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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

February 8, 2019

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. on Friday, February 8, 2019, in the Alumni Center's C. Edward Floyd Boardroom.

Members participating were: Mr. William C. Hubbard, Chairman; 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. C. Dan Adams; 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; and Dr. C. Dorn Smith III.

Also present was USC Columbia Faculty Senate Chairman Marco Valtorta and Columbia Student Government President Taylor Wright.

Others present were: President Harris Pastides; Secretary J. Cantey Heath Jr.; General Counsel Walter "Terry" H. Parham; Chief Operating Officer Edward L. Walton; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Human Resources Caroline Agardy; Vice President for Research Prakash Nagarkatti; 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; President and Chief Executive Officer of University Foundations Jason Caskey; USC Aiken Chancellor Sandra Jordan; USC Beaufort Chancellor Al Panu; Palmetto College Chancellor Susan Elkins; USC Upstate Chancellor Brendan Kelly; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; University Treasurer Pat Lardner; Chief Financial Officer, Athletics Department, Jeff Tallant; 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; Executive Director for Strategic Initiatives Jack Claypoole; Director of Capital Budgets and Financing Charlie FitzSimons; 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; Assistant

Director of Facilities Design and Construction Thomas Opal; Assistant to the President of University Foundations & Project Manager Hunter Lambert; Palmetto College Faculty Senate Executive Committee Chair Christine Sixta Rinehart; Trustee Emeritus M. Wayne Staton; American Council on Education Fellow, President's Office, Lisa Di Bartolomeo; Associate Principal, Watson Tate Savory, John McLean; 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 and welcomed everyone. He called on Board Chairman von Lehe who welcomed Gubernatorial Designee C. Dan Adams and Gubernatorial Appointee Richard A. Jones Jr. to their first Board of Trustees meeting at the Alumni Center. Chairman Hubbard also welcomed Trustee Emeritus M. Wayne Staton to the meeting.

Chairman Hubbard 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. Secretary Heath confirmed no Trustees were participating in the meeting by telephone. Mr. Hickman introduced Hannah Dear with *The Daily Gamecock*.

Chairman Hubbard said there were proposed contractual matters related to gift naming opportunities and the development of real estate appropriate for discussion in Executive Session. Mr. Lister moved to enter Executive Session and Mr. Loadholt 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, and Ms. Doran.

Executive Session

Return to Open Session

II. Planning Update

Chairman Hubbard called on Mr. Gruner, who shared photos of the completed Football Operations Center.

Mr. Gruner reported on the Classroom/Laboratory Redevelopment project: the steel for the new lobby atrium is erected; interior walls are being constructed that will enclose new chemistry labs; and work on the mechanical, plumbing and electrical building systems is ongoing. The new atrium will be three stories tall and have bridges at the second and third levels to connect the east and west towers allowing for a more unified academic building in the future. The project is on schedule for a December 2019 completion and it remains within budget.

Mr. Gruner reported the University and the South Carolina Department of Transportation (SCDOT) were in the design development phase of the South Main Street project, with SCDOT scheduled to bid the project by late 2019. Construction is to begin in 2020. Chairman Hubbard urged Mr. Gruner to keep the project a priority for SCDOT and to keep it on schedule. Mr. Gruner said he would do so.

Mr. Gruner mentioned the Close-Hipp project is scheduled for completion in late summer 2019, with a more detailed update planned for the committee's April meeting.

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 II Approvals

1. Swearingen Roof Replacement

Phase II design and construction of this project is in accordance with the Five-Year Capital Improvement Plan. The Swearingen Engineering Center was constructed in 1987. The building contains 218,817 gross square feet and is the primary location of the College of Engineering and Computing. The building has its original roof; and thus the roof is 32 years old and at the end of its serviceable life. The area of the building's roof is approximately 71,000 gross square feet. The project scope includes the following roof replacement work:

- Remove the original modified-bitumen roof and rigid insulation; all metal flashings at the parapet, curbs, equipment, and walls; and the expansion joint cover.
- Remove and store lightning protection and lighting for reinstallation.
- Raise mechanical equipment and skylights to extend their curbs vertically.
- Install a new two-ply modified-bitumen waterproof membrane or a PVC membrane, cover board and new tapered rigid insulation.
- Install all new coping caps, flashings, expansion joint covers and walk pads.
- Provide a minimum 20-year warranty.

The building experiences leaks throughout the entire field of the roof, which should no longer be addressed with localized patches. Attempts by University personnel and outside contractors to remedy leaks have been only marginally successful. A new membrane roof is needed to prevent damage to the building interior as well as to provide a more energy efficient roofing solution.

Construction is scheduled to begin in the fall of 2019, and to be completed in 2020.

Chairman Hubbard called for a motion to recommend full Board approval to fund this project for Phase II design and construction for a total budget of \$2,000,000 funded with Institutional Capital Project Funds. Mr. Warr 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. LeConte Maintenance Project

Phase II design and construction of this project is in accordance with the Five-Year Capital Improvement Plan. LeConte College was constructed in 1952 and contains 77,103 gross square feet within four floors and a basement. The building resides in the historic Gibbes Green quadrangle adjacent to Petigru and Davis colleges; and is the central location for the Mathematics and Statistics Departments within the College of Arts and Sciences. LeConte also houses the Student Disability Resource Center. The academic building is significant as it provides 10 classrooms, 8 computer labs and 141 offices. Mr. Gruner said LeConte was the last building on Gibbes Green to undergo a comprehensive renovation.

The scope of work is strictly maintenance-oriented and focuses on asbestos abatement, mechanical HVAC, plumbing and electrical system replacement, life safety systems, accessibility, building code compliance, and exterior enclosure integrity. Work will include:

- Abatement of all asbestos insulation and removal of asbestos floor tiles and wall finishes where affected by the scope of the renovation.
- Complete replacement of the mechanical HVAC system with four air handlers to distribute air through a ducted system with variable air volume units and new digital thermostatic controls.
- Complete replacement of the electrical system, including new lighting, and the consolidation of dispersed and exposed electrical panels into secure electrical rooms; and addition of a generator.
- Complete replacement of plumbing pipes associated with toilet rooms.
- Installation of a fire sprinkler system and a new fire alarm system.
- Replace and reorient the elevator to comply with accessibility codes.
- Renovate toilet rooms to comply with accessibility codes and university standards.
- Replace the underlayment of the slate roof. The slate will be salvaged and reused to the extent possible. New gutters and drains will be installed to correct issues associated with water intrusion.
- Paint the façade and repair stucco cracks. Repair numerous leaks at the metal entablature that allow moisture into the building. Address limited window issues.
- Complete new interior finishes including ceilings throughout, painting, and partial new floor finishes.
- All faculty and staff must be relocated to the Carolina Coliseum for the duration of the renovation. The recently renovated classrooms at Close-Hipp will offset the loss of the classrooms at LeConte during the renovation. A new location for disability services is being planned rather than restoring this administrative unit to LeConte after the renovation.

The project replaces building systems at the end of their serviceable life with new systems that will comply with current building codes and essentially renew the building. The Phase I study identified the roof and the gutters as systems that require replacement that was not anticipated before Phase I. Construction will begin in the summer of 2020 and be completed in the summer of 2021.

Chairman Hubbard noted during President Pastides' University budget requests to the House Ways & Means Subcommittee on Higher Education on January 23, the upkeep and maintenance of the campuses' historical buildings was of utmost importance to the committee.

Chairman Hubbard called for a motion to recommend full Board approval to fund this project for Phase II design and construction for a total budget of \$20,000,000 funded with Institutional Capital Project Funds. Ms. Moody so moved and Mr. Lister seconded the motion.

The project being extensive, Chairman Hubbard opened the floor for questions. Dr. Valtorta asked about the relocation of the departments of Mathematics and Statistics during the renovation. Mr. Gruner responded that when the project begins in May 2020, the College of Hospitality Retail and Sport Management will have moved out of the Carolina Coliseum to the newly renovated Close-Hipp building, providing space in the Coliseum for the LeConte temporary relocation. The project is scheduled to be completed in 15 months, in time for the Fall 2021 semester.

Mr. Wright asked about the relocation of the Student Disability Resource Center and his concern the Coliseum would not be an ideal location. Mr. Gruner responded that relocation of the center had been narrowed to a few options including the Close-Hipp building. He said the plan was to permanently relocate it to a larger space.

