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University of South Carolina  
BOARD OF TRUSTEES

Buildings and Grounds Committee

February 21, 2014

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met at 10:00 a.m. on Friday, February 21, 2014, in the 1600 Hampton Street Board Room.

Members present were: Mr. William W. Jones, Jr., Chairman; Mr. Thomas C. Cofield; Mr. William C. Hubbard; 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 joined the meeting by telephone. Mr. Mark W. Buyck, Jr. was absent.

Other Trustees present were: Mr. Chuck Allen; Mr. Robert E. "Eddie" Brown; Mr. A.C. "Bubba" Fennell III; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; and Mr. Thad Westbrook. Mr. J. Egerton Burroughs joined the meeting by telephone.

Also present were faculty representative Dr. James H. Knapp and student representative Chase Mizzell.

Others present were: President Harris Pastides; Secretary Amy E. Stone; Provost Michael D. Amiridis; Chief Financial Officer Edward L. Walton; General Counsel Walter "Terry" H. Parham; Vice President for Student Affairs Dennis A. Pruitt; Vice President for Research Prakash Nagarkatti; Vice President for Information Technology William F. Hogue; Vice President for Human Resources Chris Byrd; Vice President for Development and Alumni Relations Jancy Houck; Interim Vice President for Communications Wes Hickman; Palmetto College Chancellor Susan Elkins; USC Beaufort Chancellor Jane Upshaw; USC Upstate Chancellor Tom Moore; Athletics Director Ray Tanner; Executive Director of Internal Audit, Pam Doran; University Treasurer Susan D. Hanna; Associate Vice President for Business and Finance Leslie Brunelli; Associate Vice President for Business Affairs, Division of Business and Finance, Helen T. Zeigler; Associate Vice President for Transportation and Logistical Relations Derrick Huggins; Deputy Athletics Director Charles Waddell; Chief Financial Officer, Athletics Department, Jeff Tallant; Executive Associate Athletics Director Kevin O'Connell; University Budget Director Harry Bell; College of Arts and Sciences Dean Mary Anne Fitzpatrick; Associate Dean for Administration and

Finance, School of Medicine, Jeffrey L. Perkins; Associate Dean for Academic Affairs, College of Education, Zach Kelehear; Associate Director of Strategic Planning and Assessment Cameron Howell; Executive Director for the Office of Economic Engagement William D. "Bill" Kirkland; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; USC Aiken Vice Chancellor for Information Technology Ernest Pringle; USC Beaufort Athletics Director Quin Monahan; University Controller Jennifer Muir; Director of State Relations Trey Walker; Director of Governmental and Community Relations and Legislative Liaison Shirley D. Mills; Director of Capital Budgets and Financing, Division of Business and Finance, Charlie Fitzsimons; Senior Project Manager, Facilities Design and Construction, Thomas Opal; Director of Facilities Management and Support Services, School of Medicine, Larry Knott; Manager of Energy Plant Funds and Data Supervisor, Controller's Office, Deborah Crews; Capital Finance Budget Analyst, Division of Business and Finance, Geneva Irvin; Project Manager, Facilities Design and Construction, Ann Derrick; Special Assistant to the President J. Cantey Heath, Jr.; Student Government Vice President Ryan Bailey; Student Government President-Elect Lindsay Richardson; Student Government Vice President-Elect Donnie Iorio; Student Government Treasurer-Elect Ryan Harman; Christoph Muelbert and Brian Frankel with Barclays; University Technology Services Production Manager Matt Warthen; and Board staff members Debra Allen and Terri Saxon.

Chairman Jones called the meeting to order and welcomed everyone. Mr. Hickman introduced members of the media in attendance: Wes Mitchell with *The Big Spur*; Scott Hood with *Gamecock Central*; and Andy Shain with *The State*.

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 for the committee; and a quorum was present to conduct business.

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

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

## Executive Session

### Return to Open Session

Chairman Jones amended the order of the agenda to hear first item “III. Debt Capital Briefing and Market Update” to provide a solid financial update prior to consideration of the individual projects. There were no objections to do so.

