

The official minutes of the University of South Carolina Board of Trustees are maintained by the Secretary of the Board. Certified copies of minutes may be requested by contacting the Board of Trustees' Office at trustees@sc.edu. Electronic or other copies of original minutes are not official Board of Trustees' documents.

University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

November 15, 2019

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 11:40 a.m. on Friday, November 15, 2019, in the Pastides 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; John C. von Lehe Jr., Board Chairman; and Mr. Hubert F. Mobley, Board Vice Chairman.

Other Trustees participating were: Mr. Chuck Allen; Mr. Richard A. Jones Jr.; Ms. Rose Buyck Newton; Dr. C. Dorn Smith III; Ms. Molly M. Spearman; Mr. Mack I. Whittle Jr.; and Mr. Charles H. Williams.

Strategic Advisor David Seaton participated by telephone.

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

Mr. Stensland introduced Mike Fitts with the *Post and Courier*; Chloe Barlow with *The Daily Gamecock*; and John Whittle with *The Big Spur*.

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; Athletics Director Ray Tanner; Chief Information Officer Doug Foster; Chief Audit Executive Pam Doran; Chief Diversity Officer John Dozier; Interim Chief Communications Officer Jeff Stensland; Interim Chief Development Officer Will Elliott; USC Aiken Chancellor Sandra Jordan; USC Beaufort Chancellor Al Panu; USC Upstate Chancellor Brendan Kelly; USC Palmetto College Chancellor Susan Elkins; Presidential Faculty Fellow Susan C. Bon; University Architect, Associate Vice President of Facilities Planning, Design and Construction Derek S. Gruner; University Treasurer Pat Lardner; University Budget Director Joe Sobieralski; School of Medicine Greenville Dean Marjorie Jenkins; College

of Arts and Sciences Dean Lacy Ford; Associate Vice President for Administration and Finance and Medical Business Affairs Jeffrey L. Perkins III; 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; Director of Capital Budgets and Financing Charlie FitzSimons; Director of State Government and Community Relations Derrick Meggie; Assistant to the President for System Affairs Eddie King; Palmetto College Faculty Senate Executive Committee Chair Christine Sixta Rinehart; The Boudreaux Group President Heather Mitchell; SmithGroup Principal Tony Catchot; 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.

Motion for Executive Session

Chairman Hubbard said there was a need to discuss contractual matters related to gift naming opportunities appropriate for Executive Session. Mr. Loadholt moved to enter Executive Session and Ms. Moody seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: President Caslen, 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. Seaton.

Executive Session

Return to Open Session

II. Planning Update

Chairman Hubbard called on Chancellor Kelly.

A. USC Upstate Master Plan – Chancellor Kelly advised the new Master Plan for USC Upstate was developed by SmithGroup, an international architectural, engineering and planning firm, with input from the University, local government, and companies with real estate interests in the area, particularly Pacolet Milliken which owns a 196-acre neighboring tract of land. He turned the lecturn over

to Mr. Tony Catchot, an architect with SmithGroup, who provided an overview of the seven guiding principles used in developing the Master Plan:

- Enhance USC Upstate brand identity and image
- Optimize academic, athletic and student life programs
- Strengthen built and natural axes for campus growth
- Create a vibrant, healthy and safe environment
- Leverage community partnerships and funding streams
- Establish smart growth campus policies
- Protect, conserve, restore natural and built assets

Mr. Catchot also provided an overview of the 330-acre existing main campus, the framework plan for renovations and expansion, and the vision for future opportunities. Chancellor Kelly provided an overview of the near and mid-term priorities.

Chairman Hubbard thanked Mr. Catchot and Chancellor Kelly and said the Board looks forward to further reports as implementation plans begin.

B. USC Columbia Master Utility Plan – Chairman Hubbard called on Mr. Perkins, who provided an overview of the Campus Energy Initiative, which is a component of the University’s Master Utility Plan (MUP).

Mr. Perkins said the first step is to evaluate the condition of the University’s energy assets through third parties and identify significant issues; and to build analysis plans for future growth. The anticipated costs for a basic MUP is \$1.5 million and the anticipated time to accomplish this task is six months. The next step is to assess and evaluate possible strategies and partners. The final step will be to seek Board and leadership authorizations to move on proposed strategies or partnerships. Discussion ensued, with Mr. Perkins responding to Trustees’ questions.

Chairman Hubbard said these updates were received as information.

III. Project Approvals

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

A. Phase II Approval

– 2019 Maintenance and Renovation Projects with Appropriated State Funds

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

a. USC Aiken Business and Education Building Renovation

The project will renovate an underutilized gymnasium space and convert it to academic and office space. Offices for faculty and staff are needed to respond to enrollment growth. There will also be a large multi-purpose conference room that can double as a classroom(s).

Included in the project will be the replacement of the roof membrane in its entirety and replacement of the moisture-damaged portions of the rigid insulation substrate. The project will also investigate and repair moisture intrusion that is occurring in the envelope at the high clerestory window glazing in the exterior wall around the concourse. The project budget is \$3,500,000.

b. USC Beaufort Library/Classroom Building Expansion

USC Beaufort will undertake a planning effort to determine the most impactful opportunities to expand academic space on the Gateway Campus in Bluffton. Past planning has considered the renovation of classroom spaces in the Science & Technology Building to become Natural Science laboratories; expansion and renovation of the traditional library book stack space into a modern 21st century Learning Resource Center; adding academic support space to include faculty offices, seminar rooms, and fabrication space for classroom support materials; and the addition of a technology laboratory to support the growing graphics design and computational science programs. The project budget is \$4,500,000.

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

B. Phase I Approval

– Colonial Life Arena Roof Replacement and Envelope Maintenance

In accordance with the Five-Year Capital Improvement Plan, the request is to establish a project to replace the roof system and execute repairs to the exterior walls at the Colonial Life Arena (CLA). The CLA is 17 years old and has a thermoplastic polyolefin (TPO) roof of approximately 175,000 square feet (four acres).

The project will replace the roof membrane in its entirety and replace the moisture-damaged portions of the rigid insulation substrate. The existing roof membrane is beyond its 15-year warranty, has suffered cracking, and occasionally allows moisture to intrude. The roof is routinely being patched to mitigate water intrusion. Even though the warranty has expired, the original roof manufacturer has agreed

to donate the entire new roof membrane material to the project. The new roof will be a white TPO membrane with a 20-year warranty. The University will be responsible for employing a contractor for installation of the membrane and all required roof flashing and attachment accessories. The project will also investigate and repair moisture intrusion that is occurring in the envelope at the high clerestory window glazing in the exterior wall around the concourse. The roof must be replaced to ensure leaks do not impact events in the arena.

The Phase I project will cost \$30,000, funded with Athletic Operating Funds, and will more fully analyze the scope of needed work at the roof and the exterior envelope. The Phase II budget will be estimated during the Phase I design effort. The roof replacement is planned for execution in 2021.

Chairman Hubbard called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$30,000 to be funded with Athletic Operating Funds. Trustee Adams so moved and Trustee Warr seconded the motion. The vote was taken and the motion carried.

IV. Gift Naming Opportunities

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

- Athletics
 1. The Bill Goldbold Creative Media Office
 2. The Jeff S. Herndon Bench
 3. The Mike and Stephanie McCabe Tight Ends Room
 4. The Streetman Gate
 5. The Stephens Gate

Chairman Hubbard called for a motion to recommend full Board approval of these gift naming opportunities as presented. Trustee Moody so moved and Trustee Westbrook 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 12:40 p.m.

Respectfully submitted,

J. Cantey Heath, Jr., Secretary