and Chad O’Donnell with *Carolina News*.

Presiding Chairman Loadholt 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. He said there were proposed contractual matters related to gift naming opportunities and real estate development appropriate for discussion in Executive Session. Mr. Adams moved to enter Executive Session and Mr. Burroughs 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 the Student Representative to the Board, members of the President’s Executive Council, Mr. Gruner, Mr. Perkins, Ms. Doran, and Mr. Edward C. Mann III and associates.

## Executive Session

There being no further business appropriate for Executive Session, Presiding Chairman Loadholt declared a return to Open Session.

## Return to Open Session

### II. Project Approvals

Presiding Chairman Loadholt 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.

Presiding Chairman Loadholt called on Mr. Gruner to present projects for approval.

#### A. Phase I Approvals

##### 1. Intramural Recreation Fields Preliminary Land Acquisition

The request is to establish a project to conduct a Phase I Environmental Assessment and an appraisal of the 300 acres of property adjacent to the Congaree River. The land is owned by the USC Development Foundation and is located at the end of National Guard Road to the west of Gamecock Park. The 300 acres being considered for acquisition do not include other smaller adjacent parcels also owned by the Foundation.

The Preliminary Land Acquisition project only authorizes the expenditure of funds to procure a Phase I Environmental Assessment and an appraisal to evaluate the suitability and value of the land for the intended purpose. A future approval will request actual acquisition.

The 2018 University Master Plan designates the property as an appropriate site for intramural recreation fields and a golf team practice facility. The master plan calculated the current and future deficiency of recreation fields and the land and future development will respond to this need.

Following Board of Trustees' approval, the Preliminary Land Acquisition must receive approvals from the Commission on Higher Education (CHE), the Joint Bond Review Committee (JBRC), and the State Fiscal Accountability Authority (SFAA) before the assessments can begin. Assessments are expected to occur in August 2019, after SFAA approval. After reviewing the assessments, if acquisition is desired, the project will come back to the Board of Trustees in September or November for approval to acquire. Following state approvals, a property closing could occur in the first quarter of 2020.

In response to Trustees' questions, Mr. Gruner said the estimated per acre cost is \$10,000 and with

a percentage of the acreage considered wetlands, the per acre value varied.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to establish this Preliminary Land Acquisition project for Phase I with a budget of \$20,000 to be funded with Wellness Fee Reserves. Trustee Moody so moved and Trustee Adams seconded the motion.

The vote was taken and the motion carried. Trustee Burroughs recused himself from voting due to a potential conflict of interest.

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. Taylor House Maintenance Renovation

The request to establish a project to begin Phase I design for the next phase of renovation in the historic Taylor House is in accordance with the Five-Year Capital Improvement Plan. The Taylor House was constructed in 1908. Located at 1501 Senate Street in front of the new law center, the three-story house contains approximately 8,000 gross square feet.

The Taylor House underwent three prior phases of renovation incrementally, as funding became available. A fourth phase of construction to complete the exterior restoration is scheduled for Summer 2019. This proposed fifth phase consolidates available private gift funding and Institutional Capital Project Funds (ICPF) to complete a significant amount of interior historic restoration and building systems replacement. Work will include architectural restoration of floors, walls, decorative plaster, fireplaces, and the monumental stair. Infrastructure work will include mechanical systems, electrical systems, fire sprinklers and other core work as the budget will permit. A final future phase will complete certain functional needs that will enable occupancy by the Rule of Law program.

The project budget is estimated at \$1,630,000 to be funded \$1,130,000 of private gifts and \$500,000 of ICPF; and it must receive Phase I approvals from the CHE, the JBRC, and the SFAA in August. Design will occur in Fall 2019. The project will come back to the Board of Trustees in February of 2020, for Phase II approval. Construction work is expected to begin in early 2021 and be complete in early 2022.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$24,500 funded with private gifts. Trustee Burroughs so moved and Trustee 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.

3. Thornwell College Maintenance Renovation

In accordance with the Five-Year Capital Improvement Plan, the request is to establish a project to begin Phase I design for the comprehensive renovation of the student residence portion of Thornwell College. Constructed in 1913, Thornwell contains 38,421 gross square feet. The three-story building provides 60 student beds and is a contributing resource to the historic Old Campus District.

The project will comprehensively renovate the residential portion of the building including replacement of mechanical and electrical infrastructure and replacement of interior finishes. Electronic access door hardware will be added to unit entrances to match University Housing standards. Windows will be evaluated to determine if they require replacement. The residence hall has not been renovated in decades and requires systems replacement and replaced finishes to be consistent with the quality of other university housing.