#### III. Debt Capital Briefing and Market Update

Chairman Jones called on Ms. Brunelli to introduce from Barclays, Mr. Christoph Muelbert and Mr. Brian Frankel. Before doing so, she gave a brief summary of the University’s engagement with Barclays. A copy of Barclay’s Debt Capital Briefing and Market Update was provided to the committee.

Mr. Muelbert reviewed the University’s debt profile that shows the total debt at \$532.2 million:

- \$295,415,000 (55 percent) Higher/Special Higher Education Revenue Bonds
- \$121,915,000 (23 percent) Athletics Facilities Revenue Bonds
- \$109,355,000 (21 percent) State Institution Bonds
- \$ 5,525,000 ( 1 percent) School of Medicine Trust

The average life of this debt is 12.8 years, and the weighted average cost of capital is 4.06 percent.

The committee received an overview of the key credit rating drivers; a summary of Moody’s Public College and University Credit Ratings by Category; a select public university ratings and debt outstanding summary; an explanation of the methods used to measure the University’s debt capacity; a list of future capital plans approved by the Board for FY 2014 – 2018, which included the amount of debt and anticipated timing; and USC’s Current and Pro-Forma and Peer Institution Ratio Analysis (Capital and Operating Ratios).

Stated in Barclays’ update, “preliminary observations were that the University maintained sufficient additional debt capacity at its core Higher Education Revenue Bonds credit to absorb the capital projects that had been approved by or were pending Board approval.”

Regarding the Market Update, Barclays stated that given the University’s credit strengths, USC had ready market access at attractive rates across the yield curve.

Chairman Jones stated that this update was received as information. He then 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.

I. Project Approvals

Chairman Jones called on Mr. Walton who reviewed the process the University staff used to identify, prioritize, and determine funding for capital projects prior to presenting them to the Board. Mr. Walton said that at the Audit and Compliance Committee Retreat held on February 7, 2014, and during his visits to the Statehouse, he heard concerns about debt. He explained that even if the Buildings and Grounds Committee and the full Board approved the projects included on the agenda, the projects would still require approval from the State Joint Bond Review Committee (JBRC) and the Budget and Control Board (B&CB), members of which were interested in debt capacity. Mr. Walton noted that the Statehouse was a difficult environment to communicate with and move projects through, since there was a strong resistance to building and debt-financed building.

Mr. Walton called on Mr. Gruner, who presented the projects for which approvals were being sought.

A. Phase I Approval: South Tower Bathroom Renovations

South Tower is an 18 story residential tower constructed in 1965 to respond to the dramatic increase in student enrollment in the 1960s. The building houses 391 women and is located immediately south of Patterson Hall and the Women’s Quad.

The 2012 Housing Master Plan documented serious maintenance needs for the mechanical HVAC and plumbing systems that are original from 1965. The condition of these systems creates health and environmental comfort issues for the residents of the building and maintenance problems for the responsible University personnel. The proposed project will address plumbing maintenance. Numerous leaks have developed and been repeatedly patched over the years. Continual flooding from leaks will damage the building and expose students to hazardous materials should wall or ceiling finishes continue to deteriorate.

This project will provide for the comprehensive renovation of all common student bathrooms, a total of 17 large bathrooms, located in the central core of the building. Piping, exhaust and ventilation systems will be replaced and hazardous materials will be abated. Water-proofing will be installed at the floors and walls. Original shower, wall and floor tile finishes will be replaced. All lavatories, water closets and other plumbing fixtures will be replaced. Other finishes including lighting, toilet partitions and mirrors

will be replaced. Disabled accessibility issues will also be corrected to comply with current codes.

The anticipated cost for the project is \$3,200,000 to be funded with Housing Maintenance Reserve. Approval was requested to fund the initial design, the development of a cost estimate, and the development of a project schedule.

Chairman Jones called for a motion to recommend full Board approval to establish this project for Phase I design with a budget of \$48,000 funded with Housing Maintenance Reserve. Mr. Hubbard 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.

B. Phase II Approvals

1. Williams-Brice Stadium Plaza Site Work

Mr. Gruner stated that this project was a transformative project for Williams-Brice Stadium. This project, bounded by George Rogers Boulevard, Bluff Road, Key Road and the iconic Cockabooses to the south, will improve safety and circulation and enhance the 24-acre area surrounding Williams-Brice Stadium including the redevelopment of property east of the stadium. Proposed improvements include the removal of all asphalt surfaces to be replaced with a combination of pervious landscaped zones to provide shade and decrease storm water runoff, access drives, and pedestrian walkways. Perimeter sidewalks, fencing, and site lighting will be installed to enhance safety within the property. The project will also include improvements to storm drainage to remove ongoing flooding problems in the parking lots. Circulation for emergency vehicles around the stadium will be more clearly defined and the television broadcast truck compound will be located to an area in the southwest corner of the site with upgraded cable connections back to the stadium. New brick and wrought iron fencing will surround the stadium perimeter and the plaza. Modifications will be made to existing ramps and stairs within the stadium to allow for pedestrian circulation inside the gates, while maintaining continuous circulation at the stadium periphery. Site lighting for all circulation paths will also be upgraded. Landscaping and hardscaping improvements to the site will be extensive and will include scarlet oak trees to match those at Gamecock Park west of the stadium. Other design elements including brick and concrete paving, wrought iron fencing and brick masonry walls will reference design cues from Gamecock Park to create a unified appearance between the two properties.

The project will also include demolition of the adjacent 1101 George Rogers Boulevard (old ETV) facility and construction of two smaller structures. A building of approximately 12,000 square feet will be constructed near the northeast corner of the site fronting George Rogers Boulevard providing program space for a game day store, ticketing operations, event staff check-in and security operations. The second building will serve as a restroom building of approximately 1,200 square feet that will be located along the east side of the stadium. These new buildings will match the architectural detailing of the buildings constructed at Gamecock Park. The remaining majority of the 1101 George Rogers Boulevard site will be converted to parking that will be used throughout the year to accommodate the year-round daily parking demands of players, coaches, staff, press and visitors attending functions. A 6,113 gross-square-foot building located on a separate parcel, directly across Key Road, will also be demolished and the property redeveloped for parking with paving, trees and landscaping.

Construction is scheduled to begin in December 2014 with projected completion in August 2015 preceding the first home football game of the 2015 season.

Chairman Jones called for a motion to recommend full Board approval to fund Phase II design and construction for a total project budget of \$14,500,000 funded with \$11,800,000 of Athletic Revenue Bonds and \$2,700,000 of private gifts. Mr. Hubbard so moved and Mr. Lister seconded the motion.

Mr. Gruner responded to committee members questions regarding the project. President Pastides asked about the potential of the project to improve the fans' food and shopping experiences, and about the possibility of creating a children's digital play area on game days. Mr. Gruner said he would take those suggestions under consideration as the project plans moved forward.

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. Athletics Village Improvements

Three individual projects comprise the improvements: An upgrade to the outdoor track and field; a renovation and conversion of the existing field house; and a new soccer building. The outdoor track and field is located within the Athletic Village. The existing field house and the new soccer building projects are located directly across Heyward Street from the Athletic Village entrance and thus are contiguous with the Athletics Village. These projects have interrelated construction schedules and are combined into one approval request to optimize project management and execution.

- Athletics Village Track and Field Upgrades – This project will involve development of the south end of the Athletics Village site surrounded by Heyward Street, South Marion Street, Rosewood Drive and railroad tracks to the west. The project will include demolition of asphalt parking areas near Rosewood Drive previously associated with the Roundhouse and Roundhouse Annex buildings. Grading and site utility modifications will be made to accommodate the new layout of the track oval and associated field events. This project will include extension of the Athletics Village promenade walkway from the softball stadium entry to the southeast corner of the site. The new track oval will consist of a nine-lane, 120-foot radius running surface area. The new layout will allow for field throwing events to occur either inside of the track oval or in the practice throwing areas being created on the south end of the site. Seating for approximately 2,000 spectators and associated restroom facilities are also included. There will be a main entry plaza and building accommodations for track meet management activities. New lighting for the track area and for the site is also included as are landscaping improvements.

The anticipated cost for the project is \$9.1 million. Construction is scheduled to begin in January 2015, with projected completion by December 2015.

