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University of South Carolina  
BOARD OF TRUSTEES

Buildings and Grounds Committee

September 13, 2019

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 3:02 p.m. on Friday, September 13, 2019, in the Alumni Center's C. Edward Floyd Boardroom.

Members participating were: Mr. William C. Hubbard, Chairman; Mr. C. Dan Adams; Mr. J. Egerton Burroughs; Mr. Toney J. Lister; Mr. Miles Loadholt; 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.

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

Also present was USC Columbia Faculty Senate Chair Mark Cooper and USC Columbia Student Government President Luke Rankin.

Others present were: President Robert L. Caslen Jr.; Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Chief Operating Officer Edward L. Walton; Interim Provost Tayloe Harding; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Human Resources Caroline Agardy; Senior Advisor to the President for Advancement Paula Harper Bethea; President and Chief Executive Officer of University Foundations Jason Caskey; Athletics Director Ray Tanner; Chief Diversity Officer John Dozier; Interim Chief Communications Officer Jeff Stensland; Interim Chief Development Officer Will Elliott; USC Aiken Chancellor Sandra Jordan; USC Upstate Chancellor Brendan Kelly; Palmetto College Chancellor Susan Elkins; University Architect, Associate Vice President of Facilities Planning, Design and Construction Derek S. Gruner; University Treasurer Pat Lardner; University Controller Mandy Kibler; University Budget Director Joe Sobieralski; Vice Provost and Dean of Undergraduate Studies Sandra Kelly; Associate Vice President for Administration and Finance and Medical Business Affairs Jeffrey L. Perkins III; Associate Vice President for Finance Kelly Epting; College of Engineering and Computing Dean Hossein Haj-Hariri; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Executive Director of Military Programs and Strategies, Palmetto College,

James Smith; Executive Director for Strategic Initiatives Jack Claypoole; USC Aiken Executive Vice Chancellor for Finance and Administration Cam Reagin; Director of Capital Budgets and Financing Charlie FitzSimons; Director of State Government and Community Relations Derrick Meggie; Director of Government Relations Craig H. Parks; Equal Opportunity Programs Director Clifford Scott; Assistant to the President for System Affairs Eddie King; Palmetto College Faculty Senate Executive Committee Chair Christine Sixta Rinehart; Associate Professor, College of Social Work, and Faculty Welfare Committee Chair Bethany Bell; The Boudreaux Group President Heather Mitchell; J. S. Tate, architect with Watson Tate Savory; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen and Ina Wilson.

I. Call to Order

Chairman Hubbard called the meeting to order, welcomed everyone and invited those at the table to introduce themselves. He said the agenda had been posted, the press notified as required by the Freedom of Information Act, the agenda had been circulated to committee members and a quorum was present to conduct business. Secretary Heath confirmed those Trustees participating by telephone.

Mr. Stensland introduced Andrew Ramspacher with *The State* newspaper; David Cloninger and Mike Fitts with the *Post and Courier* newspaper; Collyn Taylor with Gamecock Central; Josh Kendall with The Athletic; Emily Correll with WLTX-TV; Meghan Crum with *The Daily Gamecock*; and Genna Contino with *Carolina News & Reporter*.

**Motion for Executive Session**

Chairman Hubbard said there was a need for discussion of negotiations incident to a proposed purchase or exchange of real property with the USC Development Foundation and of proposed contractual matters related to gift naming opportunities appropriate for discussion in Executive Session. Trustee Burroughs moved to enter Executive Session and Trustee Lister seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: President Caslen, Secretary Heath, Mr. Parham, Mr. Walton, Mr. Caskey, Mr. Elliott, Mr. Gruner, and Mr. Seaton.

## Executive Session

### Return to Open Session

#### II. Planning Update

Chairman Hubbard called on Mr. Gruner, who reported the Commission on Higher Education (CHE) unanimously approved Phase II of the Campus Village Project at its meeting on September 5, 2019; the Joint Bond Review Committee (JBRC) is scheduled to consider it on October 2, 2019; and the State Fiscal Accountability Authority (SFAA) on October 15, 2019.

Mr. Gruner reported installation of new windows in DeSaussure, maintenance projects at McCutcheon House, and flooring replacements in housing facilities were completed during the summer. Maintenance work continued on the President's House, along with exterior work on Barnwell College.

