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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

November 16, 2018

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. on Friday, November 16, 2018, in the Alumni Center's C. Edward Floyd Boardroom.

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

Other Trustees participating were: Mr. Chuck Allen; Mr. Thomas C. Cofield; Mr. Robert F. Dozier Jr.; Mr. A. C. "Bubba" Fennell; Dr. C. Edward Floyd; Ms. Rose Buyck Newton; Dr. C. Dorn Smith III; Ms. Molly M. Spearman; and Mr. Mack I. Whittle Jr.

Also present was USC Columbia Faculty Senate Chairman Marco Valtorta.

Others present were: President Harris Pastides; 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; Chief Advancement Officer and Senior Advisor to the President Paula Harper Bethea; Vice President for Information Technology Doug Foster; Vice President for Human Resources Caroline Agardy; Vice President for Research Prakash Nagarkatti; Vice President for Facilities and Transportation Derrick Huggins; Chief Communications Officer Wes Hickman; Athletics Director Ray Tanner; USC Aiken Chancellor Sandra Jordan; USC Beaufort Chancellor Al Panu; Palmetto College Chancellor Susan Elkins; USC Lancaster Campus Dean Walter Collins; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; University Treasurer Pat Lardner; Associate Vice President for Administration and Finance and Medical Business Affairs Jeffrey L. Perkins III; College of Arts and Sciences Dean Lacy Ford; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Chief Audit Executive Pam Doran; Office of Equal Opportunity Programs Director Clifford Scott; Executive Director for Strategic Initiatives Jack Claypoole; Director of Capital Budgets and Financing Charlie FitzSimons; Director of Organizational and Professional Development, Division of Human Resources, Nathan P. Strong; Assistant to the President for System

Affairs Eddie King; USC Aiken Executive Vice Chancellor for Finance and Administration Cam Reagin; USC Upstate Vice Chancellor for Administrative and Business Affairs Sheryl Turner-Watts; USC Upstate Senior Vice Chancellor of Academic Affairs Clif Flynn; Palmetto College Faculty Senate Executive Committee Chair Christine Sixta Rinehart; USC Lancaster Director of Student Engagement and Success Laura Carnes; USC Lancaster Director of Student Life Karlee Christian; USC Aiken student Travis Harder; USC Columbia student Molly Beman; USC Lancaster student Logan Deese; Hans Unterberger, friend of Board Chairman von Lehe; The Boudreaux Group President Heather Mitchell; and Board staff members Terri Saxon and Ina Wilson.

I. Call to Order

Chairman Hubbard called the meeting to order and welcomed everyone. He 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. Mr. Hickman introduced Meghan Crum with *The Daily Gamecock*.

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

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

Return to Open Session

II. Planning Update: Football Operations Center

Chairman Hubbard called on Mr. Gruner, who said in recognition of the 100th anniversary of Armistice Day, stone plaques originally placed around campus in 1927 to honor the 28 USC students who died in World War I, were relocated to the front of the War Memorial Building. A picture of the site was used as the cover to his presentation.

Mr. Gruner reported the Football Operations Center is scheduled for occupancy in January 2019, and the project was within the original \$50 million budget with contingency funds remaining. He presented photos of the interior and exterior of the center.

Mr. Gruner announced that the University had received four awards from the American Institute of Architects – Columbia Chapter:

- Indoor Football Practice Facility – Merit Award
- Center for Health and Well-Being – Award for Environmental Graphics/Monumental Stair Detail
- Russell House Student Success Center – Award for Interior Details
- New School of Law Building – Honor Award

Also, Mr. Gruner shared photographs of the USC Beaufort Hilton Head Island Hospitality Management Center ribbon cutting ceremony held on November 15.

III. Project Approvals

Chairman Hubbard called on Secretary Heath to read the following statement: “The University hereby declares its official intent, pursuant to federal regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.” He said the statement would be inserted into the record where appropriate.

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

A. Phase I Approval: USC Upstate Smith Science Building Renovation

The request is to establish a project to replace the entire mechanical HVAC system and the entire ceiling system in the Horace C. Smith Science Building. The 65,541-gross-square-foot building, constructed in 1984, serves the campus as a science teaching facility. Mechanical work since 1984 has been limited to minor functional renovations and maintenance. The HVAC system is a combination of loop-supplied chilled water units, package air handler units, VAV units for distribution, and internal

boilers to supply hot water for heating and domestic use. Though the systems have been well maintained, their age of 34 years necessitates a comprehensive replacement. Existing fume hoods in science teaching labs will remain and be replaced as part of a future lab renovation project.

The project scope includes the following mechanical replacement work:

- Remove air handlers, pumps, boilers, VAV terminals, exhaust fans, controls and all ductwork. Asbestos in the duct mastic is anticipated and will be abated as part of the demolition.
- Provide new air handlers with the outside air capacity necessary to accommodate future lab renovations and new fume hoods. Provide new pumps with variable speed drives for efficiency. Replace VAV terminals and all ductwork.
- Provide new boilers with variable speed pumps for efficiency.
- Provide new digital controls connected to the central energy management system.
- Replace ceilings that will be removed to demolish the existing mechanical systems and install the new systems.

The project is the campus' highest maintenance priority in its FY2019 Governor's Budget Request and will restore a fully functional mechanical system to the building. Mr. Gruner said construction is scheduled to begin in 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project with a budget of \$4,250,000 to be funded with \$3,500,000 from FY2019 Capital Reserve Funds and \$750,000 from Upstate Institutional Capital Project Funds. Mr. Lister so moved and Mr. Loadholt seconded the motion. The vote was taken and the motion carried.

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

B. Other Approvals

1. USC Aiken Humanities and Social Sciences Building Interior Renovations

The request is to establish a project to replace and update the worn interior finishes of the Humanities and Social Sciences Building and improve disabled access to toilet rooms. The two-story building, constructed in 1977, contains 39,944 gross square feet and provides approximately 20 classrooms and dozens of faculty offices.

The existing finishes are original and present a worn and outdated appearance. The scope of work includes the refurbishment of the main entrance lobby, public spaces and corridors, restrooms, tiered classrooms, honors lounge, and computer lab. Work will include new paint, flooring, fixtures, lighting and ceiling, artwork, signage and some furniture. The existing restrooms are in dire need of an update and

renovation to comply with current ADA standards. It is expected that there will be a minor amount of asbestos removal required.

Mr. Gruner said construction is anticipated to begin in the summer of 2019, and added that a newly refurbished interior will enhance the educational experience and reflect a contemporary and engaging learning environment.

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 USC Aiken Institutional Funds. Mr. Loadholt so moved and Mr. Westbrook seconded the motion. The vote was taken and the motion carried.

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

2. USC Salkehatchie Maintenance and Renovation Project

The request is to establish a project to execute various maintenance and renovations to the Student Commons and Conference Center, (formerly named the Walterboro Research Center), and provide maintenance in other buildings as the funding permits. The center is a 13,218-gross square-foot facility on the Walterboro campus of USC Salkehatchie.

The project will primarily execute maintenance and upfit the building to provide more classrooms, space for wellness and a multi-use space. Maintenance repairs to building systems will be accomplished as part of the scope of work.

Mr. Gruner said the project was identified as the campus' highest renovation and maintenance priority in its FY2019 Governor's Budget Request. The upfit will take advantage of interior space that is not currently usable. Construction is scheduled to begin in late 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget \$1,200,000 to be funded with FY2019 Capital Reserve Funds. Mr. Loadholt so moved and Ms. Moody seconded the motion. The vote was taken and the motion carried.

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

3. USC Union Maintenance and Renovation Project

The request is to establish a project to execute maintenance in the Central Building, provide upgrades to science labs and academic spaces, and renovate portions of the Truluck Gymnasium. The Central Building was constructed in 1891 and contains 23,305 gross square feet. The

building serves the campus as an academic facility. The Truluck Gymnasium was constructed in 1969 and contains 11,093 gross square feet. The project scope includes the following work:

- Upgrades to science lab space in academic facilities
- Replacement of carpet and ceiling tiles in the Central Building
- Renovation of campus restrooms to comply with ADA accessibility guidelines
- Provide security upgrades to classrooms
- Renovation of locker rooms, showers and Truluck Gymnasium offices, as funding permits.

Mr. Gruner said construction is scheduled to begin in 2019, and that these projects are the campus' highest maintenance priorities identified in its FY2019 Governor's Budget Request and will create broad positive impact on the campus environment.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget \$841,000 to be funded with FY2019 Capital Reserve Funds. Mr. Lister so moved and Mr. Warr seconded the motion. The vote was taken and the motion carried.

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

IV. Gift Naming Opportunities

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

A. Athletics

1. Foti-Packer Defensive Team Meeting Room
2. Griffin Speight Assistant Coach's Office
3. Humpy Wheeler Assistant Coach Office
4. Isgett Way
5. Karen and Russ Lloyd Family Display Case
6. Mill Family Cardio Deck
7. Mill Family Trophy Case
8. Muschamp Family Team Meeting Room
9. Peggy Swails Movie Room
10. Rice Football Campus
11. Sara and Tony Hill Nutrition Station
12. Schaper Coaches Office Suite
13. Springs Brooks Family Trophy Case
14. Spur Cuts by Horry County Gamecock Club
15. Stephens Family Bench
16. The Phibbs Family Office

B. Barringer House – The Finlay Gardens

C. School of Law – James S. Konduros Courtyard

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

V. Other Matters

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

VI. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 12:01 p.m.

Respectfully submitted,

J. Cantey Heath, Jr.
Secretary