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University of South Carolina  
BOARD OF TRUSTEES

Buildings and Grounds Committee

February 19, 2016

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:55 a.m. on February 19, 2016, in the Alumni Center Boardroom.

Members present were: Mr. William W. Jones Jr., Chairman; Mr. Mark W. Buyck Jr.; Mr. Thomas C. Cofield; Mr. William C. Hubbard; Mr. Toney J. Lister; Mr. Miles Loadholt; Ms. Leah B. Moody; Mr. Charles H. Williams; Mr. Eugene P. Warr, Board Chairman; and Mr. John C. von Lehe Jr., Board Vice Chairman.

Other Trustees present were: Mr. Chuck Allen; Mrs. Paula Harper Bethea; Mr. A. C. "Bubba" Fennell; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; and Mr. Thad Westbrook.

Chairman of the Faculty Senate August E. "Augie" Grant and Student Government President Jonathan Kaufman were present.

Others present were: President Harris Pastides; Secretary Amy E. Stone; General Counsel Walter "Terry" H. Parham; Provost Joan T. A. Gabel; Chief Operating Officer Edward L. Walton; Chief Financial Officer Leslie Brunelli; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Human Resources Chris Byrd; Vice President for Development and Alumni Relations Jancy Houck; Vice President for Facilities and Transportation Derrick Huggins; Vice President for System Planning Mary Anne Fitzpatrick; Chief Communications Officer Wes Hickman; Athletics Director Ray Tanner; Palmetto College Chancellor Susan Elkins; USC Upstate Chancellor Thomas Moore; Dean of Libraries Thomas F. McNally; Dean of the School of Music Tayloe Harding; Associate Vice President for Business Affairs, Division of Administration and Finance, Helen T. Zeigler; University Controller Jennifer Muir; University Treasurer Pat Lardner; Executive Director of Audit & Advisory Services Pam Doran; Chief Financial Officer, Athletics Department, Jeff Tallant; Executive Director of My Carolina Alumni Association Jack W. Claypoole; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; My Carolina Alumni Association Senior Director of Operations Kevin Grindstaff; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Capital Budgets and

Financing, Division of Administration and Finance, Charlie Fitzsimons; Director of Governmental and Community Relations and Legislative Liaison Shirley D. Mills; Director of Graduate Admissions, College of Arts and Sciences, Hanno zur Loye; Director of African American Studies, Department of History, Valinda Littlefield; Chief of Staff, President's Office, J. Cantey Heath Jr.; USC Aiken Executive Vice Chancellor for Academic Affairs Jeff Priest; USC Aiken Executive Vice Chancellor for Administration and Finance Joe Sobieralski; Trustee Emeritus M. Wayne Staton; Kevin Kibler and Sharon McElveen with the Office of the State Treasurer; Student Government Vice President-Elect Ross Lordo; University Technology Services Production Manager Matt Warthen; and Board staff members Terri Saxon and Ina Wilson.

I. Call to Order

Chairman Jones called the meeting to order and welcomed everyone. Mr. Hickman introduced Hannah Jeffrey with the *Free Times*.

Chairman Jones stated that 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.

Chairman Jones stated that there were proposed contractual matters related to gift naming opportunities that were appropriate for discussion in Executive Session. Mr. Cofield moved to enter Executive Session and Mr. Buyck seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: Trustees, Dr. Pastides, Secretary Stone, the Faculty Representative and Student Representative to the Board, Members of the President's Executive Council, Mr. Gruner, and Ms. Doran.

EXECUTIVE SESSION

## RETURN TO OPEN SESSION

### II. Project Approvals

Chairman Jones called on Secretary Stone 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.” She stated that the statement would be inserted into the record where appropriate.

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

#### A. 2016 Comprehensive Permanent Improvement Plan (CPIP)

Mr. Gruner stated that each state agency responsible for providing and maintaining physical facilities was required to submit to the State Budget and Control Board (BCB), a Comprehensive Permanent Improvement Plan (CPIP) to include all permanent improvement projects planned for a five-year period.

The projects included in Year 1 of the plan are permanent improvement projects expected to be implemented with funds currently available or that the institution could reasonably expect to become available that fiscal year. Projects included in Year 1 are to be presented with the full project budget, even though under the recent design policy, the projects must first be set up for predesign before the full design and construction budget can be approved by the Joint Bond Review Committee (JBRC) and the State Fiscal Accountability Authority (SFAA). Projects planned for subsequent years have schedules that are less defined. The CPIP does not obligate agencies to bring projects forward as proposed in the plan and the document is updated annually.

