

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

University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

February 1, 2008

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, February 1, 2008, at 11:30 a. m. in the 1600 Hampton Street Board Room.

Members present were: Mr. William C. Hubbard, Chairman; Mr. Arthur S. Bahnmuller; Mr. James Bradley; Mr. Mark W. Buyck, Jr.; Mr. Samuel R. Foster, II; Mr. William W. Jones, Jr.; Mr. Toney J. Lister; Mr. Eugene P. Warr, Jr.; Mr. Herbert C. Adams, Board Chairman; and Mr. Miles Loadholt, Board Vice Chairman.

Other Trustees present were: Mr. William L. Bethea; Mr. John W. Fields; Dr. C. Edward Floyd; and Mr. M. Wayne Staton.

Others present were: President Andrew A. Sorensen; Secretary Thomas L. Stepp; Executive Vice President for Academic Affairs and Provost Mark P. Becker; Vice President for Research and Health Sciences Harris Pastides; Vice President and Chief Financial Officer Richard W. Kelly; Vice President for Student Affairs and Vice Provost for Academic Support Dennis Pruitt; Vice President for Human Resources Jane M. Jameson; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice President for Advancement Brad Choate; General Counsel Walter (Terry) H. Parham; Chancellor of USC Aiken Thomas L. Hallman; Chancellor of USC Upstate John C. Stockwell; Vice Provost for Academic Affairs William T. Moore; Vice Provost for Faculty Development Christine Curtis; Dean of USC Lancaster John Catalano; Director of Athletics Eric Hyman; Vice President for University Development, Division of University Advancement, Michelle Dodenhoff; Associate Vice President of Economic Development and Director of Innovista, Division of Health Research and Sciences, John Parks; Associate Vice President for Business and Facilities Helen Zeigler; Assistant Treasurer Susan D. Hanna; Executive Director of the Alumni Association Marsha A. Cole; Director of Facilities, Division of Business and Finance, Tom Quasney; Campus Planning and Construction Director and University Architect Charles G. Jeffcoat; Director of the Department of Internal Audit Alton McCoy; Senior Director of Advancement Administration,

Division of University Advancement, J. Cantey Heath, Jr.; Chair of the Development Foundation Thomas E. Suggs; University Foundations Chief Financial Officer Russell H. Meekins; Interim Director of Campus Planning and Construction and Manager of Construction Administration, Division of Facilities, Michael Thomas; Director of Facilities and Operations, USC Aiken, Tony Ateca; Campus Planning and Construction Executive Assistant Donna Collins; Special Assistant to the President and Athletics Director John D. Gregory; Director of Governmental and Community Relations, Division of University Advancement, Shirley D. Mills; Associate Director of Governmental Affairs and Legislative Liaison Casey Martin; Applications Technician, Department of Athletics, Kumar Moguluru; Director of University Communications, Division of University Advancement, Russ McKinney, Jr.; Board staff members Terri Saxon, Vera Stone, and Karen Tweedy; and members of the media.

Chairman Hubbard welcomed everyone. Mr. McKinney introduced members of the media who were in attendance.

Chairman Hubbard called the meeting to order and 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 circulated to the members; and a quorum was present to conduct business.

Chairman Hubbard stated that there was a contractual matter related to gift naming opportunities, which were appropriate for discussion in Executive Session. Mr. Bradley moved to enter Executive Session and Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: Dr. Sorensen, Secretary Stepp, Dr. Becker, Mr. Kelly, Dr. Hogue, Ms. Jameson, Dr. Pastides, Dr. Pruitt, Mr. Choate, Mr. Parham, Mr. Quasney, Mr. Jeffcoat, Ms. Collins, Mr. Gregory, Ms. Martin, Mrs. Mills, Mr. McKinney, Mrs. Saxon, Ms. Stone, and Ms. Tweedy.

Open Session

I. Capstone Asbestos Abatement:

This asbestos abatement project would cover the cost of removing the existing ceiling, abating the asbestos fireproofing, replacing the fireproofing,

replacing above ceiling HVAC duct, and replacing all electrical work associated with the ceiling removal and replacement.