The project budget is estimated at \$11,000,000 to be funded with Housing Maintenance Reserve. The budget will be re-evaluated during Phase I design. The project must receive Phase I approvals from the CHE, JBRC, and the SFAA in August. Design will occur in the fall and the project will come back to the Board of Trustees in February 2020 for Phase II approval. Construction work is expected to begin in May 2021 and be complete for Fall 2022.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$165,000 funded with Housing Maintenance Reserve. Trustee Moody so moved and Trustee 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.

B. Phase II Approvals

1. Jones PSC Biology Labs Renovation I

The request to approve the project for Phase II design and construction is in accordance with the Five-Year Capital Improvement Plan.

The Jones Physical Sciences Center (PSC) was constructed in 1967. It contains 192,503 gross square feet within eight floors and a basement. The building is used for teaching and research. The Jones PSC Biology Labs Renovation I will occur in the entire southern wing of the first floor. Jones PSC is adjacent to the Earth and Water Sciences, Coker Life Sciences, and Sumwalt College buildings. It is also

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

The project will gut the first floor at the south wing of Jones PSC. The demolition will include abatement of asbestos and lead paint on the first floor, as well as the basement and second floor in areas affected by the work on the first floor. The first floor upfit will provide four modern biology teaching labs, three prep rooms, a classroom, a collaborative study area, student group study rooms, 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. Exterior glazing will be added around the new collaborative study area to admit natural light to the space and transform what is now a mostly opaque façade to Main Street, into a façade that allows visibility to the internal activity from the street.

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 University biology lab stations are in use for teaching, are extraordinarily excessive compared to 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 graduating from modern high schools with exceptional science teaching facilities. Future phases of Jones PSC biology lab renovations are contemplated on the second and third floors as dictated by a long-range plan.

Following the anticipated CHE/JBRC/SFAA approval processes to conclude in August 2019, Phase II design will be completed to enable competitive construction bidding in Spring 2020. Renovation will begin in May 2020, with construction to be completed for Fall 2021.

Trustee Burroughs asked Mr. Gruner, to present at a later date, an update on the asbestos removal and deferred maintenance schedules. Also, President Pastides asked for an update on the South Main Street renovation project.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to fund this project for Phase II design and construction for a total budget of \$6,800,000 funded with Institutional Capital Project Funds. Trustee Mobley so moved and Trustee Adams 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. Williams-Brice Stadium Renovations

In accordance with the Five-Year Capital Improvement Plan, the request is to approve Phase II design and construction to renovate several areas at Williams-Brice Stadium (WBS) to optimize the fan experience, create several club spaces, enhance space for recruitment, and upgrade the quality and accessibility of seating, concessions and toilet facilities. Mr. Gruner showed pictures of the proposed renovations.

The project proposes improvements to areas at the south, east and west zones of the stadium with emphasis on the creation of various clubs. Approximately 95,000 gross square feet of space is affected by this project. With the exception of limited views from the 2001 Club, the new clubs will not have views of the field; however, they will offer a conditioned environment with video monitors, concessions and toilet rooms capable of accommodating 8,000 fans. Fans in the lower east stands with access to club areas will utilize restroom facilities within the clubs, thereby decreasing congestion on the upper concourse and indirectly benefitting up to 11,000 fans in the upper stands. The work contemplated for each area is as described below:

South End Zone Clubs – 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 events and dining for approximately 350 persons. A new full-service kitchen will be provided to support concession stands and premium areas. The remaining portion of the first floor will be adapted to become an interior conditioned concessions court. The exterior area under the south stands will be renovated to provide expanded toilet rooms with entirely new fixtures, lavatories and partitions. New concessions stands with improved queuing will replace the existing crowded concessions stands. The Crews Building second floor will be partially gutted and renovated as a club. The areas below the south stands and within the first and second floors of the Crews Building, will be accessible to over 3,500 fans sitting in sections 11, 12, and 13 of the south end zone. 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.

2001 Club and Loge Seating – At the field level, a new premium club for approximately 432 fans, (132 loge patrons and approximately 300 passes), will be created below new loge seating near the southwest corner. The 2001 Club will provide a dramatic view of the players entering the field from the locker room and exiting the field at half-time. The space will have a concessions counter. The quality of finishes will be

higher than the other clubs in this project. A mezzanine within the club will provide space for approximately 250 fans. Above the 2001 Club will be exterior loge seating for 132 fans who can directly access the 2001 Club via a new elevator or stairs.

