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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

September 18, 2015

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 12:05 p.m. on Friday, September 18, 2015, in the 1600 Hampton Street Board Room.

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

Other Trustees present were: Mr. Chuck Allen; Mrs. Paula Harper Bethea; Mr. A. C. "Bubba" Fennell; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; Ms. Molly M. Spearman; Mr. Thad Westbrook; and Mr. Mack I. Whittle Jr.

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 Information Technology William F. Hogue; 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; Associate Vice President for Business Affairs, Division of Administration and Finance, Helen T. Zeigler; Associate Vice President for Student Affairs and Academic Support, USC Columbia, Jerry Brewer; University Controller Jennifer Muir; University Treasurer Pat Lardner; University Foundations Executive Director Russell H. Meekins; Executive Director of Audit & Advisory Services Pam Doran; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Executive Dean USC School of Medicine and CEO of Palmetto

Health-USC Medical Group Leslie W. Hall; Arnold School of Public Health Dean G. Thomas Chandler; College of Arts and Sciences Interim Dean Roger Sawyer; College of Nursing Dean Jeannette Andrews; Director of Capital Budgets and Financing, Division of Administration and Finance, Charlie Fitzsimons; Director of the NanoCenter Educational Foundation/Distinguished Professor of Chemistry and Biochemistry/Inorganic Thomas Vogt; Manager of Energy Plant Funds and Data Supervisor, Controller's Office, Deborah Crews; Assistant Director, Facilities Design and Construction, Thomas Opal; Chief of Staff, President's Office, J. Cantey Heath Jr.; USC Aiken Executive Vice Chancellor for Academic Affairs Jeff Priest; USC Aiken Vice Chancellor for Finance and Administration Joe Sobieralski; Director of Governmental and Community Relations and Legislative Liaison Shirley D. Mills; Heather Mitchell, President of The Boudreaux Group; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen, Terri Saxon and Ina Wilson.

I. Call to Order

Chairman Jones called the meeting to order and welcomed everyone. Mr. Hickman introduced the media in attendance: 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. Lister seconded the motion. The vote was taken and the motion carried.

The following persons were invited to remain: President Pastides, Secretary Stone, members of the President's Executive Council, Dr. Grant, Mr. Kaufman, Ms. Doran and Mr. Gruner.

Executive Session

Return to Open Session

II. Five-Year Plan Update

Chairman Jones called on Mr. Walton, who reported that with the President's leadership and a team effort of many, the University successfully survived three challenges during the past summer: a developer, with local support, tried to build a 15-story student housing building on Main Street in the heart of campus; another developer tried to build a student housing project on Catawba Street in an area zoned

by the City of Columbia for light manufacturing and research; and a state agency took issue with the University, the City of Columbia and Richland County regarding Foundation Square in the Innovista. Foundation Square has been part of the Innovista plan, for the past 10 years.

Trustee Lister complimented Mr. Walton and the administration for successfully addressing the recent challenges. Trustees gave a round of applause. Mr. Walton thanked Mr. Gruner, Mr. Huggins, Chairman Warr, Trustee Westbrook, President Pastides, and Mr. Meekins. Also, Mr. Walton commended USC alumni, led by Alumni Association Executive Director Jack Claypoole, for their support of the University's efforts.

Mr. Walton briefly discussed the project history and process of the recently completed Hamilton College renovation and the renovation to house the College of Information and Communications, School of Journalism and Mass Communications, at 800 Sumter Street.

Mr. Walton said that he was excited to work with Provost Gabel, who he said had become immediately engaged in the University's long-term plans.

Mr. Walton noted that since the Close-Hipp Building was "back in the University's inventory" his staff would begin to develop a renovation plan. He also said that a "Request for Quotation" (RFQ) for the South Campus Housing Project was close to being issued. He noted that an overall parking solution for the Innovista and a final solution for expansion of the Greek Village, still needed to be addressed.

Mr. Walton closed by noting that hiring Mr. Gruner as the University's architect had been invaluable.

Chairman Jones called on Mr. Gruner to provide an update on the Five-Year Plan. Mr. Gruner began by providing a construction update. Completed projects included: the College of Information and Communications School of Journalism Renovation; Hamilton College Renovation; South Tower Restroom Renovations; Historic Wall (Phase I); and Longstreet Theater Renovation (Phase I). West Campus Housing Development Phase I was substantially complete. Mr. Gruner noted that restoration of the historic wall around the Horseshoe, which dated back to 1836, was the first comprehensive effort to stabilize it.

Secretary Stone thanked Trustee von Lehe for speaking at the ribbon cutting ceremony for the Hamilton College Renovation.

Mr. Gruner discussed progress of the following projects under construction: the Innovation Center; the new Law School building; Rutledge College Renovation; and the Greene Street Improvements at Innovista. The Law School project is on budget and on time, with occupancy scheduled for Spring

2017. Trustee Spearman asked about parking for the Law School. Mr. Gruner responded that there would be adequate parking in the Pendleton and Senate Street garages.