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 Scholars Academy Renovation

Phase II design and construction of this project is in accordance with the Five-Year Capital Improvement Plan. The location for this renovation is the current maintenance building near the core of the USC Aiken campus. The one-story masonry building contains approximately 12,520 gross square feet. The project will comprehensively renovate and repurpose the existing maintenance building. The renovation will yield:

- Three classrooms for 25 students each and a science lab for 25 students
- A gathering space with tables and chairs for 86 students
- Faculty, counseling and administrative offices
- Public spaces which include two lobbies, a wide corridor with places for students to sit between classes, and a landscaped outdoor patio space with seating where lawnmowers and tractors were once stored
- New toilet room facilities
- New mechanical, plumbing and electrical systems
- New interior finishes

This renovation project completes a two-phase, strategic planning effort to relocate maintenance activities to the campus periphery and repurpose the current maintenance building to support the academic mission of USC Aiken with new academic space. Most importantly, this renovation also will enable the

accommodation of the new USC Aiken Scholars Academy program, which brings 100 high-achieving high school students from the Aiken County school district to the USC Aiken campus for college-credit classes.

The project budget is \$3,000,000 and will be funded with USC Aiken Institutional Funds. A portion of the construction serving the Aiken Scholars Academy will be funded by Aiken School District in the amount of \$1,265,000 as part of the \$3,000,000 budget. The school district also will make lease payments for the space occupied by the program. Tuition for the students will be paid to USC Aiken. Construction is scheduled to begin in January 2020, to be complete by the 2020 fall semester.

Chairman Hubbard called for a motion to recommend full Board approval to fund this project for Phase II design and construction for a total budget of \$3,000,000 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.

B. Other Approvals

1. Campus Accessibility Upgrades I

The request is to establish and fully fund this project to upgrade facilities around campus that will enhance accessibility for students, faculty, and staff with physical impairments. The Columbia campus contains many buildings and site conditions that have not been improved to comply with the federally legislated Americans with Disabilities Act (ADA) passed in 1990.

The project will establish an account from which improvements to toilet rooms, doorway entrances, sidewalks, and parking can be implemented. The projects will be prioritized according to locations with the greatest needs in order to maximize the benefit to the campus. There is much work to be done and the Campus Accessibility Upgrades I project is envisioned as the first of several projects to be implemented over many years to guide the campus toward the goal of code-compliant accessibility.

Compliance with ADA is mandatory where renovation work occurs that affects toilet rooms, and access to buildings and rooms. This project will fund projects that are strictly for accessibility or could augment projects that indirectly affect facilities prompting the need for accessibility upgrades.

Construction will be incremental and is expected to extend over approximately two years.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$425,000 to be funded with Institutional Capital Project Funds. Mr. Burroughs so moved and Mr. 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.

2. South Quadrangle Fire Alarm Panel Replacement

The request is to establish and fully fund this project to replace the fire alarm panel at the South Quadrangle residence hall. The residence hall was constructed in 1998 and contains 151,290 gross square feet. The apartment-style residence hall is home to 400 students.

The project will replace the existing fire alarm panel with a new panel. The existing panel is now 20 years old and parts for it are difficult to obtain. The existing panel will be salvaged and used for parts to help maintain other older panels on campus.

The fire alarm system is difficult to continue repairing, due to limited availability of parts. Reliable and fully-functioning fire alarm systems are an essential part of the life safety system and are especially important in buildings where occupants sleep. The fire alarm panel is the “brain” of the system and is the first place fire fighters access to establish the location of the alarm event in the building.

The new panel will be replaced during the summer of 2019.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$275,000 to be funded with Housing Maintenance 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. Capstone Elevator Control Upgrades

The request is to establish and fully fund this project to modernize the elevator controls at the Capstone residence hall. Capstone was constructed in 1967 and contains 184,451 gross square feet. The suite-style residence hall is home to 579 students.

The project will modernize the existing elevator controls with a new circuitry. The existing controls date back to 1966 and use vacuum tube and relay technology. Replacement parts for this system are scarce, and if available, come at high cost since this technology has been replaced with solid-state electronics. The scope of work was determined by in-house maintenance staff and representatives of the University’s elevator maintenance service provider.

The elevator upgrades will occur during the summer of 2019.

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 Housing Maintenance Reserve funds. Mr. Warr 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.

4. Close-Hipp Interior Renovation for the College of Hospitality, Retail and Sport Management (HRSM)

The request is to establish and fully fund this project to replace worn interior finishes on the sixth and seventh floors of the Close-Hipp building to improve the quality of spaces to be occupied by HRSM. Close-Hipp is currently undergoing maintenance renovations in numerous areas that are focused on building infrastructure and classroom enhancement with only limited replacement of interior finishes.