West Side 100-Level Club – 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. Concrete wall panels on the west façade will be removed and replaced with glazing similar to what was recently accomplished at the 1892 Club. New concessions and new toilet rooms will be constructed within the club area. Finishes will be comparable to the Zone, but will include partially exposed overhead structure between suspended ceiling features. Finishes will not be equal to the comparatively higher level of the existing Champions Club.

East Side 400-Level Club – The existing concourse that currently has a scholarship lounge and a club will be fully enclosed and conditioned to provide a club space for approximately 3,000 fans. Entirely new concessions areas and two new toilet rooms will be added to the two existing toilet rooms within the club area. Stadium seating will be modified to create two “super vomitories” with stairs to access the East Side Club. New loge seating will be created for 136 fans. New Americans with Disabilities Act (ADA) - compliant seating will be available for 48 disabled fans and 48 companions, including ADA seating for students, to address deficiencies in ADA-compliant seating in the stadium. Finishes will be comparable to the Zone, but will include partially exposed overhead structure between suspended ceiling features. Finishes will not be equal to the comparatively higher level of the existing Champions Club.

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 fans’ complaints. New club spaces will expand fan accessibility to club amenities and conditioned spaces. Hospitality space for recruitment will be expanded and will be more efficient to operate. A master plan for future capital improvements is currently being developed for WBS. This project is a logical first phase to take advantage of obvious opportunities, to immediately enhance revenue and the fan experience. 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.

Following the anticipated CHE/JBRC/SFAA approval process in June 2019, Phase II design will be completed to enable some demolition to begin in the fall, when and where it can be coordinated around the football games of the 2019 season. A construction manager at risk has been selected enabling a process of phased sub-contractor bidding and flexible construction activities. Renovation and construction

will begin in earnest immediately after the last game in early December 2019, and extend until August 2020, for completion before the 2020 football season.

Following discussion and questions, Presiding Chairman Loadholt called on Mr. Tanner for comments. Mr. Tanner said since the football program is moving into the new Football Operations Center, the project will renovate the vacated space. Although gamecock patrons will incur an increased cost, ultimately the renovated WBS will become a revenue generator for the University.

Trustee Whittle said he and others had met several times with Legends and Goldman Sachs related to how to make WBS a state-of-the-art stadium and how it could be financed. He said following a few more meetings, he hopes to present recommendations at the Intercollegiate Athletics Committee's meeting on June 7, 2019. He noted that in the past 20 years, USC is next to last in the SEC for the amount of money spent on a football stadium and it would be last without this project. Also, \$21 million is the debt cap for the University until the year 2038.

On behalf of his constituents, Trustee Fennell said he wanted to go on record requesting consideration of an escalator on the northeast and northwest side of WBS. He said he knew it would be expensive, but hears complaints that the elevators are too slow.

Trustee Allen asked the number of WBS luxury suites, and the SEC average. Mr. Gruner and Mr. Eigenbrot responded there were currently 18 suites at WBS and the SEC average is 80.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to fund this project for Phase II design and construction for a total budget of \$22,500,000 funded with \$21,000,000 of Athletic Revenue Bonds and \$1,500,000 of private funds. Trustee Warr so moved and Trustee 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.

### 3. USC Aiken Penland HVAC Renovation

The request is to re-approve the project for Phase II design and construction with additional funding provided by state appropriations, so the full scope of needed work can be executed. The Penland Building was constructed in 1973 and contains 58,447 gross square feet. The building contains 14 classroom and labs, and numerous offices and spaces to support the academic programs of Admissions, Financial Aid, Registrar, Career Services, Business Administration, Psychology, Engineering and Mathematics.

The project will replace the entire mechanical HVAC system including air handlers, ductwork, VAV

boxes and digital controls. The scope of work will install a sprinkler system, replace the fire alarm system and provide new lighting. The work will require existing suspended ceilings be removed to access the plenum to remove the existing HVAC system and to install a new system. New ceilings will be installed. Building occupants will be relocated in two phases. A previous approval only contemplated the replacement of the air handler units due to a shortfall in funding. The 2018 state budget appropriations committed \$3,500,000 of Capital Reserve Funding (CRF) to the project so the full scope of work could be undertaken.

The existing HVAC is 46 years old and has outlived its serviceable life. The system is vulnerable to failure at any time and the project has been the highest maintenance priority for the Aiken campus for many years. Other improvements such as a sprinkler system and a new fire alarm system will update the life-safety aspects of the building to meet current codes.