Mr. Gruner stated that although the City of Columbia had agreed to deed two blocks on Greene Street between Pickens and Sumter Streets to the University, the transaction was not yet complete. However, landscape plans were underway to turn the area into a plaza.

Construction of the new Student Health Center is scheduled to begin in October 2015.

The Assembly Street Improvements Project was named one of the 10 best transportation projects in the nation by the American Association of State Highway and Transportation Officials, the American Automobile Association, and the United States Chamber of Commerce. The award is based on three criteria: under budget, best use of innovation, and quality of life/community development. Mr. Gruner proudly noted that Gamecock Park was featured on the cover of the June issue of *Landscape Architect and Specifier News*.

Mr. Gruner said he planned to present a budget adjustment request for the USC Aiken Pedestrian Bridge project at a future meeting. Trustee Cofield stressed the need for the project to be completed as quickly as possible to address the campus's safety concerns.

Mr. Gruner called on Dean Roger Sawyer, who discussed the current and future instructional lab needs on the Columbia campus. He concluded by stating that the current lab demand was being met. Trustee Whittle took exception to Dean Sawyer's report. Mr. Gruner responded to his concerns. Dean Sawyer called on Thomas Vogt, who talked in detail about lab space on campus. Following much discussion, Mr. Gruner said that a Phase I approval request for instructional labs was scheduled to be presented at the committee's November meeting.

III. 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 it would be inserted into the record where appropriate.

A. Sumwalt College Instructional Lab Renovation

Mr. Gruner reported that three new labs added in Sumwalt for the 2014 academic year had made an enormous positive impact on scheduling labs; and that this new lab project would have a similar effect.

This renovation will include gutting a classroom and a lounge on the second floor of Sumwalt (approximately 1,700 square feet). A new prep room will result in all finishes being replaced along with the entire HVAC system to create a high-quality modern instructional science lab required for the teaching of specific chemistry classes. New lab casework will be installed to accommodate 24 students.

The project is proposed to be completed in time for the Fall 2016 semester.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$750,000 to be funded with Institutional Capital Project 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.

B. Williams-Brice School of Nursing Building Renovations

This project will renovate approximately 3,750 square feet of the third floor and will optimize space utilization by creating a testing center and new offices. The work will include mechanical and electrical modifications as required. Additional renovations will be accomplished in office areas on the sixth floor and a student lounge/study area on the first floor. The scope of work also includes the creation of an ADA accessible restroom on the second floor, which serves as the main entry.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$430,000 to be funded with \$400,000 of Institutional Funds from the College of Nursing and \$30,000 in Education & General (E&G) Maintenance Reserve Funds. 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.

C. Mungo Family Gate Plaque at Williams-Brice Stadium

The Athletics Department requested approval to install a metallic plaque, (approximately 16" x 12"), on the gate at the Springs Brooks Plaza at Williams Brice Stadium as a memorial to former Trustee Michael J. Mungo. The proposed text for the plaque is:

This gate and the stately landscaping plan of Springs Brooks Plaza are given in memory of Michael J. Mungo '50, who vigorously served and supported this University. He was a diligent and dedicated member of the Board of Trustees over four decades, serving as Chairman, Vice Chairman and Chairman Emeritus. His interests included all aspects of intercollegiate activities and his efforts were instrumental in securing Carolina's membership in the SEC.

His love of Carolina was reflected in his support of students and faculty. He provided opportunities for many students to achieve a higher education through contributions to scholarship funds and personal philanthropy. He created and funded the Mungo Undergraduate and Graduate Teaching Awards as well as the Mungo Distinguished Professor Award which is the institution's highest recognition for teaching excellence.

Chairman Jones called for a motion to recommend full Board approval to install the plaque with the text as presented and provided in the meeting materials. Mr. Loadholt so moved and Mr. Warr seconded the motion. The vote was taken and the motion carried.

D. Dr. Fayad Memorial Marker at Arnold School of Public Health

This approval will modify the text for a plaque previously approved in April 2015.

The Arnold School of Public Health requested approval to install a small metallic plaque, (approximately 8" x 10"), at the base of a tree, which was planted as a memorial to Dr. Raja Fayad. The proposed text for the plaque is:

In Loving Memory of
Dr. Raja Fayad
Associate Professor of Exercise Science
December 17, 1969 – February 5, 2015

The heart's affections are divided like
the branches of the cedar tree; if the tree
loses one strong branch; it will suffer
but it does not die; it will pour out all its
vitality into the next branch so that it will
grow and fill the empty place."

-Khalil Gibran (1912)

Lebanese poet, writer and artist

Chairman Jones called for a motion to recommend full Board approval to install the Dr. Fayad Memorial Marker with the text as modified and provided in the meeting materials. Mr. Williams so moved and Mr. Lister seconded the motion. The vote was taken and the motion carried.