- Field House Conversion – This project will involve renovation to the existing Field House structure located on the block surrounded by Heyward, Marion, Whaley and Bull Streets. The project will include demolition of the existing indoor tennis courts and the metal dividing wall currently located in this facility. The project goal is to create a year-round indoor track facility that will service multiple meet events throughout the year. Renovations will include interior painting, lighting changes, HVAC upgrades, and installation of a fire sprinkler system. Creation of new spaces will include public restrooms, team meeting areas, storage areas, track meet management accommodations and press box areas. Exterior improvements will include a new main entry element at the southwest corner to create a strong visual connection to the Athletics Village as well as an ADA-compliant access to this facility. Exterior painting is also planned to create a color scheme consistent with the Athletics Village. The new track components will include a 200-meter fixed-bank track, a warm-up area and designated areas for throwing events. Seating for approximately 1,000 spectators is also planned.

The anticipated total cost for the Field House Conversion project is \$5.9 million. Construction is scheduled to begin in May 2015, with projected completion by February 2016.

- Soccer Building Construction – This project will involve construction of a new facility for the men's and women's soccer teams. The new structure will be located in the existing parking lot at

the corner of Heyward and Marion Streets that is immediately adjacent to Stone Soccer Stadium. The new facility will include locker rooms, shower areas, and team lounge areas for both teams. Coaches' locker rooms are also being provided. There will also be a shared weight room, film room and training room. The exterior of the facility will be designed in a manner that will allow it to relate strongly to the athletic buildings across Heyward Street at the entrance to the Athletic Village and will allow this structure to appear as an extension of the village area. A patio area on the field side of the structure will directly overlook the Stone Soccer Stadium playing field. This facility will service the existing student-athletes on a daily basis and provide a powerful recruiting tool for the coaching staff. This project also includes demolition of the existing parking lot, all site and utility work and reconstruction of a small parking lot at the south end of the building.

The anticipated total cost for the soccer building construction project is \$3 million. Construction is scheduled to begin in February 2015, with projected completion by January 2016.

Chairman Jones called for a motion to recommend full Board approval to fund Phase II design and construction for a total project budget of \$18,000,000 funded with \$16,000,000 of Athletic Revenue Bonds and \$2,000,000 of private gifts. Mr. Hubbard 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. Other Approvals

Mr. Gruner noted that the 11 projects were all under \$1 million and were all renovations. This is less than the number of projects presented to the committee in the two years prior.

1. University Technology Services Generator Installation

The University operates sensitive information technology (IT) equipment in the main data center located in the University Technology Services (UTS) Annex building at 514 Main Street, which is connected with hundreds of satellite locations around the campus. When the campus experiences a disruption of electrical services, unprotected IT equipment may experience varying levels of damage necessitating repair and in some cases equipment replacement. In an effort to reduce equipment damage in the future, while improving overall access to core critical university systems during campus power disruptions, this project has been identified as a high priority for UTS.



Currently, there is a dual South Carolina Electric and Gas (SCE&G) power feed to this facility, but limited back-up power in the event of a failure of both SCE&G feed sources. Some critical IT locations (major equipment hubs) are protected by Uninterrupted Power Service (UPS) devices with limited battery backup. This UPS equipment is designed to protect equipment from short-term power interruptions, but does not provide long-term emergency backup power. With the recent power interruptions in 2013, UTS has identified mission critical IT services that should be protected beyond current UPS capabilities. These services include enterprise campus communication and authentication systems, and other data center critical applications.

This project will provide and install a 750kW diesel generator to be located adjacent to the electrical switchgear equipment supporting the UTS Annex building in the southeast corner of the 516/518 Main Street parking lot. This generator will serve as the main back-up power for the UTS Annex computer room servers and associated equipment. It will have an enclosure to assist with sound-dampening, but will not require a building enclosure. The generator will have a fuel tank large enough to sustain back-up power for a minimum of 48 hours.

The project budget will include design fees, required testing, and procurement and installation of the generator. The generator is scheduled to be installed by the end of the fourth quarter of 2014.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$975,000 to be funded with Institutional Funds provided by UTS account 65200-E001. Mr. Cofield 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.

## 2. School of Medicine Animal Care Renovations

The proposed renovation is to replace the HVAC system that is over 30 years old and at the end of its service life. The scope of work also includes replacing the variable air volume boxes, duct work and controls in all of the animal holding rooms. This will ensure that modern vivarium temperature, humidity and air pressure and air quality requirements are met. New lights and control systems will be installed in the holding rooms to maintain precise light levels and time cycles. The project will also include replacement of the old vinyl composition tile flooring in the vivarium and new ceiling systems throughout. Additionally, lighting and security systems are replaced in the animal vivarium located on the

lower level of School of Medicine building B#4. This space consists of approximately 4,004 square feet.

These renovations are needed to ensure the School of Medicine VA Campus meets the Association for Assessment and Accreditation of Laboratory Animal Care International (AAALAC) requirements for animal housing and the needs of the researchers.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$850,000 to be funded with Institutional Funds from the 18400-E158 account (\$590,000) and School of Medicine Institutional Capital Project Funds (\$260,000). Mr. Lister 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.

3. Byrnes Mechanical and Electrical Infrastructure Renovation

Byrnes is an eight-story 90,260-square-foot building constructed in 1955 as a federal building. The building was deeded to the University in 1980, when the federal offices moved to a new facility.

The building has its original mechanical HVAC and electrical systems that, aside from being at the end of their useful life cycle, do not support the more intensive office and administrative uses which the University currently maintains in the building. Consequently, it is impossible to consistently maintain proper environmental conditions and the main air handling components of the HVAC system are susceptible to failure with little or no warning. In the summer of 2013, an air handler failed and fortunately a patchwork repair was able to be implemented. The electrical distribution system has no spare breakers on the floors to augment the HVAC system or to provide new circuits for additional equipment and computers.

This project will replace the two primary air handlers in the basement, chilled water and steam piping, main distribution ductwork in the basement, a control valve and the fire alarm interface. The electrical upgrade will include new electrical panels in the basement, a new electrical riser and new electrical panels on each floor with an allowance for funding new branch circuits. This project is considered a conservative investment to enhance the electrical system so the building remains adaptable, and by replacing the air handlers the HVAC system will have a higher degree of reliability.

A full HVAC distribution system replacement is a much more significant and costly project. In light of the possibility of the future replacement of this facility, as suggested by the University's 2010

Master Plan, the administration believes this less extensive project would be a prudent expenditure to maintain use of the building for the next 10-15 years. The electrical work proposed for this project will support future renovations and more comprehensive building system replacements, which may occur in the future if the building life is extended beyond 10-15 years.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$850,000 to be funded with Institutional Capital Project Funds. Mr. Hubbard so moved and Mr. Cofield 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. Byrnes Fifth Floor Renovation for Admissions Offices

The renovation of the entire 7,747-square-foot fifth floor of Byrnes is proposed to consolidate various administrative and support departments associated with University Admissions. This project is an ancillary component of projects in the Five-Year Plan, and the benefits of this project for the campus are numerous.

Admissions staff being moved to the fifth floor of Byrnes will be relocated from the Horry-Guignard House, Lieber College and the Russell House. The Horry-Guignard House must be vacated to enable an exterior and structural renovation during the construction of the new School of Law to ensure the historic house presents an appropriate image when the School of Law opens in 2017. Admissions staff will be relocated to Byrnes from the over-crowded Lieber College, which will improve the environmental conditions and life safety of Lieber College. Lastly, admissions staff in the basement level of the Russell House will vacate to Byrnes enabling adjacent student service functions to expand.

This consolidation of admissions departments from three disconnected sites will foster operational efficiencies. The renovation within Byrnes fifth floor will reconfigure some office areas, replace worn finishes, establish more efficient open office (cubicle) environments, provide IT infrastructure, conduct hazardous material abatement and integrate mechanical enhancements supported by an upgraded electrical system. Minor improvements may also be made to the exterior loading/delivery platform.

Prospective student and parent counseling will continue to occur at Lieber College on the Horseshoe and at the Welcome Center in the McKissick Museum.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$350,000 to be funded with Institutional Capital Project Funds. Mr. Hubbard 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.