The building will be renovated in two phases beginning in January 2020, with both phases scheduled for completion in August 2020.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to fund this project for Phase II design and construction for a total project budget of \$4,000,000 to be funded with \$3,500,000 of Capital Reserve Funds and \$500,000 of USC Aiken Institutional Capital Project Funds. Trustee Adams so moved and Trustee 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.

### C. Other Approvals

#### 1. 2019 Comprehensive Permanent Improvement Plan (CPIP)

Each state agency responsible for providing and maintaining physical facilities is annually required to submit to the state a Comprehensive Permanent Improvement Plan (CPIP) to include all permanent improvement projects planned for a five-year period.

The projects included in the Year 1 of the plan are permanent improvement projects expected to be executed with funds currently available or with funds that the institution could reasonably expect to become available that fiscal year. Projects included in Year 1 and Year 2 of the plan are to be presented with the full project budget. The projects must first be set up for predesign before the full design and construction budget can be approved at the JBRC and SFAA levels. Projects scheduled for years subsequent to Year 2 have schedules that are less defined. The CPIP does not obligate agencies to bring

projects forward as proposed in the plan and the document is updated annually.

The following projects are submitted for Year 1 (2019/2020) through Year 5 (2023/2024) in the CPIP. This listing is presented for approval as a CPIP planning document; however, individual projects will be presented to the Board of Trustees for approval at the appropriate time in, accordance with the Five-Year Capital Improvement Plan.

**Year 1 (Fiscal Year 2019/2020)**

**System Total \$456,729,055**

Columbia

| Campus | Project Name   | Estimated Cost | Proposed Source(s) of Funds  |
|--------|--|----------------|--|
| 1      | Williams-Brice Stadium Renovations                                 | \$22,500,000   | \$21M Athletic Revenue Bonds; \$1.5M Private Gifts                       |
| 2      | New School of Medicine Columbia Campus – Medical Teaching Facility | \$125,000,000  | \$50M Appropriated State; \$75M Private Gifts and Institutional Funds    |
| 3      | Campus Village   | \$240,000,000  | Housing Revenue Bonds  |
| 4      | Jones PSC Biology Lab Renovation                                   | \$6,800,000    | Institutional Capital Project Funds                                      |
| 5      | Intramural Recreation Fields Land Acquisition                      | \$3,300,000    | Institutional Funds  |
| 6      | Colonial Life Arena Roof Replacement and Envelope Maintenance      | \$2,850,000    | Private Gifts  |
| 7      | Taylor House Maintenance and Restoration Project                   | \$1,630,000    | \$1,130,000 Private Gifts; \$500,000 Institutional Capital Project Funds |
| 8      | Thornwell College Maintenance Renovation                           | \$11,000,000   | Housing Maintenance Reserve  |
| 9      | 1106 Greene Street Property Acquisition                            | \$0            | N/A  |
| 10     | West Campus Parking Site Development                               | \$4,250,000    | Greek Life Student Fees  |
| 11     | Close-Hipp Roof Replacement  | \$1,250,000    | Institutional Capital Project Funds                                      |
| 12     | Woodrow College Maintenance Renovation                             | \$11,900,000   | Housing Revenue Bonds  |
| TOTAL  |  | \$430,480,000  |  |

**Year 1 (Fiscal Year 2019/2020)**

System

Campuses      Project Name      Estimated Cost      Proposed Source(s) of Funds

|              |   |              |   |
|--------------|---|--------------|---|
| Aiken        | Penland Administration Building – HVAC Replacement and Renovation                         | \$4,000,000  | \$3.5M Capital Reserve Funds; \$500,000 Institutional Funds |
|              | Business and Education Gym Renovation   | \$3,500,000  | Appropriated State (from Budget Request)                    |
| Beaufort     | Library/Classroom Building Expansion  | \$4,500,000  | Appropriated State (from Budget Request)                    |
|              | Instructional Technology Upgrades   | \$500,000    | Appropriated State (from Budget Request)                    |
| Lancaster    | Critical Maintenance and Repair   | \$3,500,000  | Appropriated State (from Budget Request)                    |
| Salkehatchie | Critical Maintenance and Repair – Education and Professional Studies Building (Allendale) | \$1,391,500  | Appropriated State (from Budget Request)                    |
| Sumter       | Renovations of Science Building   | \$2,250,000  | Appropriated State (from Budget Request)                    |
|              | Critical Maintenance and Repair   | \$1,345,000  | Appropriated State (from Budget Request)                    |
| Union        | Critical Maintenance and Repair   | \$1,360,000  | Appropriated State (from Budget Request)                    |
| Upstate      | Hall Parcel Land Acquisition  | \$385,000    | Institutional Funds   |
|              | Smith Science Building Renovation   | \$3,000,000  | Appropriated State (from Budget Request)                    |
|              | Laboratory and Technology for Exercise Science  | \$517,555    | Appropriated State (from Budget Request)                    |
| TOTAL        |   | \$26,249,055 |   |

**Year 2 (Fiscal Year 2020 – 2021)**

**System Total \$45,550,000**

| Columbia |  |                |                                     |
|----------|--|----------------|-------------------------------------|
| Campus   | Project Name                           | Estimated Cost | Proposed Source(s) of Funds         |
| 1        | Wardlaw College Maintenance Renovation | \$4,000,000    | Institutional Capital Project Funds |
| 2        | War Memorial Renovation                | \$4,400,000    | Institutional Capital Project Funds |
| 3        | 300 Main Roof Replacement              | \$1,850,000    | Institutional Capital Project Funds |
| TOTAL    |  | \$10,250,000   |                                     |

**Year 2 (Fiscal Year 2020/2021)**

| System   |  |                |  |
|----------|--|----------------|--|
| Campuses | Project Name   | Estimated Cost | Proposed Source(s) of Funds  |
| Beaufort | Classroom Building                                   | \$25,000,000   | Appropriated State   |
| Sumter   | Facilities Management Center                         | \$2,600,000    | Capital Improvement Bonds  |
| Union    | Truluck Gymnasium Renovation                         | \$1,200,000    | \$990,000 Capital Improvement Bonds; \$210,000 Institutional Funds |
| Upstate  | Rampey Renovations/Expansion                         | \$2,000,000    | Institutional Capital Project Funds                                |
|          | College of Business 3 <sup>rd</sup> Floor Renovation | \$4,500,000    | Renovation Reserve; Institutional Capital Project Funds            |
| TOTAL    |  | \$35,300,000   |  |

There are no projects included on the USC Aiken, Lancaster, or Salkehatchie campuses for FY 2020-21.

**Year 3 (Fiscal Year 2021 – 2022)**

**System Total \$69,475,000**

| Columbia |  |                |   |
|----------|--|----------------|---|
| Campus   | Project Name   | Estimated Cost | Proposed Source(s) of Funds                       |
| 1        | School of Medicine VA Campus – Building #2 HVAC Renovation | \$1,375,000    | Institutional Capital Project Funds               |
| 2        | Blatt P. E. Center Roof Replacement                        | \$2,600,000    | Institutional Capital Project Funds               |
| 3        | Osborne Maintenance Renovation                             | \$3,500,000    | Institutional Capital Project Funds               |
| 4        | Land Acquisition for Tennis Facility                       | \$5,000,000    | Athletic Operating Funds                          |
| 5        | Indoor Tennis Facility                                     | \$10,000,000   | \$8M Athletic Operating Funds; \$2M Private Gifts |
| TOTAL    |  | \$22,475,000   |   |

**Year 3 (Fiscal Year 2021 – 2022)**

| System   |                                     |                |  |
|----------|-------------------------------------|----------------|--|
| Campus   | Project Name                        | Estimated Cost | Proposed Source(s) of Funds  |
| Aiken    | Pacers Commons Renovations          | \$2,500,000    | Unidentified Funds   |
|          | Library Renovation/Learning Commons | \$10,000,000   | \$8.5M Appropriated State; \$1M Private Funds; \$500,000 Institutional Funds |
| Beaufort | Convocation Center                  | \$28,000,000   | Capital Improvement Bonds  |
|          | OLLI Facility                       | \$5,000,000    | Private Gifts  |
| Sumter   | Renovate Student Union              | \$1,500,000    | Capital Improvement Bonds  |
| TOTAL    |                                     | \$47,000,000   |  |

There are no projects included on the USC Lancaster, Salkehatchie, Union or Upstate campuses for FY 2021-22.