#### A. Classroom/Lab Building Renovation

The project to adapt the old Law Center to become a Science and Technology Classroom/Lab Building is on schedule to be complete in December of 2019. Students can begin taking chemistry lab classes there in January 2020. The project has remaining contingency funding that is being allocated to improve the shell area of the fifth level. The lobby is now three stories and windows have been expanded in key locations.

The lab casework has been delivered and installed. Final above-ceiling rough-in is being completed so ceilings can be closed. The lab on the most public, main level will be a showplace for the technology and the teaching that occurs within. Mr. Gruner noted only 40% of the space has been renovated, leaving 60% for future uses.

#### B. Close-Hipp Renovation/Speech and Hearing Upfit

The project adds space for continuing education and a demonstration kitchen located on the main level is complete. This project was funded with a gift from the Marriot Corporation.

The Montgomery Speech and Hearing Clinic, within the Arnold School of Public Health (ASPH) Communication Sciences and Disorders program, was relocated from leased space, once the Close-Hipp upfit was completed in June 2019. Mr. Gruner said the ASPH Dean noted the clinic is known as one of the best in the country.

Also, several classroom enhancement projects have been completed in Close-Hipp as well as in Sloan, McMaster, and Gambrell buildings.

A. Williams-Brice Stadium Renovation Design and Gamecock Sculpture

Mr. Gruner said the Board approved at its April 29, 2019 meeting, Phase II of this \$22.5 million renovation project. Work is scheduled to begin during the 2019 football season. The East Side Club will enclose 21,000 square feet. Access to the club will be from ramps at each end and two new “super vomitories” from the renovated stands to create a concourse with loge seating and spaces for disabled fans.

The Crews Building at the south end zone will be repurposed to provide a club on both levels. The second floor will provide a recruiting meeting room seating 350 for dining and meetings. The ground level concourse will be reconfigured and the toilet rooms will be entirely replaced. Club space on both floors will accommodate fans from the lower south end zone seats. No exterior changes will be made to the Crews Building.

A club area on the West Side at the 100-level will be enclosed for approximately 1,300 fans seated in the 101–109 sections. This space, though not at the level of the Champions Club, will provide space to a large group of fans.

The existing unconditioned lower concourse will be enclosed with glass on the East Side and become conditioned space to provide very large seating/lounge space, new concessions and kitchen space, and new restrooms.

The north end of the 100-level West Side will be enclosed for a 9,000 square foot club space to serve fans seated in sections 101–109. New concessions and toilet rooms will be created.

Mr. Gruner said previous 2019 updates from the sculptor suggested that the monumental bronze Gamecock sculpture could be completed before the 2019 football season. The sculptor has extraordinary experience with massive bronze mascot sculptures. However, the technical complexity of supporting extended wings and tail feathers, so important to model the fighting Gamecock, is especially challenging. The work is progressing methodically with dozens of bronze castings being welded to an internal frame and meticulously welded to one another. Completion and delivery is now expected in November 2019, with on-site assembly to occur after the season.

Mr. Seaton requested the sculpture be unveiled at an “appropriate” not a “convenient” time so the event could engage the students and create energy. Following discussion, Mr. Tanner asked about the feasibility of storing the sculpture when delivered, in anticipation of unveiling at the start of the 2020 football season. Mr. Gruner said the sculpture would arrive in three separate pieces that would then need to be welded on site and could easily be stored.

B. USC School of Medicine Columbia Campus Parking Plan

Mr. Gruner said construction at the Dorn VA Center absorbed some of the parking that serves the School of Medicine. To alleviate the problem, a lease was entered for parking spaces across Garners Ferry Road. Now, approximately 230 additional spaces are needed; therefore, the University will enter into a competitive solicitation with the State for the additional lease. Mr. Gruner said the estimated annual lease cost would be just over \$100,000. Since there may be a need to continue the lease two to three years to coincide with construction of the Health Science Campus, the lease cost may exceed \$250,000; requiring Executive and Governance Committee approval. He anticipates the lease to be brought to the committee for consideration in December 2019.

III. Project Approvals

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

A. Phase I Approval

– West Campus Parking Development

The request is to receive Phase I approval to conduct schematic design to establish the scope and the cost to develop parking adjacent to the Greek Village to serve Greek Village residents and non-resident fraternity and sorority members.

The site is the 700 block of Devine Street bounded by Devine Street on the north edge, private property (Thirsty Fellow) on the east edge, the Blossom Street bridge on the south edge, and railroad tracks on the west edge. The parcel is approximately 2.44 acres and is owned by the University. The parcel is contiguous to the Greek Village by walking under the Blossom Street bridge. There are two existing one-story university buildings located on the site. The 718 Devine Street building is a warehouse structure containing 31,501 gross square feet and is currently used for storage, Department of School of Visual Art and Design student studios, and a Department of Theatre and Dance “black-box” theater. The 730 Devine Street building is an office structure containing 13,686 gross square feet and currently houses administrative space for programs affiliated with the ASPH and other academic space.

The project proposes to develop on-grade asphalt-paved parking to serve Greek Village residents and non-resident fraternity and sorority members. This scope of work supplants a previous concept to construct a multi-story parking garage on the site. This project will provide less parking but be a significantly more economical alternative to a parking structure. Mr. Gruner said surface parking is considered prudent due to its the lower cost and changing paradigm of campus parking which indicates fewer students will use personal vehicles on campus in the future. In addition to developing new parking

on the 700 Devine Street block, a quantity of commuters from the existing parking lot directly across Blossom Street from Greek Village, will be relocated to provide additional capacity for Greek Village parking. The project will also explore options to park under the Blossom Street bridge and consider the acquisition of adjacent private property to provide additional on-site parking. The project will bear the cost of relocating the occupants in the 718 Devine Street building to the 707 Catawba Street building by renovating the 707 Catawba Street building to accommodate School of Visual Art and Design student studios and the Theatre “black-box” theater.

Mr. Gruner said students who participate in the Greek program return to the Village for meals and find it difficult to secure parking. Therefore, the Greek students considered the situation a sufficient priority to gain their support to implement a fee to fund parking expansion.

Phase II approval is expected for 2020 and construction is anticipated to begin in 2021 to be complete no later than 2022.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$50,000 to be funded with the Greek Parking Student Fee. Trustee Loadholt so moved and Trustee Lister seconded the motion.

Mr. Rankin asked for the Board’s support of the project to address much needed parking in the Greek Village area. He said the Greek Student Parking Fee established in FY 2016-2017 at \$125 per semester was increased to \$250 per semester in FY 2017-2018, and to \$375 per semester in FY 2018-2019. The fee was to not only to provide additional surface parking, but a new parking garage which would include Greek meeting space. He said although he supported “paying it forward”, he wanted to know the cost to maintain the proposed surface parking and what the Greek Student Parking Fee would be reduced to in the next fiscal year, since the fee was established to build a garage with meeting space. Mr. Gruner responded the upkeep of the new parking space would be minimal. Mr. Walton explained the thought process used to establish the Greek Student Parking Fee. He referenced Mr. Gruner’s comments regarding fewer students using personal vehicles on campus in the future, thus making building a parking garage ill advised. Mr. Walton said consideration of the fee will be addressed in the FY 2019-20 budget process.

The vote was taken and the motion carried.

B. Phase II Approvals

1. Strom Thurmond Wellness Center Intramural Recreation Fields Synthetic Turf Installation

The request is to receive Phase II approval to install synthetic turf for a more

durable playing surface on two intramural recreation fields located adjacent to, and immediately south of, the Strom Thurmond Wellness and Fitness Center (STWFC).

The project will regrade the existing fields and provide an underlayment system for proper storm drainage. Approximately two acres of 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 are considered healthy for students as compared to older alternatives such as rubber particulate.

Project justification was based on the fact the fields serve the needs of students in three main ways by providing space for intramural sports, sport clubs, and open recreation. In 2016-17, there were 1,374 students participating in intramural sports. This represents a ten-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 frequency of use adversely effects the quality of the playing surface and the quality of the student participants' experience and their safety. The STWFC currently budgets approximately \$90,000 annually for turf maintenance, irrigation and marking for the natural fields adjacent to it. Annual maintenance costs for synthetic fields are estimated to be less than \$4,000 for brushing, raking, aerating, and sweeping the fields periodically as needed. Numerous universities, including Clemson and most SEC schools, have also upgraded to synthetic turf for intramural recreation fields.