Listed below are the projects being submitted in the CPIP for Year 1 (2016/2017) through Year 5 (2020/2021). The listing is presented for approval as a CPIP planning document; however, individual projects will be presented to the Board of Trustees for approval at the appropriate time in accordance with the University’s Five-Year Capital Improvement Plan.

**Fiscal Year 2016 - 2017**

**System Total \$172,070,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Close-Hipp Renovation	\$14,700,000	\$11.9M Institutional Capital Project Funds (ICPF); \$2.2M Private Funds; \$600,000 Institutional Funds
2	Classroom/Laboratory Redevelopment (old Law Center Renovation)	\$45,000,000	\$25M Appropriated State; \$20M State Institution Bonds
3	Football Operations Center	\$50,000,000	\$47M Athletic Facility Bonds; \$2M Private Funds; \$1M Athletic Operating Funds
4	North Energy Plant Expansion and Chilled Water Loop Extension	\$11,850,000	Institutional Funds
5	Emergency Generators for Critical Research	\$1,500,000	Institutional Funds
6	Land Acquisition (SCANA Property East Side of Assembly Street)	\$6,000,000	ICPF
7	Thornwell College Housing Renovation	\$10,000,000	Housing Maintenance Reserve; Education and General (E&G) Maintenance Reserve
8	Taylor House Renovation	\$4,000,000	Private Funds
9	South Caroliniana Library Renovation	\$10,000,000	\$5M Appropriated State; \$5M Private Funds
10	Outdoor Recreation Space/Golf Practice Facility Development	\$5,000,000	\$2M Athletic Operating Funds; \$3M Institutional (Student Affairs) Funds
11	Blatt Pool Pack	\$4,000,000	E&G Maintenance Reserve; Athletics Maintenance Reserve; Institutional (Student Affairs) Funds
12	Real Property Acquisition – 600/700 Block on east side of Gadsden Street	\$20,000	Institutional Funds
TOTAL		\$162,070,000	

System  
Campuses

	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Penland Building HVAC Replacement	\$4,000,000	Appropriated State
Lancaster	Gregory Gym floor, locker room upfit	\$1,000,000	E&G Maintenance Reserve
Sumter	Science Building Renovation	\$5,000,000	Appropriated State
TOTAL		\$10,000,000	

There are no projects included on the USC Beaufort, Salkehatchie, Union nor Upstate campuses for FY 2016-17.

**Fiscal Year 2017 - 2018**

**System Total \$106,950,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	War Memorial Renovation	\$4,000,000	Appropriated State
2	School of Medicine Building #2 HVAC Renovation	\$1,250,000	ICPF; Dean's Fund; Appropriated State
3	1244 Blossom Street (UTS Renovation)	\$10,000,000	ICPF
4	Whaley House Renovation and Acquisition	\$4,000,000	Private Funds
5	Greek Village Addition	\$2,450,000	\$2M Housing Revenue Bonds; \$450,000 Institution Funds
6	Farmers Market West End Site Work	\$3,000,000	\$2M Athletic Operating Funds; \$1M Private Funds
TOTAL		\$24,700,000	

System  
Campuses

	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Library Renovation (includes Veteran's Success Center	\$10,000,000	\$8.5M Appropriated State; \$1M Private Funds; \$500,000 Institutional Funds
	Ruth Patrick Science Center Renovation/Expansion	\$2,000,000	Private Funds
Beaufort	Classroom Building	\$25,000,000	Capital Improvement Bonds
	Library Expansion	\$3,000,000	Private Funds
Upstate	Information Resource Center Construction/Library Classroom Building Repair and Renovation	\$33,000,000	\$30.8M Appropriated State; \$2M Private Funds; \$200,000 ICPF
	Health Services Building Construction	\$1,000,000	State Institution Bonds
	Smith Building Renovation – Phase I	\$8,250,000	Appropriated State
TOTAL		\$82,250,000	

There are no projects included on the USC Lancaster, Salkehatchie, Sumter, nor Union campuses for FY 2017-18.