**Year 4 (Fiscal Year 2022 – 2023)**

**System Total \$100,825**

Columbia

| Campus | Project Name   | Estimated Cost | Proposed Source(s) of Funds   |
|--------|--|----------------|---|
| 1      | School of Medicine VA Campus – Building #1 HVAC Renovation   | \$8,000,000    | \$100,000 Institutional Capital Project Funds; \$100,000 Development/Gift; \$7.8M Institutional Funds   |
| 2      | School of Medicine VA Campus – Building #4 HVAC Renovation   | \$3,000,000    | \$100,000 Institutional Capital Project Funds; \$100,000 Development/Gift; \$2.8M Institutional Funds   |
| 3      | School of Medicine VA Campus – Building #4 Animal Space      | \$1,375,000    | \$100,000 Institutional Capital Project Funds; \$100,000 Development/Gift; \$1.175M Institutional Funds |
| 4      | School of Medicine VA Campus – Building #101 Learning Studio | \$1,450,000    | \$100,000 Institutional Capital Project Funds; \$100,000 Development/Gift; \$1.25M Institutional Funds  |
| 5      | Golf Team Facility   | \$2,500,000    | Athletic Operating Funds  |
| 6      | Library Annex Addition                                       | \$6,000,000    | Institutional Capital Project Funds   |
| 7      | Capstone Hall Renovation                                     | \$70,000,000   | Housing Revenue Bonds   |
| 8      | Maxcy Hall Renovation  | \$5,000,000    | Housing Maintenance Reserve   |
| TOTAL  |  | \$97,325,000   |   |

**Year 4 (Fiscal Year 2022 – 2023)**

System

| Campus | Project Name  | Estimated Cost | Proposed Source(s) of Funds                                       |
|--------|---|----------------|---|
| Aiken  | Humanities and Social Sciences Building HVAC Upgrades | \$3,500,000    | \$2.5M Institutional Funds, Fee Reserves; \$1M Unidentified Funds |

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, Sumter, Union or Upstate campuses for FY 2022-23.

**Year 5 (Fiscal Year 2023 – 2024)**

**System Total \$149,500,000**

Columbia

| Campus | Project Name                         | Estimated Cost | Proposed Source(s) of Funds |
|--------|--------------------------------------|----------------|-----------------------------|
| 1      | Columbia Hall Maintenance Renovation | \$53,000,000   | Housing Revenue Bonds       |
| 2      | Volleyball Facility                  | \$7,000,000    | Athletic Operating Funds    |
| TOTAL  |                                      | \$60,000,000   |                             |

**Year 5 (Fiscal Year 2023/2024)**

System

| Campuses | Project Name                                | Estimated Cost | Proposed Source(s) of Funds                     |
|----------|---|----------------|---|
| Aiken    | USC Aiken Golf Facility                     | \$2,500,000    | Private Gifts                                   |
| Sumter   | Business Administration Building Renovation | TBA            | TBA   |
| Upstate  | Construct New Arena/ Convocation Center     | \$70,000,000   | Appropriated State, Private Funds, County Funds |
|          | Addition/Renovation of Existing Library     | \$17,000,000   | Appropriated State                              |
|          | Track and Field Facility Construction       | \$3,550,000    | Private Gifts                                   |
| TOTAL    |   | \$89,500,000   |   |

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, or Union campuses for FY 2023-24.

In response to Trustee Moody's question, Mr. Gruner said the Colonial Life Arena roof is original and therefore was approximately 20 years old.

Presiding Chairman Loadholt called for a motion to recommend the full Board adopt the 2019 CPIP as presented. Trustee Moody so moved and Trustee Adams seconded the motion. The vote was taken and the motion carried.

Presiding Chairman Loadholt stated individual projects included in the CPIP document would be presented to the Board of Trustees for approval at the appropriate time in accordance with the University's Five-Year Capital Improvement Plan.

## 2. Osborne Administration Building Roof Replacement

In accordance with the Five-Year Capital Improvement Plan, the request will establish a project to replace the roof system on the Osborne Administration Building. The two-story building was constructed in 1952 and contains 21,617 gross square feet. The building provides offices for the University President, Secretary of the Board, Administration and Finance, Provost, Research, Legal, Development, and Communications. The building is a contributing resource to the historic Old Campus District.

The project will carefully remove the existing slate roof shingles and salvage them for reinstallation. The waterproof underlayment will be replaced with a modern rubberized "ice and water shield" system over the existing concrete roof panel decking system. Work also will include the complete replacement of the metal flashings at the roof edge, at all dormers and the cupola. The metal dormers are experiencing corrosion and will be re-clad. The decorative wood-clad cupola is deteriorating due to decades of exposure to the natural elements and much of the wood cladding must be replaced and painted. The replacement of the cupola cladding will match the existing historic design. Also, gutters and downspouts will be replaced as required.

The roof is 67 years old and it has recently become more problematic by allowing water to intrude at valleys and corners where flashing has failed. The cupola is visibly distressed as peeling paint has accelerated and is hastening the ongoing deterioration of this architectural feature. Planning in previous years had hoped to defer the roof replacement until a comprehensive interior and exterior renovation could be undertaken for Osborne; however, recent degradation of the roof system and the cupola has made a more immediate roof replacement the most prudent option for the building.