The project is estimated to cost \$1,850,000 and would be funded with Student Wellness Fee Reserve Funds. These funds originate from a student recreation fee. Construction will begin in spring 2020 with completion anticipated for fall 2020.

In response to Trustee Floyd's concern about the potential heat generated off of synthetic turf fields, Mr. Gruner said he had communicated with other universities who said heat was not a problem.

Chairman Hubbard called for a motion to recommend full Board approval to fund Phase II design and construction for a total project budget of \$1,850,000 funded with Student Wellness Fee Reserve Funds. Trustee Moody so moved and Trustee Warr seconded the motion. The vote was taken and the motion carried.

## 2. Honors College Residence Hall Expansion

The request is to receive Phase II approval to expand the Honors College Residence Hall by constructing a the third and final residential and academic wing.

The Honors College Residence Hall was constructed in 2009 and comprises 192,724 gross square

feet. The five and six-story building is composed of a spine and two wings which provide 537 beds for students in the Honors College. The site for the proposed third wing lies adjacent to Sumter Street near the intersection with Blossom Street.

The expansion project will construct a five-story, third wing comprised of 49,199 gross square feet. The architecture of the third wing will closely reflect the materials and detailing of the other two wings and the University Design Review Committee has approved the design for the project. The expansion provides 144 new beds, two classrooms, shell space for three future classrooms, an activity room, a kitchen space, community spaces, offices, study spaces, and laundry space. The project will complete the development of the site and provide a cumulative total of 681 beds for the Honors College.

Honors College enrollment, which continues to expand as the total enrollment of undergraduate students grows, justifies the project. The 2019 freshman class includes 594 students. The residence hall will continue to be dedicated primarily to housing the freshman class of Honors College students.

Construction is scheduled to begin in the spring of 2020 and be complete for fall of 2021.

Chairman Hubbard called for a motion to recommend full Board approval to fund Phase II design and construction for a total project budget of \$19,450,000 funded with \$5,000,000 of State Appropriations and \$14,450,000 of Housing Maintenance Reserve. Trustee Westbrook so moved and Trustee Adams seconded the motion. The vote was taken and the motion carried.

### 3. USC Upstate Hall Parcel Land Acquisition

The request is to receive Phase II approval to acquire the Hall parcel at the USC Upstate campus. The Hall parcel is a 5.64-acre tract that is contiguous with the Upstate campus.

Mr. Gruner said the appraisal of \$395,000 slightly exceeds the sale price agreed to by the owner. A phase I environmental assessment has been completed and the property does not have any underground storage tanks nor any other recognized problematic environmental conditions.

The project is recommended because the parcel is embedded within the campus perimeter. The acreage will enable the future realignment of the curvilinear drive accessing the west side of the campus from Valley Falls Road. The effect of realigning the road will provide a new and more formal entrance to the west side of the campus and ultimately enable the expansion of recreation fields between the road and the academic area of campus. This development is anticipated in the current USC Upstate Master Plan.

Chairman Hubbard called for a motion to recommend full Board approval to fund Phase II acquisition for a total project budget of \$385,000 funded with USC Upstate Institutional Capital Project

Funds. Trustee Adams so moved and Trustee Lister seconded the motion. The vote was taken and the motion carried.

4. Maintenance and Renovation Projects with State Appropriated Funds

The request is to receive full Board approval to establish numerous maintenance and renovation projects for design and construction. These projects listed are entirely funded with State Appropriations specifically allocated for the maintenance and renovations requested and prioritized in the annual state budget request by each campus.

a. USC Upstate Smith Science Building Renovation

The project will continue the renovation of essential teaching lab spaces for use by the Division of Natural Sciences and Engineering. The work in this project will prioritize the replacement of lab equipment and furnishings. The project budget is \$3,000,000.