5. 1600 Hampton Street Sixth Floor Controller's Office Renovation

This project will renovate the offices of the Controller located on the sixth floor of the 1600 Hampton Street building. The Controller's Office includes General Accounting, Contracts and Grants Accounting, Domestic and International Tax, Accounts Payable and Travel.

Staff responsibility and procedural changes in the Controller's Office have rendered the existing spatial configuration very inefficient. The renovation of the Controller's Office will enable staff to better utilize the office space and gain operational efficiencies by realigning staff in proper departmental divisions. Furthermore, the office redesign will assist in repositioning staff for ease of access to its customers. The project will connect suites 612 and 613 and many new offices will be created.

There is associated mechanical and electrical work since walls are being reconfigured. The project will also abate hazardous materials affected by interior wall demolition.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$475,000 to be funded with Institutional Capital Project Funds. Mr. Hubbard so moved and Mr. Cofield 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. Thomson Student Health Center Window, Roof and Interior Renovations

The 38,292-square-foot Thomson Student Health Building was constructed in 1973. The building is located immediately south of the Russell House. The roof is at the end of its life cycle and is permitting water intrusion and requires replacement. The windows are original to the 1973 construction and are single glazed with operable panels that do not seal well and allow water and air intrusion. The windows do not perform in accordance with current energy code standards.

Replacement windows will be insulated glass with modern UV resistant coating to enhance energy efficiency in anodized aluminum frames. The replacement windows will have a minimal effect on the

exterior appearance and new silicone sealant will seal the frames to the existing masonry rough openings to prevent air and water intrusion.

Recent water intrusion has damaged some ceilings and walls in the interior. The interior renovation scope would include partial ceiling, wall and floor repairs and other interior finish replacements. The age of the building and the many years of intensive use create numerous locations to legitimately replace finishes, make repairs and reconfigure the space for greater operational efficiency; however, this renovation is being fiscally constrained to building envelope issues and only the most needed interior repairs.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$995,000 to be funded with Student Health Center Renovation Reserve. Mr. Hubbard so moved and Mr. Cofield seconded the motion.

Mr. von Lehe asked if this building was scheduled for demolition as the second phase of the new Student Health Center and Mr. Gruner responded yes. However, he clarified that the actual timetable for the demolition was at least 5-6 years, but most likely much further in the future, and that the current roof leaks needed to be addressed.

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. East Quad Renovation (Interior Painting)

East Quad, constructed in 2001, is a 143,475-square-foot apartment-style residential facility housing 443 students. This project will paint all surfaces in the resident apartments (bedrooms, bathrooms, living room, dining room and kitchen) including walls, ceilings, window frames, sashes, sills, doors and door frames/trim, closet doors/frames/shelves, base boards and grilles.

Painting will occur on all surfaces in public areas including hallways/entryways/breezeways, lobbies, classrooms, offices and all community lounges. And, painting will occur on all surfaces of service areas including laundry rooms, stairwells, housekeeping closets and mechanical, electrical and data rooms.

University Housing will closely coordinate the work with the painting contractor and affected University parties throughout the summer of 2014, to ensure the work is executed properly while protecting equipment and preventing interruption of services.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$700,000 to be funded with Housing Maintenance Reserve. Mr. Cofield so moved and Mr. Hubbard 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.

8. Bates House Exterior Repairs

Bates House is a 131,186-square-foot residential facility housing 531 students and was constructed in 1969 to respond to the dramatic increase in student enrollment in the 1960s. The building is located in the South Campus precinct near Bates West and Cliff Apartments. The exterior wall envelope assembly is brick masonry and concrete with metal windows.

The building is now plagued with problems associated with moisture and air intrusion that create challenges for maintaining healthy interior environmental conditions. A third party Building Envelope Report was conducted with broad recommendations to repair problems associated with air and moisture intrusion as a result of window failure, improper flashing, inadequate insulation, inadequate weep holes, deteriorated waterproofing membranes and unsealed wall penetrations. Many of these problems would require substantial funds and a lengthy renovation project to correct, including removal and replacement of the brick veneer skin.