The roof work described above will be executed in 2020, scheduled around the activities of the building occupants to the extent possible.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$700,000 to be funded with Institutional Capital Project Funds. Trustee Burroughs so moved and Trustee 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. Thomson Student Health Center Elevator Replacement

In accordance with the Five-Year Capital Improvement Plan, the request is to establish a project to replace the elevator in the Thomson Student Health Center. The four-story health center was constructed in 1973 and contains 38,293 gross square feet. The building provides offices and clinical counseling to support the Center for Health and Well-Being.

The project will replace the existing original elevator cab, hoist-way doors and all machinery which has become chronically unreliable. The elevator is 46 years old and constantly experiences system failures that result in the elevator not operating. The elevator must be reset by staff before it will resume operation. This unreliability is a source of stress for students who seek counseling and for staff who struggle to provide a calm and functional environment in the building.

The project is estimated to cost \$600,000 and will be funded with Student Health Center fees that are collected to provide for capital maintenance. The elevator will be replaced in the Summer 2020.

Presiding Chairman Loadholt called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$600,000 to be funded with Student Health Center fees. Trustee Westbrook so moved and Trustee 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.

4. Thomson Student Health Center Air Handler Unit Replacement

In accordance with the Five-Year Capital Improvement Plan, the request is to establish a project to replace the main air handler unit in the Thomson Student Health Center.

The air handler is 46 years old and is at the end of its serviceable life. The project will replace the existing original main air handler unit and is estimated to cost \$400,000 and will be funded with Student Health Center fees that are collected to provide for capital maintenance. The air handler will be replaced in the Summer 2019 or 2020 depending on the availability of a new air handler.

Presiding Chairman Loadholt 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 Student Health Center fees. Trustee Moody so moved and Trustee 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.

5. Facilities Services Relocation and Building Systems Renovation Project

The request is to establish a project to fund the cost of relocating the Facilities Services department from 743 Greene Street to an existing building at 1206 Flora Street. However, the 1206 Flora Street building requires the replacement of mechanical and information technology systems and other modifications to improve the 67,000-square-foot building to support Facilities operations.

Richland County's proposed construction of a bridge to span the railroad tracks at Greene Street is a significant component of the Innovista Master Plan connecting Greene Street with the Congaree River. The University building at 743 Greene Street will be unable to continue operations once the county project begins construction due to the close physical impact of the Greene Street bridge, which creates a barrier to the staff entrances and service loading docks of the building. Domestic water, sanitary sewer, and gas utilities to the building will also be interrupted further rendering the building uninhabitable. The University retains ownership of the property, which is available for future redevelopment to more effectively conform with the Innovista Master Plan.

The project budget is \$995,000 and will be funded with Other funds resulting from an agreement to financially incentivize the relocation. The agreement was previously presented to the Board of Trustees for acceptance and the funds are designated to facilitate the relocation. The Facilities Services department must relocate by December 2019, in accordance with the incentive agreement.

Presiding Chairman Loadholt 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 Other funds. Trustee Westbrook so moved and Trustee 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.

6. Gambrell 153 Auditorium Enhancement Renovation

In accordance with the Five-Year Capital Improvement Plan, the request is to establish a project to enhance classrooms in 2020. Every year \$1 million is allocated in the Five-Year Plan

for general classroom enhancements and priorities determined by the Classroom Enhancement Committee. If the cost of the renovation for a classroom(s) in any single building exceeds \$250,000, the project is presented to the Board of Trustees for approval.

Gambrell Hall, constructed in 1975, contains 135,880 gross square feet. The building provides offices and classrooms for the College of Arts and Sciences. Auditorium 153 is a large lecture space that seats 297 students and contains 2,431 square feet. The project will replace the existing tablet-arm seating and floor finishes and make other classroom technology improvements. The seating is old and requires replacement due to broken components. The carpet is worn and needs to be replaced.

The project is estimated to cost \$500,000 and will be funded with \$300,000 of Institutional Capital Project Funds (ICPF) and \$200,000 of Institutional Funds. The auditorium will be renovated in Summer 2020.

Presiding Chairman Loadholt 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 \$300,000 of Institutional Capital Project Funds and \$200,000 of Institutional Funds. Trustee Moody so moved and Trustee 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.

7. USC Upstate Library/Classroom Building Renovation

The request is to establish a project to continue the renovations at the USC Upstate Library/Classroom Building. The facility was constructed in 1976 and contains 73,648 gross square feet. The building provides 16 classrooms and classroom/labs, and serves the campus as the main library space.