This is the second appropriation for the Smith Science Building. It is the intention to combine these FY2020 funds with the previous FY2019 appropriated funds for a single, larger project to renovate mechanical systems and provide new equipment and furnishings simultaneously.

b. USC Lancaster Critical Maintenance and Repair

The project budget of \$3,500,000 will address maintenance and repair in the following USC Lancaster buildings:

- Bradley Building: Refurbish the auditorium and public spaces. Work will also include drainage repairs on the surrounding grounds.
- Starr Hall: Refurbish office and public spaces. Accessibility at toilet rooms will be improved to comply with accessibility guidelines.
- Hubbard Hall: Improve and replace seating, HVAC, staging equipment, lighting, and accessibility to the Stevens Auditorium.
- Campus Signage: Directional and building signage throughout the campus will be replaced.
- Gregory Health and Wellness Center: Correct deficiencies with the swimming pool, sauna, steam room, parking lot, ADA accessibility and electrical service at the picnic shelter.
- Other priority maintenance work as the project budget may permit.

c. USC Salkehatchie Critical Maintenance and Repair

The project budget of \$1,391,500 will address maintenance and repair in the following USC Salkehatchie buildings:

- Education and Professional Studies Building (Allendale): Address electrical power, lighting and HVAC issues.
- Library and Academic Support Building (Allendale): Replace the roof.

- Library (Walterboro): Replace the roof.
- HVAC Replacements (Allendale and Walterboro): Replace five HVAC units.
- Paving of Parking Lots (Allendale and Walterboro): Parking lots will be repaved at the Allendale Student Center, the Walterboro Main Building, and the Allendale Library.

d. USC Sumter Critical Maintenance and Repair

Funded with State Appropriations, the project budget of \$1,345,000

will address maintenance and repair in the following USC Sumter buildings:

- Business Administration Building: Replace the roof.
- Science Building: Paint the exterior.
- Arts and Letters Building: Replace the windows.
- Nettles Building: Replace the HVAC chiller and repair the adjacent parking lot as the budget permits.

e. USC Sumter Science Building Renovation

The project will continue the renovation of the Science Building to upgrade classrooms and teaching laboratories for Math, Science and Engineering. The project budget is \$2,250,000. This is the third appropriation for the Smith Science Building. It is the intention to combine these FY2020 funds with the previous FY2019 appropriated funds for a single, larger project.

f. USC Union Critical Maintenance and Repair

The project will address maintenance and repair in the following USC Union buildings:

- Central Building: Renovate and refurbish unused library space to become academic classroom and office space.
- Science and Nursing Building: Renovate space to house simulation labs for Nursing and General Science. These labs will offer instruction through a virtual computer simulation.

The project budget is \$1,360,000. It is the intention to combine these FY2020 funds with the previous FY2019 appropriated funds for a single, larger project.

Chairman Hubbard called for a motion to recommend full Board approval to fund these maintenance and renovation projects for design and construction with State Appropriations for the amounts indicated in the project descriptions. Trustee Mobley so moved and Trustee Warr seconded the motion. The vote was taken and the motion carried.

C. Other Approvals

1. College of Engineering and Computing Artificial Intelligence Lab Renovation

The request is to receive full Board approval to design and construct an upfit for an Artificial Intelligence (AI) Lab affiliated with the College of Engineering and Computing.

The upfit will occur on the fifth level of the Classroom/Laboratory Redevelopment project (the former Law Center). The floor is currently a shell space and is ideally suited for the upfit to support the AI Lab. The project will upfit approximately 10,000 square feet, or approximately half of the shell floor, for the AI program; to provide several faculty offices, large computer labs, meeting space and other support spaces.

The upfit will support the new academic and research programs in AI that are created by funding through the University's Excellence Initiative. The Founding Director of the University's AI Institute is Dr. Amit Sheth (one of the top 100 computer scientists in the world). Dr. Sheth directs a large group of researchers. The College of Engineering and Computing will be hiring over 10 tenured and tenure track faculty, and several clinical faculty to be part of this Institute. Other colleges will eventually have jointly appointed faculty. In order for this Institute to have the envisioned goal of affecting every dimension of life and research at the University, it needs to have a dedicated and centrally-located space which can support collaboration among the many and varied groups of stakeholders. No such space is available in the Engineering and Computing complex today.

The project is estimated to cost \$995,000 and will be funded with Institutional funds from the College of Engineering and Computing. Portions of the remaining contingency from the Classroom/Laboratory Redevelopment project are also being applied to improve the shell space in support of this project. Improvements include providing mechanical HVAC infrastructure, completing the restrooms and egress corridors to connect the stairs.