**Fiscal Year 2018 - 2019**

**System Total \$70,100,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	Woodrow College Housing Renovation	\$12,000,000	Housing Revenue Bonds
2	Library Annex Addition	\$5,000,000	ICPF
3	Indoor Tennis Facility	\$8,000,000	Athletic Operating Funds; Private Funds
TOTAL		\$25,000,000	

System  
Campuses

	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Golf Facility	\$2,500,000	Private Funds
	Business and Education/Gym Renovation	\$7,000,000	\$3.5M Appropriated State; \$3.5M Private Funds
Beaufort	Convocation Center Construction	\$28,000,000	Capital Improvement Bonds
	Osher Lifelong Learning Institute (OLLI) Facility	\$5,000,000	Private Funds
Sumter	Facilities Management Center	\$2,600,000	Capital Improvement Bonds
TOTAL		\$45,100,000	

There are no projects included on the USC Lancaster, Salkehatchie, Union nor Upstate campuses for FY 2018-19.

**Fiscal Year 2019 - 2020**

**System Total \$299,650,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	School of Medicine Roof Replacement (Buildings 1, 2, 3, 4, 101)	\$2,650,000	ICPF; Dean's Fund; Appropriated State
2	Coliseum Redevelopment	\$125,000,000	Capital Improvement Bonds
3	Williams-Brice Stadium East Side Suite Renovation	\$30,000,000	Athletic Revenue Bonds
4	Floyd Building Renovations	\$5,000,000	Athletic Operating Funds
5	Crews Building Renovation	\$6,000,000	Athletic Operating Funds
6	New School of Medicine Building/Campus	\$50,000,000	Appropriated State
TOTAL		\$218,650,000	

System  
Campuses

	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	New Academic Center	\$18,000,000	Appropriated State
	Etherredge Center Expansion	\$30,000,000	\$25M Private Funds; \$5M Appropriated State
	New Dining Facility	\$2,500,000	Private Funds
	Ruth Patrick Science Center planetarium expansion	\$4,000,000	Private Funds
Upstate	Smith Building Renovation and Addition – Phase II	\$25,000,000	\$24.8M Appropriated State; \$200,000 ICPF
Sumter	Student Union Renovation	\$1,500,000	Capital Improvement Bonds
TOTAL		\$81,000,000	

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, nor Union campuses for FY 2019-20.

**Fiscal Year 2020 - 2021**

**System Total \$72,365,000**

Columbia  
Campus

	Project Name	Estimated Cost	Proposed Source(s) of Funds
1	School of Medicine Building #1 HVAC Renovation	\$7,356,000	ICPF; Development/Gift; Appropriated State
2	School of Medicine Building #4 HVAC Renovation	\$2,600,000	ICPF; Development/Gift; Appropriated State
3	School of Medicine Building #4 Animal Space	\$1,250,000	ICPF; Development/Gift; Appropriated State
4	School of Medicine Building #101 Learning Studio	\$1,300,000	ICPF; Development/Gift; Appropriated State
5	School of Medicine Window Replacement	\$1,600,000	ICPF; Development/Gift; Appropriated State
6	School of Medicine VA Parking Lots	\$1,750,000	ICPF; Development/Gift; Appropriated State
7	Athletic Performance Center/ Basketball Practice Center	\$35,000,000	Athletic Revenue Bonds; Athletic Operating Funds
8	Benson Capital Renewal	\$4,000,000	Appropriated State
9	Horseshoe Utilities Capital Renewal	\$4,000,000	ICPF
TOTAL		\$58,856,000	

System  
Campuses

	Project Name	Estimated Cost	Proposed Source(s) of Funds
Aiken	Maintenance Building Relocations and Repurpose Project	\$1,500,000	Appropriated State
Upstate	Campus Life Center Expansion	\$12,000,000	\$11.8M Appropriated State; \$200,000 ICPF
TOTAL		\$22,000,000	

There are no projects included on the USC Beaufort, Lancaster, Salkehatchie, Sumter, nor Union campuses for FY 2020-21.

Mr. Gruner responded to questions about specific projects. Chairman Jones stated that individual projects included in the CPIP document would be presented to the Board of Trustees for approval at the appropriate time in accordance with the University's Five-Year Capital Improvement Plan.

Chairman Jones called for a motion to recommend that the full Board adopt the 2016 CPIP as presented. Mr. Buyck so moved and Ms. Moody seconded the motion. The vote was taken and the motion carried.

