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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee – Called Meeting

August 16, 2019

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. in a called meeting on August 16, 2019, in the C. Edward Floyd Boardroom at the Pastides Alumni Center.

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. Chuck Allen; Mr. Robert F. Dozier Jr.; Mr. A.C. "Bubba" Fennell III; Dr. C. Edward Floyd; Mr. Richard A. Jones Jr.; Ms. Rose Buyck Newton; Dr. C. Dorn Smith III; Ms. Molly M. Spearman; and Mr. Mack I. Whittle Jr.

Also present were Strategic Advisor David Seaton, USC Columbia Faculty Senate Chairman 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; Interim Executive Vice President for Academic Affairs and Provost Tayloe Harding; Senior Vice President for Administration and Chief Operating Officer Edward L. Walton; Vice President for Student Affairs and Vice Provost for Academic Support Dennis A. Pruitt; Vice President for Human Resources Caroline Agardy; Vice President for Information Technology and Chief Information Officer Doug R. Foster; Vice President for Facilities and Transportation Derrick Huggins; President and Chief Executive Officer of University Foundations Jason Caskey; Athletics Director Ray Tanner; Interim Chief Communications Officer and Director of Public Relations Jeff Stensland; Palmetto College Chancellor Susan Elkins; USC Aiken Chancellor Sandra Jordan; USC Beaufort Chancellor Al Panu; USC Upstate Chancellor Brendan Kelly; University Treasurer Pat Lardner; Chief Audit Executive Pam Doran; University Budget Director Joe Sobieralski; University Bursar Nicole Pressley; College of Arts and Sciences Dean Lacy Ford; Associate Vice President for Administration and Finance and Medical Business Affairs

Jeffrey L. Perkins III; Associate Vice President for Finance Kelly Epting; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Executive Director for Strategic Initiatives Jack Claypoole; Office of Research Compliance Director Thomas Coggins; Director of Audit & Advisory Services Glenn Murray; Assistant Director of IT Audit, Audit & Advisory Services, Roscoe Patterson; Audit Manager, Audit & Advisory Services, Kim Dwiggin; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Executive Director of Military Programs and Strategies James E. Smith Jr.; Chief Executive Officer My Carolina Alumni Association Wes Hickman; Director of Government Relations Derrick Meggie; Director of Public Affairs and Advocacy Craig H. Parks; Assistant to the President for System Affairs Eddie King; Assistant University Controller Lindsay Anastasio; Palmetto College Faculty Senate Executive Committee Chair Christine Sixta Rinehart; Trustee Emeritus Herbert C. Adams; Cynthia Lister, wife of Trustee Toney Lister; Ann Loadholt, wife of Trustee Miles Loadholt; USC Students Robert Buchanan, Sawyer McDuffie, Matthew Ward, and Zechariah Willoughby; Chernoff Newman Chief Executive Officer Lee Bussell; Elliott Davis shareholders Howie Houston and Brittany Long; Brian Coleman (no affiliation indicated); University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen and Terri Saxon.

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. Chairman Hubbard called on Mr. Stensland, who introduced Kyle MacAbee with ABC Columbia TV; Emily Carrell with WLTX-TV; and Lucas Daprile with *The State* newspaper.

II. Campus Village Update

Chairman Hubbard called on Mr. Walton, who reversed the agenda order to share good news regarding the Campus Village Project. Since the full Board's approval for Phase I of the Campus Village Project on June 21, 2019, state regulatory approval was received from the Commission on Higher Education, the Joint Bond Review Committee and the State Fiscal Accountability Authority all without amendments to the project.

Mr. Walton reported Phase II of the Campus Village Project, which includes 1,800 beds, is scheduled for the committee's September 13 meeting. Following the Board's approval, he anticipates contracts to be let by mid-winter, with equipment on the ground by late winter to early spring.

III. Health Campus Update

Mr. Walton called on Mr. Gruner, who said the Bull Street Development District, where the Health Campus will be located, is approximately two miles east of the Columbia Campus accessed from either Bull or Harden streets. The district is within walking and biking distance of the Prisma Health Richland Hospital and the USC Medical Park with future pedestrian greenway and sidewalk enhancements planned.

Mr. Gruner said the Bull Street property developer, Hughes Development Corp., is in the process of improving the overall Bull Street Development District through abatement and removal of old structures, while new development is under construction. The USC Development Foundation benefits from the developer's proposal to combine their current improvement projects for the removal of hazardous materials, air monitoring, and demolition of two buildings, for a total contracted price not to exceed \$500,000. USC Development Foundation Funds will be used to pay for the abatement and demolition.

The 16 acres will be acquired in three transfers, Mr. Gruner said. The gift to the University Foundation of Parcel 1, a five-acre parcel, was received in 2016; Parcel 2, a three-acre parcel, is scheduled for transfer in December 2019 or January 2020; and Parcel 3, an eight-acre parcel, is scheduled for transfer no later than December 2021.

Mr. Gruner said the Health Sciences Campus will accommodate multiple buildings arranged around a quadrangle, with future structured parking, or other site arrangements as programming dictates. He provided the following project schedule, noting it was conceptual and will be influenced by procurement methodology, regulatory approvals and the scope of the work to be designed and constructed.

- Demolition of two existing buildings on-site Fall 2019
- Transfer of three-acre parcel to the USC Development Foundation December 2019 or January 2020
- Determine procurement methodology with State Engineer Fall 2019
- Finalize funding strategy and scope of project Fall 2019
- Phase I Approval Cycle (Board of Trustees and State Regulatory Agencies) February 2020 – June 2020
- Developer and/or A/E procurement June 2020 – September 2020
- Phase I Programming, Design and Cost Estimation September 2020 – September 2021
- Phase II Approval Cycle (Board of Trustees and State Regulatory Agencies) September 2021 – January 2022

- Transfer of eight-acre parcel to the USC Development Foundation
December 2021 (no later than)
- Phase II Design/Construction Documents/Guaranteed Maximum Price (GMP)
January 2022 – February 2023
- Sitework (Fast-tracked with early construction documents package)
August 2022 – February 2023
- Building Construction
February 2023 - July 2024
- Occupancy
Fall Semester 2024

In response to Trustee Whittle’s questions, Mr. Gruner confirmed hazardous materials will be removed before the University Foundations takes possession of the property.

Mr. Seaton asked for a South Main Street project update. Mr. Gruner responded the project was scheduled to go before the University’s Design Review Committee in the next week. Also, the South Carolina Department of Transportation anticipates bidding the contract to renovate South Main in March 2020, with scheduled completion in 18 months.

Chairman Hubbard stated the update was received as information.

IV. Adjournment

There being no other business to come before the committee, Chairman Hubbard declared the meeting adjourned at 10:17 a.m.

Respectfully submitted,

J. Cantey Heath, Jr.
Secretary