The 2012 Housing Master Plan recommended that Bates House be replaced and University Housing is currently evaluating options for the South Campus precinct that anticipate replacing Bates House. However, the timing and delivery method of any new construction, in whatever form it might take, are considered to be at least five years into the future. It is considered essential that minor interim corrective actions be taken to reduce the moisture and air intrusion to improve the environment for the residents of Bates House.

This project will expend limited funds to address the highest priority and most easily correctable issues that will have the greatest possible impact. Repairs are expected to include new sealant around windows, sealant at mortar cracks, sealant at control and expansion joints, addition of weep holes to evacuate moisture from the wall cavity and correction of flashing at the most egregious locations. Miscellaneous wall penetrations will also be sealed.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$500,000 to be funded with Housing Maintenance Reserve. Mr. Cofield 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.

9. Williams-Brice Stadium – Renovations for Editing Area and Interview Space

This project will renovate an existing area in the northwest quadrant of Williams-Brice Stadium to support expanded functions related to the commencement of the new SEC television network. Work will include architectural renovations to create new editing and interview areas and associated utility support upgrades to include HVAC equipment and distribution, fire protection and lighting. The area to be modified is adjacent to the existing video board control room that will serve as the central area for streaming and distribution of athletic events to the network.

Construction is scheduled to begin in December 2014, with projected completion in June 2015.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$995,000 to be funded with Athletic Operating Funds. Mr. Hubbard 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.

10. Swim Team Locker Room Renovation

This project will renovate existing locker room facilities, dedicated to intercollegiate athletic swimming and diving teams, at the Blatt Physical Education Center. The existing locker rooms have inadequate ventilation thus creating a chlorine and musty smell due to the naturally wet environment. Existing flooring and locker materials are not the most appropriate for a wet environment, and the existing showers are in a single open room with multiple heads without privacy. The renovation will include new HVAC equipment, new water-resistant finishes, improved circulation, private shower stalls, an upgraded film room/lounge area with the incorporation of university colors. The improvements will create a healthier and more competitive environment for student-athletes and will be more effective during recruiting.

Construction is scheduled to begin in May 2014, with projected completion in August 2014.

Chairman Jones 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 Athletic Operating Funds. Mr. Lister so moved and Mr. Cofield 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.

11. Capstone's Gibbes Court Kitchen Renovations

This project renovates the kitchen located in Capstone. This kitchen serves the Gibbes Court Bistro and campus-wide catering functions. This is the only remaining food service kitchen that does not have conditioned ventilation.

The main emphasis of the project is the installation of an HVAC unit for the dish room and the installation of a second larger unit serving the remainder of the kitchen. The HVAC installation includes new electrical service for the roof mounted units and associated structural and roofing augmentation. The project will also include replacement of flooring in preparation and storage areas, and replacement of the overhead service door from the kitchen to the loading dock.

Chairman Jones called for a motion to recommend full Board approval to establish and fully fund this project with a budget of \$640,000 to be funded with Food Service Auxiliary Funds. Mr. Cofield 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.

II. Planning Update: Five-Year Plan

Mr. Gruner stated that the University's Five-Year Capital Improvement Plan was a working document that was continually updated. He explained that the projects came from the various master plans including but not limited to the Sasaki Master Plan and the Housing Master Plan.

Mr. Gruner noted some of the recently completed projects: the new Softball Stadium; the Discovery building's third through fifth floor upfits; the Petigru renovation; and the Assembly Street project. He also discussed current feasibility studies including: instructional laboratory space in the Jones Physical Science Center and the Law Center; the South District Housing (Bates House and Bates West); the Transportation Master Plan; and the Greene Street Corridor at Innovista (six blocks on Greene Street between Assembly and Huger Streets).



Mr. Gruner discussed the upcoming historic and iconic building maintenance projects: Barnwell College; Longstreet Theater; Davis College; and the Old Alumni House on College Street.

Mr. Gruner concluded his presentation by reviewing projects that were in the design and in the construction phase:

- Darla Moore School of Business, completion scheduled for May 2015.
- School of Journalism Renovation, at the corner of Greene and Sumter Streets, completion scheduled for Fall 2015.
- Hamilton College Renovation, completion is scheduled for Fall 2015.
- Greene Street Site Improvements
- West Campus Development Project (Residential), contingent upon February 2014 state approvals, construction would begin in the current fiscal year.
- West Campus Development Project (Horizon Site), contingent upon February 2014 state approvals, construction would begin in the current fiscal year.
- Indoor Practice Facility, construction is scheduled to begin in the current fiscal year, with completion expected the end of the first quarter or early in the second quarter of FY 2015.
- School of Law Construction, construction is scheduled to begin late July or early August 2014, with an early completion date of December 2016, but most likely in early 2017.
- Williams-Brice Stadium Plaza Construction, contingent upon February 2014 state approvals, construction would begin in late 2014 or early 2015.
- Athletics Village Improvements, contingent upon February 2014 state approvals, construction would begin in late 2014 or in early 2015.
- Rutledge and Legare Pinckney Renovation, construction is proposed to begin in May 2015 or 2016.

President Pastides thanked Mr. Gruner and his team for an outstanding presentation. He reiterated Mr. Walton's earlier comments regarding the University's challenges to advance these projects through the upcoming JBRC and B&CB approval process. President Pastides asked Mr. Walker and Ms. Mills if they felt the University would improve its chance for state approvals, if members of the Board of Trustees and the Chair of the Buildings and Grounds Committee interacted with legislators to emphasize the merits of the slate of projects. Mr. Walton explained the efforts by his team to communicate the necessity of the proposed projects to the legislature. Dr. Floyd asked that Board members be informed of specific legislators who did not support the University's capital projects, so that Board members could address individual concerns. Mr. Allen asked if the situation with the legislature was more of an issue of "rational

analysis” or a philosophical inclination to reject projects. Mr. Walton responded that his perception was that there was a “philosophical” difference with the legislature. Mr. Allen asked how one would reason with that type of thinking. Mr. Hubbard clarified that most of the projects had been under consideration since the 1980s and had involved much thought and planning to bring them to the approval phase. Mr. Lister said that he did not see how a Board member could adequately explain the projects to legislators in the detail that had just been presented, since opportunities to converse with legislators were usually limited to 10-15 minutes.

Following more discussion, Mr. Walton said that he and his team were in the process of revising its strategy to communicate with legislators. Mr. Hubbard added that the fact that interest rates were rising should be included in legislative communications, because the cost of projects would only increase in the future.

Dr. Knapp stated that at a recent Faculty Senate meeting, concern was expressed about the loss of parking due to the West Campus Development. Mr. Walton responded that faculty and staff would still have adequate parking with the new development, but it might not be what they wanted or what they were used to having.

President Pastides thanked the Board for its endorsement of the projects, which he felt were critical to the University’s forward momentum. He asked Mr. Walton to communicate to the Board the outcome of the JBRC and the B&CB pending project approvals that were scheduled for the last week of February 2014.

Chairman Jones asked that the committee be provided a brief schedule and budget status of all on-going campus projects at future meetings. Mr. Gruner said that he would do so.

Chairman Jones stated that this update was received as information.

#### IV. Gift Naming Opportunity

Chairman Jones called on Secretary Stone, who explained that the following gift naming opportunities were presented in Executive Session without objection:

##### A. Department of Athletics

1. “The Babb Family Court”
2. “The Gloria Roberts Tutor Room”
3. “The Hay Fant Sparks, Jr. Playground”
4. “The Benjy and Lynda Hardee Gate”

B. School of Law

1. “The Colden R. Battey, Jr. Law Review Editor’s Office”
2. “The Law Offices of L. Morgan Martin, P.A. Student Reception Area”
3. “The Thurmond Kirchner Timbes & Yelverton, P.A. Student Meeting Room”

C. USC Aiken

- “The Taxslayer Student Services Center for the School of Business Administration”

Chairman Jones called for a motion to recommend that the full Board approve these gift naming opportunities as presented. Mr. Lister so moved and Mr. Loadholt 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 12:15 p.m.

Respectfully submitted,

  
Amy E. Stone  
Secretary