**B. Band Practice Field Turf Replacement**

The Indoor Football Practice Facility was completed in 2015 and the practice field is an artificial turf surface. The installer of this artificial turf is not satisfied with the consistency of the field

underlayment that he installed. He intends to remove the artificial turf, repair the underlayment and install a new artificial turf field at no expense to the University. The existing turf that is being removed has no functional concerns and it has been determined that the artificial turf can be relocated and reused at another site.

The USC marching band practices on a natural turf field on the north side of the Band/Dance Facility near Catawba and Sumter Streets. Due to poor drainage characteristics in the subsoil, the practice field is often muddy making practice difficult and increasing the likelihood of injuries from slipping. The wet grass and muddy topsoil is unable to withstand the abuse of the repetitive marching and the field is worn bare in many places. Attempts have been made to increase soil permeability with aeration and inserting sand trenches but the moisture problem has persisted. Replacing the natural turf with the artificial turf from the Indoor Practice Facility is a unique and economical opportunity.

The Band Practice Field Turf Replacement project will remove the existing grass and topsoil lowering the existing grade approximately six inches. Gravel backfill will be laid to create a proper drainage substrate. Trenches with French drains will be installed around the field perimeter to conduct storm water to the storm drainage inlet boxes. The artificial turf from the Indoor Practice Facility will be installed with graphics that are an exact match for the Williams-Brice Stadium field. Artificial turf will withstand the abuse of repetitive practice marching and mud will no longer be a problem.

The anticipated total project budget is \$350,000 to be funded with Institutional Funds. The work will be executed before the end of Summer 2016, when the band requires it for practice before the 2016 football season.

Trustee Williams asked why the contractor would not roll up the turf, fix the subsurface, then roll the turf back in place. Mr. Gruner responded that the contractor, Sports Construction Management Inc., was not confident the turf could be relaid to his satisfaction and because he took a high degree of pride in his work, he felt replacing the turf was the best option for the University.

When asked, Mr. Tanner responded that to-date no problems with the turf had been noted.

Chairman Jones called for a motion to recommend full Board approval to establish Band Practice Field Turf Replacement project with a budget of \$350,000 to be funded with Institutional Funds. Mr. Loadholt so moved and Mr. Williams 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.

C. Columbia Campus Energy Management System (EMS) Replacement II

The Columbia Campus Energy Management System (EMS) Replacement II project is the second phase of the planned work associated with the updating of the campus wide energy management system, which has been anticipated in the Five-Year Capital Improvement Plan for the last few years. Phase I that included replacing and upgrading network controllers campus wide as well as upgrading and replacing pressure, temperature, flow and British Thermal Unit (BTU) devices located in buildings in the west and north districts of the campus is nearly complete.

This Phase II project also will replace major components of the existing campus wide energy management system located in the east and south districts. The project also will include an upgrade to the main User Interface (UI) with improved graphical interface and compatibility with other digital communication devices such as cell phones, laptops and hand held tablets.

Many of the digital control components of the energy management system are over 20 years old, have outlived their useful life, and can no longer meet functional requirements. The upgrade will allow more reliable and efficient equipment operation and better monitoring and trending of building operations and conditioned environments.

Chairman Jones called for a motion to recommend full Board approval to establish this project with a budget of \$500,000 to be funded with Institutional Capital Project Funds. Mr. Lister so moved. 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.

D. Moving Image Research Collection Film Vault Installation

The Moving Image Research Collection (MIRC) is a department within the University Libraries system that archives and digitizes historic films including the Movietone News collection. The MIRC is currently located in an office and storage facility at 707 Catawba Street. Digitized films at MIRC are publicly available for viewing on the internet.

The University was recently entrusted to archive approximately two million linear feet of historic films of the United States Marine Corps (USMC) from the 1930s to the 1970s, including footage from World War II, the Korean War, and the Vietnam War. This is equal to 2,000 hours of footage. The environmental conditions of these archival films must be consistently controlled at 48 degrees Fahrenheit and 30% humidity. These conditions require a walk-in modular cooler. The two existing walk-in coolers at the MIRC facility are filled, requiring a new 62' x 30' modular cooler to accommodate the USMC films.