The project will continue repurposing and enhancing spaces in the Library/Classroom Building as the building transitions to refocus on student study areas outside classrooms and stacks. The work in this project will accomplish the following:

- Reconfiguration of walls to construct new offices, two new classrooms, library archive rooms, and to optimize study areas
- Reconfiguration to the welcome desk with a new design and new millwork
- Modification of the glass storefront
- Replacement of wall and ceiling finishes
- Enhancement to the design of the railings and screen walls at the monumental stair.

Collegiate libraries are refocusing spatial emphasis on study areas and are being updated to become more attractive for active group study. The building will be renovated in Summer 2020.

Presiding Chairman Loadholt 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 USC Upstate Institutional Capital Project Funds. Trustee Adams so moved and Trustee 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.

8. Eric Hyman Recognition Plaque

Presiding Chairman Loadholt called for a motion to recommend full Board approval to install a cast metal honorary plaque to recognize Eric Hyman for his dedicated service to the University's Department of Athletics. The plaque will be installed at the west end of Gamecock Park, near the Football Practice Facility. The text for the plaque will be as follows:

ERIC HYMAN  
DIRECTOR OF ATHLETICS  
2005-2012

The University of South Carolina  
gratefully recognizes  
Eric Hyman for his integrity,  
professionalism and dedicated  
service as Director of Athletics.  
His contributions to the operation of and  
vision for the program elevated the  
University's athletic success and  
national reputation.

Trustee Warr noted that Mr. Hyman was told by the Board years ago that a plaque recognizing his service would be installed, and he so moved. Trustee Westbrook seconded the motion. The vote was taken and the motion carried.

9. Cyndi and Kenneth Long Family Football Operations Center Recognition Plaques

Presiding Chairman Loadholt called for a motion to recommend full Board approval to install two plaques with the text noted below in the lobby of the Cyndi and Kenneth Long Family Football Operations Center. The text for the plaques will be as follows:

Plaque 1:

**CYNDI AND KENNETH LONG FAMILY FOOTBALL OPERATIONS CENTER**

The Cyndi and Kenneth Long Family Football Operations Center is named in honor of

**Cyndi and Kenneth Long and Family**

Their generous support of the University will provide increased opportunities and support for gamecock Student-Athletes and Programs in a new era of athletics excellence.

**Dedication**

**February 6, 2019**

**Board of Trustees**

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**President**

Harris Pastides

**Director of Athletics**

D. Ray Tanner Jr.

**General Contractor**

Contract Construction, Inc.

**Architects**

Quackenbush Architects &  
Planners, LLC  
Gensler

Plaque 2:

**Cyndi and Kenneth Long Family  
Football Operations Center**

*This beautiful facility was made possible by a generous gift from Cyndi and Kenneth Long and Family of Irmo, South Carolina.*

“A big thing to recognize here is all the folks whose names were mentioned earlier. We are only here because that group has given a lot of money. It took a family, a Gamecock family, to build this building – it wasn’t just the Long Family. We were fortunate enough to be in a position to be a lead donor and we are so humbled and proud to have our family’s name on the facility, but without all the folks here today this doesn’t happen.”

*Kenneth Long*

“It is not often that you can look forward to a day and time and dream about the impact that day will have on the trajectory of a program. Today is one of those days. This day doesn’t happen without so many generous Gamecocks stepping up and supporting your football program and our student athletes.”

*D. Ray Tanner Jr., Director of Athletics*

*February 6<sup>th</sup> 2019 at the Cyndi and Kenneth Long Family  
Football Operations Center Dedication*

**February 2019**

Trustee Warr so moved and Trustee Moody seconded the motion. The vote was taken and the motion carried.

III. Gift Naming Opportunities

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

A. Athletics

1. Contract Construction Legacy Table
2. KW Associates LLC Nutrition Center
3. Mitchell Family Trophy Room
4. Pete Knight and Family Office
5. Skip Jones Assistant Coach Office
6. The Rothell Room

B. Darla Moore School of Business

- Synovus Conference Room Fund and The Synovus Conference Room (Amendment)

C. School of Law

1. American College of Trial Lawyers South Carolina Fellows Classroom
2. COL. William MacKenzie Reynolds, Jr. Clinical Reception Area

Presiding Chairman Loadholt called for a motion to recommend full Board approval of these gift naming opportunities as presented. Trustee Westbrook so moved and Trustee Moody seconded the motion. The vote was taken and the motion carried.

V. Other Matters

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

VI. Adjournment

There being no other business to come before the committee, Presiding Chairman Loadholt declared the meeting adjourned at 12:05 p.m.

Respectfully submitted,

J. Cantey Heath, Jr.  
Secretary