Construction will begin in the spring of 2020 with completion anticipated for fall 2020.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$995,000 to be funded with Institutional Funds. Trustee Burroughs so moved and Trustee Moody seconded the motion. The vote was taken and the motion carried.

## 2. USC Columbia Campus Fire Sprinkler Installation II

The request is to receive full Board approval to establish a project as the second of several incremental projects to install fire sprinkler systems in specific campus buildings in accordance with a comprehensive plan.

This project will be the second 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 have a higher risk of fire. Fuel load, hazardous materials and occupancy types are factors that help to prioritize sprinkler installation. 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. Work to be considered in this second phase include portions of Thomas Cooper Library, remaining unsprinkled areas in Close-Hipp, the Russell House, portions of Swearingen, and Jones PSC. This strategic life safety 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 subsequent years. This annualized scenario would occur simultaneously in multiple buildings.

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

This project budget has been established at \$750,000 to be funded with Institutional Capital Project Funds. These 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 project plan will ultimately schedule areas in numerous buildings for many years into the future. However, the installation of sprinklers in unsprinkled areas remaining in Close-Hipp and beginning installation in the Thomas Cooper Library are considered priorities for this phase of work which will occur over the next couple of years.

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 Institutional Capital Project Funds. Trustee Moody so moved and Trustee Burroughs seconded the motion. The vote was taken and the motion carried.

### 3. Greek Village Information Technology Infrastructure

The request is to receive full Board approval to replace and upgrade information technology infrastructure to enhance service in the Greek Village. Mr. Gruner said the information technology cabling is extended to the Greek Village westward through the Strom Thurmond

Wellness and Fitness Center fields and originates from the 514 Main Street University Data Center.

The project will replace underground fiber optic infrastructure. The University's new infrastructure standard requires installation of innerduct that is watertight from end to end, protecting the fiber from water and other outside elements. The Greek Village will have the following service improvements:

- Each Greek house and Greek Village call box will have an innerduct installed to the fiber distribution point in the Greek Village and have independent fiber connectivity back to the University Data Center at 514 Main Street.
- The new fiber infrastructure will allow the Greek Village houses to increase their internet access bandwidth from 1GB to 10GB.
- Each Greek house will have its own broadband connectivity back to the University headend.
- Each Greek Village call box will have 1GB network connectivity allowing for IP phones and HD Security cameras.
- Twelve new wireless transmitters will be installed in each Greek Village House.

The new infrastructure will enhance service and replace outdated 20-year-old cabling that has been damaged by moisture and freezing. The fiber has started to fail, and the replacement is a priority for the Greek Village.

The project is estimated to cost \$975,000 and will be funded with Greek Village Administrative Fees. Greek Village Administrative fees are built into the leases with each house corporation in the Greek Village (2.75% of billed revenue). These fees will cover approximately \$725,000 of the project budget and the additional \$250,000 will be charged to the same account and then billed to each house corporation (approx. \$12,500 per house).

Construction will begin in the summer of 2020 with completion anticipated for fall 2020.

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 Greek Village Administrative Fees. Trustee Loadholt so moved and Trustee Lister seconded the motion. The vote was taken and the motion carried.

#### 4. Advising Department Renovation in Close-Hipp

The request is to receive full Board approval to renovate and refurbish the third floor of Close-Hipp for the University Advising Center (UAC).

Close-Hipp is an eight-story building with a basement and remains the largest building on campus. The building has been undergoing a renovation and replacement of building mechanical and electrical infrastructure since 2018. The building will ultimately be the new home of the College of Hospitality, Retail and Sport Management (HRSM) and numerous other departments. The finishes in much of the

building are typically worn out and many departments, prior to moving into their space, are electing to renovate the interior spatial configuration for operational efficiencies and replace the worn finishes. This work is typically funded using department carry-forward funds.

The UAC will occupy the entire third floor of Close-Hipp excluding the general classroom spaces on the floor. The area affected by this renovation is approximately 12,000 square feet and occurs predominantly on the Close half of the floor, as the finishes and layout on the Hipp half are satisfactory. The project will renovate an open office area to create a large student lounge, expand a training room and add a conference room, a break room, a storage room, and a copy room. The project will also enhance the entrance to the department to increase visibility for students seeking the UAC. New carpet, base, wall paint and ceiling replacement will refresh the entire Close suite. The majority of the ceiling is being replaced as part of a separate sprinkler installation project. The UAC will fund new lighting throughout and minor HVAC reconfiguration. New furniture will be provided in the student lounge and other new spaces. Limited work will also repair tile in the restrooms and replace deteriorated vanities.

The placement of the UAC in Close-Hipp reflects a strategy to centralize undergraduate advising and advisor support. The department receives heavy visitation from students, parents, visitors, faculty, and staff. The proposed project will provide a refreshed appearance in a more operationally efficient environment. All 28,000 undergraduate students must be advised every semester to register for classes. Quality advisement is linked to retention and on-time graduation. To assure students are not misadvised and receive an optimal advisement experience, a centralized office will provide campus-wide advising support for students, parents, visitors, and approximately 200 advising staff and 500 faculty advisors. Specifically, a refurbished University Advising Center would 1) allow the UAC to be a stop on the Visitor Center tour for prospective students and their parents, 2) increase visibility of advising resources, technology, and information sessions to students and advisors, 3) incorporate a “Registration Station” to assist students during registration week, 4) assist approximately 7,000 students annually seeking to change majors, requesting general advising help, and/or participating in advising workshops, and 5) offer 700+ advisors on-going training, professional development, and certification opportunities in a centralized training space.

The budget for the project is \$980,000 funded with Institutional carry-forward funding. The budget includes construction costs, furnishings, fixtures, equipment, information technology, graphics, professional fees, and testing. The construction cost is \$61.02 per square foot. A professional cost estimate

was executed to ensure the budget is reliable. The work will be completed in the spring of 2020.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$980,000 to be funded with Institutional Funds. Trustee Warr so moved and Trustee Mobley seconded the motion. The vote was taken and the motion carried.

5. Disability Services Department Renovation in Close-Hipp

The request is to receive full Board approval to renovate portions of two floors in Close-Hipp to accommodate the Student Disability Services Resource Center.

Currently, the Student Disability Services Resource Center is located in the first floor of LeConte College and the department must be relocated to enable LeConte to be renovated in 2020 and 2021. For many years, Disability Services has sought a larger location to consolidate its staff and provide improved service to the expanding number of students who require its services. The Close building has space on the first and second floors that, with renovation, can provide a permanent location in a building heavily occupied by the students whom the department serves. The project will gut and renovate a space on the first floor and upfit a shell space on the second floor. The area on these two floors is equivalent to approximately 4,800 square feet. The renovation will create large testing spaces on the first floor convenient for students with special needs. Staff will occupy new offices adjacent to the testing spaces and on the second floor. The renovation will require reconfiguration of walls, ceilings, finishes, mechanical and electrical work, and significant information technology infrastructure to support the testing labs.

The project will satisfy a long-standing need for Disability Services to expand and become more efficient as the quantity of students they serve has steadily increased. Its relocation is necessary for the comprehensive LeConte renovation to proceed.

The budget for the project is \$500,000 funded with Institutional Capital Project Funds identified in the Five-Year Plan for student accessibility improvements. The budget includes construction costs, furnishings, fixtures, equipment, information technology, graphics, professional fees, and testing. The construction cost is estimated at \$78.00 per square foot. The work will be completed by May of 2020 to coincide with the start of the LeConte renovation.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$500,000 to be funded with Institutional Capital Project Funds. Trustee Warr so moved and Trustee Mobley seconded the motion. The vote was taken and the motion carried.



- Finish bronze with chasing and patina Complete in October
- Deliver and install sculpture October

Chairman Hubbard called for a motion to recommend full Board approval to fully fund, create and install a sculpture of A'ja Wilson at the Colonial Life Arena with a budget of \$275,000 to be funded with private gifts. Trustee Moody so moved and Trustee Warr seconded the motion. The vote was taken and the motion carried.

7. USC Aiken Science Building Lab Exhaust System Renovation

The request is to receive full Board approval to renovate the lab exhaust system and replace hoods in the USC Aiken Science Building.

The project will renovate and update the mechanical supply and exhaust system that serves all labs within the building. The current mechanical system is beyond its service life and does not conform to modern life safety codes that require certain hourly air exchanges to properly ventilate the labs.

The fume hood system is original to the building. This system expels toxic chemicals in the air from the labs via the exhaust system and provides fresh make up air. This system is antiquated and is constantly having mechanical issues. Replacement parts are obsolete and maintaining the required air balance is at risk. If this system does not perform properly, the University would be required to shut down the labs. The system is balanced such that when the lab hood exhaust is turned on, more supply air is also provided in the space. This system has many valves, transmitters, and other pneumatic components that are no longer serviceable. Additionally, this system is energy inefficient. A new system would reduce energy consumption and improve air quality within the building. The work will be completed by the fall of 2020.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$900,000 to be funded with USC Aiken Institutional Funds. Trustee Loadholt so moved and Trustee Westbrook seconded the motion. The vote was taken and the motion carried.

8. USC Upstate Johnson Building Third Floor Classroom Upfit

The request is to receive full Board approval to upfit a portion of the third floor of the George Dean Johnson Building to provide new classrooms to serve the Upstate campus.

The George Dean Johnson Building is a three-story 58,869 square foot structure constructed in 2010 and is located in the City of Spartanburg. The building is fully occupied on the first two floors. The third floor has received only light use as incubator space since the building was completed.

The need for classroom space on campus has now made it necessary to upfit classrooms on the third floor. The project will construct as many classrooms as the budget will permit. Future upfits are expected to the remaining shell areas of the building. Students will be shuttled from campus to the Johnson building. The classrooms will meet academic demand and compensate for other campus academic classrooms that will be temporarily vacated for renovations. The work will be completed by the fall of 2020.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$995,000 to be funded with USC Upstate Institutional Capital Project Funds. Trustee Adams so moved and Trustee Lister seconded the motion. The vote was taken and the motion carried.

#### IV. USC Development Foundation Report

Chairman Hubbard called on Trustee Adams, who provided a summary of key activities relevant to the Development Foundation's mission and support of the University of South Carolina. As a reminder, he noted the Development Foundation is a separate Foundation that purchases real estate and operates certain facilities for the benefit of the University. As of June 30, 2019, the total assets of the Foundation were approximately \$225 million, consisting primarily of \$25 million in investments and the remainder in real estate.

Real estate assets benefitting the University include the 650 Lincoln student housing facility, several office buildings, and two parking garages on campus. All of these assets are fully leased/occupied and are performing well.

Mr. Caskey discussed several key initiatives of the Foundation on behalf of the University since January 1, 2019:

- Acceptance of the Whaley House (old Dunbar Funeral Home) from Historic Columbia. The House remains vacant. However, at the request of USC, the Foundation hired a contractor to demolish the crosswalk, parking garage and crematorium on the property. Additional clean-up work was done to prepare the property for parking for USC. There are approximately 75 parking spaces on this property.
- The Foundation purchased the Christian Science Church on Pickens Street across from the Law School to be used for a portion of the Children's Law Center. Donor funds were used for the purchase (\$750,000) and the Foundation served as the agent to make the purchase and will hold the property while renovations are made to the church. Renovations are expected to be completed by late spring 2020.

- The Foundation is working with the University to find a replacement for the SC Bookstore on South Main. The Foundation was leasing the Bookstore to a third party, who vacated the property at the end of July. Also, the Foundation continues to work with the University to explore other land purchases on South Main Street.

The leadership team at the Foundation continually works with the University to explore strategic real estate purchases for future use by the University, Mr. Caskey said.

Chairman Hubbard said the report was received as information.

V. Gift Naming Opportunities

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

A. Athletics

1. Computerized Tax Service, LLC and Carol L. Bourne, Madeline Hunt Mental Health Room
2. Wurzburger Family Student Gate

B. College of Education

- Dominion Energy Science Education & Investigation Classroom Fund and the Dominion Energy Science Education & Investigation Classroom – Amendment

C. Darla Moore School of Business

- Dominion Energy Study Commons Fund and the Dominion Energy Study Commons – Amendment

D. School of Music

- Randy Herald Marching Band Tower

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

VI. Other Matters

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

VII. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 4:28 p.m.

Respectfully submitted,

J. Cantey Heath, Jr., Secretary