Trustee Fennell asked when the committee would receive a Sasaki Master Plan update. Mr. Gruner said that he was currently planning for Dick Galehouse, from Sasaki, to provide a targeted update of the University's Master Plan at the Buildings and Grounds Committee meeting in November.

In response to Trustee Fennell's request for an update on the Close-Hipp building, Mr. Gruner reported that approximately 12 classrooms currently were being used. He said that the intent was not to overpopulate the building for two reasons. First, plans were being developed for a major renovation of the building. Therefore, he did not want to create impediments to the renovation. Secondly, the building's mechanical systems are very deteriorated, so he wanted to maintain available classroom space, should

relocation within the building become necessary. A third of the building is currently occupied. Mr. Gruner stated that a comprehensive renovation of the Close-Hipp building would be accomplished in two phases, scheduled to begin in 2017 with a Phase I completion in time for Fall 2018 and Phase II for Fall 2019.

Trustee Buyck asked for a status of the Barringer House renovation. Mr. Gruner said windows had been restored and outside trim replaced and painted. The future occupant of the building, yet to be determined, will define the renovation project. Trustee Buyck then asked about the Barringer House gardens. Mr. Gruner reported that Ms. Houck had secured a donation of \$100,000 from a University neighbor to restore the gardens.

Trustee Westbrook asked about the current occupancy and future of the Byrnes Building. Mr. Gruner responded that several occupants were being relocated to the Close-Hipp building and that the Master Plan recommended razing the building.

IV. Regulatory Actions Update

Chairman Jones called on Ms. Zeigler, who reported that the following eight projects had received State Budget and Control Board (BCB) approval during Fiscal Year 2015:

August 2014

Student Health Center Renovation	Phase II	\$27,500,000
South Tower Bathroom Renovation	Phase I	\$ 3,200,000

December 2014

South Tower Bathroom Renovation	Phase II	\$ 3,800,000
Men’s Basketball Coaches Suite and Team Area Renovation	Phase I	\$ 4,000,000

March 2015

General Obligation State Institution Refunding Bonds		\$37,000,000
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April 2015

USC Beaufort Hilton Head Hospitality Management Facility Construction	Phase I	\$24,500,000
USC Beaufort Hilton Head Hospitality Management Facility Land Acquisition	Phase I	\$ 20,000

June 2015

Men’s Basketball Coaches Suite and Team Area Renovation	Phase II	\$ 4,000,000
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Ms. Zeigler said that although University staff had a good working relationship with state regulatory offices, the level of interest in the state regulatory oversight had increased. The impact of the increased state oversight was evident by the Restructuring of State Government Act 121 that abolished the BCB; created the Department of Administration (DOA) in the Governor’s Office; created the State Fiscal Accountability Authority; and increased the jurisdiction of the Joint Bond Review Committee. Ms. Zeigler

reviewed the four specific areas under state regulatory authority: bonds, leases, acquisition and sale of property; and project approval thresholds and requirements.

Ms. Zeigler then responded to questions regarding changes in the state regulatory process.

V. Gift Naming Opportunities

Chairman Jones called on Ms. Jancy Houck, who said that the Gift Naming Opportunities Committee met on August 24, 2015, 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

1. “The Paul and Joy Carter Large Conference Room”
2. “The Class of 1955 Building Entry”
3. “The Elizabeth H. Parker Historic Hallway”
4. “The Robert V. Royall Presidential Dining Room”
5. “The Larry Nichols Hospitality Area”

B. Athletics

1. “The Randi Berry Tutor Room”
2. “The Mackey Family Bench”

C. College of Information and Communications

1. “The Mark and Julia Buyck Student Services Conference Room”
2. “The Mary W. (Mimi Wilkinson) Cunningham and Thomas G. Cunningham Broadcast Control Room”
3. “The Rosalyn S. Durant Office”
4. “The Ainsley Earhardt Proctor Office”
5. “The Lisa Pitasi Fischer Office”
6. “The Manny and Betty Gaetan Office”
7. “The Eddie Mae Crafton Griffin Office”
8. “The Bradley Hamm, Benjamin Hamm and Tanya Bordeaux Hamm Office”
9. “The Zebulon Vance (Jack) Kornegay Office”
10. “The C.S. Lewis Office”
11. “The Jane Brooks Mays Office”
12. “The Clay and Grainne Owen Career Advisor Office”

13. “The Post and Courier Foundation Computer Lab”
14. “The Susanne Schafer and Charles Bierbauer Graduate Seminar Room”
15. “The Larry Thomas and Family Classroom”
16. “The Times and Democrat Master’s Suite”

D. School of Law

- “The Nexsen Pruet Lecture Hall”

E. University Libraries

- “The Class of 2014 Study Room”

F. Darla Moore School of Business

- “The Kane Welcome Center”

Chairman Jones called for a motion to recommend that the full Board approve these gift naming opportunities as presented. Mr. Williams so moved and Mr. Cofield 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 1:30 p.m.

Respectfully submitted,

Amy E. Stone
Secretary