The project will replace carpet and paint on the sixth and seventh floors of the Close-Hipp building. There also will be minor wall configurations to improve the functionality of the space to better serve HRSM. The carpet and walls are in the same worn condition as when the Darla Moore School of Business vacated the building in 2014. The interior renovation will enhance the new home of HRSM at Close-Hipp.

The project budget is \$375,000 and will be funded with Institutional funds from the College of HRSM. The work will be sequenced with other ongoing renovations on the sixth and seventh floors and throughout the building. Completion may extend into the 2019 fall semester.

Chairman Hubbard called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$375,000 to be funded with Institutional Funds. Mr. Burroughs so moved and Mr. 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.

5. USC Aiken Etherredge Stage Rigging Replacement

The request is to establish and fully fund this project to replace stage-rigging equipment that has outlived its useful life at the Etherredge Center. The center is a performing arts facility that was constructed in 1980. The building contains 53,849 gross square feet. The current stage fly system is a winch-operated pulley one with an electronic control system, which currently has 17 line sets to raise and lower curtains, lighting, and other equipment needed for stage productions.

The project will install a new winch-operated electronic curtain fly system that will be installed in the same location as the old system. It will comply with current codes and be electronically operated similar to the old system. The new system will have 20 line sets. The project will be delivered “turnkey” by a contractor who specializes in stage equipment. The contractor will be responsible for the removal of the old equipment and the installation, testing, and training for the new system.

The existing rigging requires constant maintenance and parts for it are becoming obsolete. There are current line sets that are not working which limit production capabilities. Some switches do not work any longer, creating safety concerns. When a line set is hoisted, a user has to visually watch the line set and judge when to stop the lifting winch. If not done correctly, the system will continue to wind up on itself, break and fall to the stage. USC Aiken must limit the people who can operate this system due to these idiosyncrasies.

The work will be done during the summer of 2019.

Chairman Hubbard 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 USC Aiken Institutional 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.

6. USC Sumter Parking Lot Maintenance

The request is to establish and fully fund this project to repair two large parking lots on the west side of the USC Sumter campus. The #1 and #4 parking lots primarily serve the Administration Building, the Arts and Letters Building, the Schwartz Building and the Nettles Building. The work in both lots will be phased to mitigate disruption to parking on the campus. The lots contain approximately 180 parking spaces.

The lot #1 project will remove existing asphalt and reconfigure curbed islands to expand landscape areas. New asphalt and concrete paving will be installed and will be striped for traffic control and parking. Storm drainage piping and vaults will be repaired at the University Drive right-of-way in conjunction with minor regrading at the access drive. Associated landscaping work will be completed.

The lot #4 project will remove existing asphalt and portions of the curbs including the curbs that provide access from Miller Road. Designated trees will be removed and replaced. Minor regrading and new asphalt and concrete paving will be installed including paving at the access drive from Miller Road.

The existing lots have worn and cracked asphalt and concrete surfaces and present a poor image for the campus. New paving, striping and curbing, in conjunction with improved landscaping, will refresh this area of campus. The parking lot on the east side of the Administration Building was completed several years ago and this proposed project will eliminate the last problematic parking areas on campus.

The work will be implemented during the summer and fall of 2019.

Chairman Hubbard 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 Sumter Institutional funds. Mr. Warr 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.

7. James L. Solomon Jr. Recognition Plaque at LeConte College

Chairman Hubbard called for a motion to recommend full Board approval to install a standard University of South Carolina cast metal honorary plaque to recognize James L. Solomon Jr., with the following text:

Honoring

James L. Solomon Jr.

In recognition of his enrollment as a graduate student in mathematics at the University of South Carolina, the University pays tribute to Mr. Solomon as one of three African-American students to desegregate the University in 1963.

Mr. Solomon had a distinguished career in South Carolina state government, and he was an engaged member of many county and city organizations.

For his service to the State of South Carolina, Mr. Solomon was awarded the state's highest civilian honor, the Order of the Palmetto, in 1980 and again in 1992.

Ms. Moody so moved and Mr. 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:

A. Athletics

1. George Rogers Running Backs Room

2. McHugh Family Recovery Suite
3. Vaughn Family Offensive Line Room

B. School of Law – Meyer Drucker, Law Class of 1966 Faculty Office

Chairman Hubbard called for a motion to recommend full Board approval of these gift naming opportunities as presented. Mr. Burroughs so moved and Mr. 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 11:13 a.m.

Respectfully submitted,

J. Cantey Heath, Jr.
Secretary