Mr. Bahnmuller moved to establish this project with a budget of \$480,000 funded with USC Asbestos Funds. Mr. Warr seconded the motion. The vote was taken and the motion carried.

II. Preston College Student Room Interior Finishes:

This project would refurbish the wall finishes in the student rooms of Preston College. Work would include removal of existing worn wall covering and painting of walls in 125 student rooms. This routine maintenance project is required to provide a suitable environment for student residents.

Mr. Bahnmuller moved to establish this project with a budget of \$475,000 funded with Housing Funds. Mr. Warr seconded the motion. The vote was taken and the motion carried.

III. Cliff Apartments Kitchen Renovations:

Cliff Apartments was constructed in 1973 and serves Family & Graduate student housing needs. It is a nine story high rise building with 110,821 gross square feet. There are 105 apartment units with a maximum capacity of 145 bed spaces.

This project would renovate the apartment kitchens. Work would include installation of new cabinets and countertops, appliances, sinks and faucets.

Approval was requested to fund only the initial design and development of a cost estimate for the project.

Mr. Jones moved to establish this project for Phase I Design with a budget of \$150,000 to be funded with Housing Funds. Mr. Lister seconded the motion. The vote was taken and the motion carried.

IV. Byrnes Center Fourth Floor Renovation:

This project would renovate the fourth floor of the Byrnes Center to accommodate relocation of the Philosophy Department from the Welsh-Humanities Building and the Philosophy of Science journal staff from Gambrell Hall. Additional offices on the west end of the floor would be renovated for the School of the Environment.

Mr. Fields moved to establish this project with a budget of \$475,000 funded with Institutional Funds from the College of Arts and Sciences. Mr. Lister seconded the motion. The vote was taken and the motion carried.

V. USC Aiken Business and Education Building Roof Replacement:

This project would replace approximately 5,000 square feet of the original roof on the Business and Education Building. The building was constructed in 1992. The recommended replacement would be an asphalt based multi-ply product.

The roof would continue to have a white/light grey appearance for greater solar reflectance.

Mr. Loadholt moved to establish this project with a budget of \$267,000 funded with USC Aiken Institutional Capital Project Funds (ICPF). Mr. Lister seconded the motion. The vote was taken and the motion carried.

VI. USC Lancaster Hubbard Hall Interior Repairs/Renovation:

This project was for interior repairs/replacement in Hubbard Hall. Typically, the work would include wall and floor repairs, painting and flooring replacement throughout the building. This routine maintenance project was required to provide a suitable learning environment for students.

State Supplemental Funds were allocated for USC Lancaster, Repairs and Renovation and would be used to fund this project.

Approval was being requested to fund only the initial design and development of a cost estimate for the project.

Mr. Bradley moved to establish this project for Phase I Design with a budget of \$100,000 to be funded with State Supplemental Funds. Mr. Foster seconded the motion. The vote was taken and the motion carried.

VII. CPIP Projects:

A. Year 1 - For Approval: This project would fund lighting and HVAC equipment retrofits on the USC Aiken Campus. USC Aiken was currently reviewing energy savings opportunities with interest in pursuing projects with the greatest rates of return. Projects currently under consideration included chiller replacement and lighting retrofits in the Science Building and chiller plant upgrades in the Etherredge Center. The project would improve environmental stewardship and reduce physical plant energy consumption and operating costs. Depending on results of the study, USC Aiken might consider proposals for a performance contract in lieu of self-financing. The budget for the project was \$1,161,000 and would be funded with South Carolina Energy Office (SCEO) Conserfund.

Mr. Jones asked Mr. Kelly about the process to determine project cost estimates and he responded that they used industry standards along with assistance from an architect for projects under \$1 million. They used an architect to develop project cost estimates for projects above \$1 million and also had a third party review the estimates.

Mr. Kelly noted that the Joint Bond Review Committee has requested the University go through a process called "Phase 1" where the University would hire architects prior to the establishment of project budgets, to provide for "very detailed" project budgets.