The project will purchase the modular walk-in cooler, deliver and erect it at the 707 Catawba Street building, make all necessary electrical connections to power the mechanical equipment and install a card access security system. The anticipated total project budget is \$450,000 and will be funded with a private gift. The work will be executed in 2016.

Mr. Gruner noted that the project would be funded by a private gift from USC Alumni Richard and Novelle Smith in honor of Captain James H. Davis, USMC.

President Pastides said that the Movietone News and USMC collections were probably the University's most valuable possessions and an American treasure. He called on Dean McNally to respond to specific questions about the MIRC and current efforts to digitize the collections.

Chairman Jones called for a motion to recommend full Board approval to establish this project with a budget of \$450,000 to be funded with a private gift. Mr. Buyck 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.

### III. Planning Update

Mr. Gruner reported that the new Law School was fully "topped out" and the masonry, granite, limestone, waterproofing and glazing were progressing around the perimeter of the building. The HVAC, plumbing and electrical rough-ins were nearly complete and the interior sheetrock was ongoing. Most importantly, the project was both within budget and on-schedule for a 2017 occupancy as planned. Mr. Gruner responded to concerns about the proximity of the building footprint to Gervais Street.

At Chairman Jones' request, Mr. Gruner said he would arrange a tour of the new Law School for Trustees at the appropriate time.

Mr. Gruner said clearing and site demolition for the new Student Health Center on the Columbia Campus had begun and that pedestrian safety around the construction site was paramount.

Mr. Gruner reported on the status of the following approved projects:

- The architect/engineer selection was complete, and the space programming with the coaching staff and the conceptual site plan for the building placement was underway for the Football Operations Facility.
- The architect/engineer selection for the Close-Hipp Renovation and Classroom/Laboratory Redevelopment was in progress.

- Fund raising for a comprehensive renovation/restoration of the Taylor House/Horry Guignard House Exterior Renovation was underway, and the drawings for competitive bidding were expected to go out in the next couple of weeks.
- The Sumwalt Laboratory Renovation design was underway and the project was on schedule for occupancy in January 2017.
- The West Campus Public Private Partnership/Greene Street Redevelopment project is scheduled for completion in July or August 2016.

Mr. Gruner noted that a design study was in the early stages for additional Greek Village parking and an activity center, which is to be located off Devine Street between Gadsden Street and the railroad tracks on University owned property.

Mr. Gruner briefly discussed topics for the next Buildings and Grounds Committee meeting scheduled for April 22, 2016.

Phase I Approval:	Thornwell College Housing Renovation
Phase II Approvals:	North Energy Plant Expansion and Utility Infrastructure Emergency Generators
Lease Agreements:	Lease renewal for recreation fields leased from the National Guard; and competitive solicitation for approximately 400 beds leased from a single private development and managed by USC Housing.

Mr. Gruner responded to questions about the proposed lease agreements. President Pastides addressed concerns about the CPIP projects at the School of Medicine in relation to the proposed relocation of the school.

Chairman Jones thanked Mr. Gruner for his presentation.

#### IV. Gift Naming Opportunities

Chairman Jones called on Ms. Jancy Houck, who said that the Gift Naming Opportunities Committee met on January 27, 2016, and approved naming opportunities in conjunction with the appropriate donations. The following gift naming opportunities were presented in Executive Session without objection:

- A. Alumni Center
  - “The BlueCross BlueShield of South Carolina Grand Staircase”
- B. Athletics
  - “The David & Jo Ann Baker Bench at the Springs Brooks Plaza by Williams-Brice Stadium”
- C. School of Law
  1. “Bluestein, Nichols, Thompson & Delgado Study Room” – Amendment

2. “Gignilliat Savitz & Bettis Library Study Room in Memory of Julian H. Gignilliat”
3. “The Jean P. and Ray L. Derrick Study Room” – Amendment
4. “The Lester Family Study Room”
5. “The Mortimer M. Weinberg Faculty Office”
6. “Wrenzie and Tom Rice Clinic Student Work Room” – Amendment

Chairman Jones called for a motion to recommend that the full Board approve these gift naming opportunities. Ms. Moody so moved and Mr. Williams seconded the motion. The vote was taken and the motion carried.

V. Other Matters

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

VI. Adjournment

There being no other business to come before the committee, Chairman Jones declared the meeting adjourned at 11:50 a.m.

Respectfully submitted,

Amy E. Stone  
Secretary