Mr. Bradley moved to approve the USC Aiken request for projects included in Year 1 of the CPIP with a budget of \$1,161,000 funded with SCEO Conserfund. Mr. Loadholt seconded the motion. The vote was taken and the motion carried.

B. Year 2 - For Information: (specifically state funding request)

A list of projects, for which Capital Improvement Bonds would be requested, were included in Year 2 of the CPIP, as stated in the material distributed for the meeting.

This is received as information.

VIII. Senior Gift Recognition Program:

Chairman Hubbard stated that this item was presented for preliminary review and discussion. University Development proposed a program to encourage annual giving by members of the senior class to the University. The proposal included the installation of permanent plaques to recognize each senior class and the students who participate in the gift. The area requested for the mounting of the plaques was the brick wall in the rear patio area of the Russell House behind the Stage.

Mr. Kelly called on Michelle Dodenhoff who discussed the proposal. Several specific questions regarding the proposal were left unanswered. Chairman Hubbard asked for any opposition or concern from the Committee regarding the proposal. There being none, he stated that the presentation would be received as information to allow the development of a more specific proposal for future review by the Committee.

IX. Gift Naming Opportunities:

A. USC Columbia:

1. "The Katherine E. and George G. Matthews Dance Studio"
College of Arts & Sciences
2. "The Class of 1958 Collaborative Learning Laboratory"
Thomas Cooper Library
3. "The Law Class of 2005 David A. Kusa Classroom"
School of Law

B. USC Upstate:

"The Curtis R. Harley Art Gallery" Department of Fine Arts and Communication Studies

Chairman Hubbard called for a motion to approve the gift naming opportunities as presented.

Mr. Lister so moved and Mr. Jones seconded the motion. The vote was taken, and the motion carried.

X. Plan Next Buildings and Grounds Retreat:

Chairman Hubbard suggested Thursday, February 28, 2008, 10:00 a.m. to 3:30 p.m. as the date for the next Buildings and Grounds Committee Retreat for a Comprehensive Review and Update on Facilities Planning. He asked if anyone on the Committee had an "acute" conflict notify the Board Office, and consideration to move the date would be given. Therefore, at present the date was set.

As a result of recent meetings with Facilities staff and others, Mr. Foster requested that consideration of options on how to "close the gap" between the project budget and approval process and actual construction date be included on the retreat agenda, in an effort to reduce project budget overages.

There were no other suggestions for Retreat agenda topics.

XI. Development Foundation Report:

Chairman Hubbard recognized Mr. Meekins. He reported that the Foundation was still holding the five acres at Williams and Blossom streets referred to as the "Baseball Property" pending development by the University or the Foundation. They were also awaiting final Department of Health and Environmental Control approval to continue development of the Wheeler Hill subdivision.

Mr. Meekins also reported that they had received the Certificate of Occupancy for the Adesso Project, at the corner of South Main and Blossom Streets. The model apartment was open and 12 of the 115 condos have been sold. Retail businesses were also planned for the complex. He concluded that although they were behind schedule, the Foundation remained confident that the project would be financially successful.

The Foundation was currently planning a reception to show off the Adesso project, with the hopes that the Board of Trustees would attend. Mr. Buyck asked that the reception be held on February 28th, the day of the Buildings and Grounds Retreat, so the Board members could attend both.

XII. Other Matters:

Chairman Hubbard called attention to the materials distributed which outlined minor changes to the last revision of the Design Guidelines. He explained that they involve correcting a few scrivener's errors and clearly stating the Committee's prior decisions with respect to using a variety of oaks with emphasis on size and color, incorporating maples as appropriate and previously discussed and limiting the planting of canopy trees generally for a minimum of four blocks.

Chairman Hubbard called for a motion to incorporate the changes, as presented, into the final Design Guidelines for approval by the full Board later

today. Mr. Bahnmuller so moved and Mr. Buyck seconded the motion. The vote was taken, and the motion carried.

Chairman Hubbard called for a motion to approve the Design Guidelines as amended. Mr. Buyck so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

XIII. Adjournment:

Chairman Hubbard declared the meeting adjourned at 12:15 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary