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University of South Carolina  
BOARD OF TRUSTEES

Buildings and Grounds Committee

April 12, 2012

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Thursday, April 12, 2012, at 10:45 a.m. in the JM Smith Board Room, Health Education Complex, USC Upstate.

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

Other Trustees present were: Mr. Chuck Allen; Mr. W. Lee Bussell; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; Mr. Thad Westbrook; Mr. Mack I. Whittle; Mr. Charles H. Williams; and Mr. Mitchell M. Zais.

Others present were: President Harris Pastides; Secretary Amy E. Stone; Vice President for Academic Affairs and Provost Michael D. Amiridis; Chief Financial Officer Edward L. Walton; Vice President for Student Affairs and Vice Provost for Academic Support Dennis A. Pruitt; Vice President for Information Technology and Chief Information Officer William F. Hogue; Vice President of Development and Alumni Relations Michelle D. Dodenhoff; Vice President for Communications Luanne M. Lawrence; Vice President for Human Resources Chris Byrd; General Counsel Walter (Terry) H. Parham; Chancellor of USC Upstate Thomas Moore; Senior Vice Provost and Director of Strategic Planning Christine W. Curtis; Associate Vice President for Business Affairs, Division of Business and Finance, Helen T. Zeigler; Associate Vice President for Finance and Budget Director, Division of Business and Finance, Leslie Brunelli; Associate Vice President for Facilities Tom Quasney; Associate Vice President for Housing and Student Development Gene Luna; Dean of the College of Arts and Sciences Mary Anne Fitzpatrick; Dean of the College of Mass Communication and Information Studies Charles Bierbauer; Senior Advisor for the School of Law Henry McMaster; Executive Associate Athletics Director Kevin O'Connell; Associate Athletics Director Marcy Girton; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of News and Internal Communication Wes Hickman; Special Assistant to the President J. Cantey Heath, Jr.; Chair of the Faculty Senate Sandra

Kelly; Board staff members Vera Stone and Karen Tweedy; and members of the press.

Chairman Buyck called the meeting to order and welcomed everyone. Mr. Hickman introduced members of the media who were in attendance.

Chairman Buyck stated that the agenda had been posted and the press notified as required by the Freedom of Information Act; the agenda and supporting materials had been electronically posted for the Committee; and a quorum was present to conduct business.

Chairman Buyck stated that since the contractual matter listed on the agenda was not ready for discussion, there would not be a need for an Executive Session at this time.

### OPEN SESSION

#### I. Planning Update:

Chairman Buyck called on Mr. Walton to report on several important items.

##### A. Five Year Plan:

Mr. Walton reminded the committee that the Five Year Plan was presented at the February meeting. A Five Year Plan will always be presented in February of each year to make sure the committee is aware of what is being planned. Then throughout the year, adjustments will be presented that need attention at the time.

Mr. Walton called on Mr. Gruner, the University Architect. Mr. Gruner updated the committee on the projects for the next two fiscal years as part of the Five Year Plan that was presented in February. For 2012/2013, these projects include: the Discovery Upfit 3-5; the Horizon ground and fourth floor Upfit; the Assembly Street safety project; the Career Center to the Thomas Cooper Library; South Tower renovations; the Campus Room renovation; the South Quad maintenance project; and Athletics projects which include Williams Street acquisition and the Equestrian locker room. He then updated the committee on the 2013/2014 projects: Health Science renovations; the Law School construction; the Palmetto renovation (the Close-Hipp building for the Department of Justice); the Hamilton renovation; 1600 Hampton Annex renovation for DLES; several Student Services projects; and Athletics projects which include the Outdoor football practice field and Williams-Brice Stadium waterproofing and East Side restrooms.

This report was received as information.

#### B. Project Approvals:

Secretary Stone stated that as the committee moves forward on project approvals, where appropriate the following statement will be inserted in the official minutes of this meeting and read the following statement, “The University hereby declares its official intent, pursuant to Federal Regulations, to reimburse itself from the amounts of proceeds of the tax-exempt bond issue.”

Chairman Buyck recognized Mr. Walton to present the projects for approval. Mr. Walton called on Mr. Gruner. Mr. Gruner stated there were five projects that required approval.

1. Women’s Quadrangle Renovations:

The project for Women's Quadrangle Renovations was approved for Phase I design in September 2010 with a budget of \$408,000 funded with Housing Maintenance Reserve Funds.

This project will renovate the existing buildings in the Women’s Quadrangle (Wade Hampton, Sims, and McClintock) to create a 600+/- bed residence hall, a net increase of 50 beds. The residence floors will be renovated into pairs of bedrooms that have shared bathrooms and common living spaces where possible. To create a living and learning center, the ground floors of each building will have public spaces including common gathering areas, laundry facilities, cyber lounges and/or game rooms, and other common space functions. Classrooms, staff apartments, and staff offices for Academic Center for Excellence will be located in the ground floor of Sims. The three buildings will be connected via small additions which will improve the flow and community of the Women’s Quadrangle. Additions to McClintock and Sims will help provide the additional 50 beds. The total square footage of the completed project will be approximately 160,000 square feet, an increase of approximately 24,000 square feet. The buildings will be renovated to achieve a minimum LEED Silver certification.

The renovation includes demolition of existing interior non-load bearing CMU partition walls and the construction of a partial seismic reinforcement system. Asbestos and lead materials will be removed from the buildings. Exterior walls will remain but will be insulated. Windows in McClintock will be replaced and windows in Sims and Wade Hampton will be evaluated and replaced if necessary. The project will include renovation of finishes and installation of new mechanical, plumbing, electrical, and fire protection systems throughout, including new fan coil units in the resident rooms. New elevators will be installed in the lobbies of each building.

The site design includes preserving and protecting the mature specimen trees, while renovating the central courtyard area into more functional space by changing the walkway pavers, removing the low landscaping and low walls, and creating more sitting and gathering areas. Accessibility for the disabled

will be provided. New walkways will be provided along Pickens Street to improve pedestrian safety and aesthetics. Construction is scheduled to begin in May 2013 with projected completion in July 2014.

Chairman Buyck called for a motion to fund Phase II design and construction for a total project budget of \$27.2 million funded with Housing Revenue Bonds. The committee so moved and Mr. Adams seconded the motion. A discussion ensued on receiving student input when renovating the dorms and the financial impact of the additional 50 beds. The committee was informed that focus groups were held with students and the students overwhelmingly wanted the suite style rooms. As for the revenue, each bedroom can produce approximately \$12,000 per year. This project has been reviewed by the Architectural Review Committee and recommended certain changes that have been implemented. The committee will review again before the project begins. 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. USC Upstate Administration Building Repairs and Renovation:

The project for USC Upstate Administration Building Repairs and Renovation was approved for Phase I design in September 2010 with a budget of \$60,000 funding with Institutional Capital Project Funds (ICPF).

This project will correct major deficiencies in the building systems with replacement of the HVAC system, replacement of the plumbing infrastructure, replacement of lighting, and installation of a new fire alarm system to meet current code requirements. Additional work will include removal and replacement of ceilings, insulating the attic, interior finish upgrades to public toilets, and miscellaneous construction required to support replacement of the major building systems. Construction will be phased to keep the building partially occupied and operational during construction.

LEED certification is not required for this project; however, energy conservation measures will be incorporated in the project. These measures include variable speed drives on pumps, an energy recovery ventilator (ERV), insulation of the attic, installation of energy efficient lighting, occupancy sensors in lighting, and low flow toilets and faucets with sensors. Construction is scheduled to begin in February 2013 with projected completion in December 2013.

Chairman Buyck called for a motion to fund Phase II design and construction for a total project budget of \$4.0 million funded with \$3.8 million in State Institution Bonds, and \$200,000 in ICPF. Mr. Lister so moved and Mr. von Lehe 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. Horizon Garage Street Level Classroom Upfit:

Horizon Parking Garage is a seven level, 979 space garage located at 519 Main Street, adjacent to Horizon I Building. When the garage was constructed in 2008, it included shell space on the east side of the second level (Main Street entrance) for future development. This project will upfit approximately 3,600 square feet to provide classroom and office space for College of Engineering and Computing research professors, postdoctoral fellows, and graduate students. The space will include a 50 student classroom enhanced with multi-media equipment and 20 workstations. The project will also include installation of the required infrastructure including restrooms, dedicated mechanical system, fire protection system, voice/data connections, and security lighting, card access, and cameras.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$660,000 to be funded with Institutional Funds. Mr. Hubbard so moved and Mr. Adams 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. Coker Life Sciences Laboratory Renovation:

This project will renovate approximately 5,000 square feet on the seventh floor of the Coker Life Sciences building for the College of Pharmacy. Dr. Igor Roninson, SmartState Chair in Translational Cancer Therapeutics, will occupy the space. The renovations will create office space, tissue culture rooms, microscopy rooms and laboratories and will include mechanical and plumbing upgrades, asbestos abatement, new partitions and new interior finishes.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$995,000 to be funded with Institutional Funds. Mr. Adams 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.

5. 1800 Gervais Street Renovation (Arts Commission Building):

In February 2011, University of South Carolina Board of Trustees approval was received to lease space at 1800 Gervais Street. This project will renovate the space to accommodate the Cognitive

Neuroscience Research Group in the Department of Psychology. Actual occupancy will fluctuate but will average 45-55 people including faculty, research staff, post-docs, graduate students, undergraduate students and study participants.

The renovation will include minor reconfiguration of existing space to create testing rooms, new carpet and paint throughout the entire space, asbestos abatement, modifications to mechanical and electrical systems to accommodate needs of new occupants, and installation of University voice/data system.

Chairman Buyck called for a motion to establish and fully fund this project with a budget of \$800,000 to be funded with Institutional Funds. Mr. Loadholt so moved and Mr. Warr seconded the motion. The committee was reminded that the State owns this building and the lease can be converted into a purchase by the University in the future. 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. Project Budget Adjustments:

1. Historic Horseshoe Window Repair:

The project to restore the exterior windows in buildings on the Historic Horseshoe was approved in February 2009 with a budget of \$490,000. Upon completion of a window survey, it was determined that replacement of the windows in McKissick was a top priority. The level of humidity control required in the building could not be achieved with the windows in their existing condition. With approved funding, windows on the north, west, and south facades are being restored.

To complete the restoration of all windows in the facility, windows on the east façade and in the dome need to be addressed. It is most cost efficient to authorize the additional work while the contractor is still on site. The estimated cost to complete the restoration of windows in McKissick is \$290,000.

Chairman Buyck called for a motion to increase the budget for this project by \$290,000 funded with Renovation Reserve Funds, resulting in a total project budget of \$780,000 funded with \$410,000 in Institutional Capital Project Funds and \$370,000 in Renovation Reserve Funds. Mr. Jones 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.

2. Harper Elliott Renovations:

The project to renovate Harper/Elliott was approved for Phase II design and construction in April 2010 with a budget of \$3,830,000 funded with \$3,750,000 in Housing Maintenance Reserve Funds and \$80,000 in Institutional Capital Project Funds (ICPF). The scope of work included replacement of mechanical and electrical systems, new ceilings and lighting, upgrades to power and data wiring, installation of new energy-efficient windows, and interior facelift of the residential units including wall and floor finishes and updates of kitchenettes and bathrooms. In January 2011, administrative approval was received to increase the budget by \$150,000 to fund the replacement of the central HVAC piping and pumps that serve the center section (E&G space) for cost efficiency and improvement of reliability of entire system. The increase was funded with Institutional Funds.

During the first phase of work in Summer 2011, major structural defects were encountered posing an immediate threat to the integrity of the building. These defects included rotted beams, rafters, flooring, and holes in the subfloor. Asbestos and mold were found hidden behind walls and ceilings. Remediation of these defects required significant additional work and the remainder of the project budget. A Conditional Certificate of Occupancy was issued identifying fire wrapping of ducts and replacement of bathroom door hardware (to be installed during Summer 2012) as conditions of occupancy. In addition, replacement of exterior handrails is required.

In order for the Summer 2012 work to proceed, additional funding is needed. The increase will be funded with a transfer of funds from the DeSaussure Fire Protection/Renovation project.

The scope of work in both the Harper/Elliott Renovations project and the DeSaussure Fire Protection/Renovation project has been reduced to level of available funding. The reduction in scope includes removal of window replacement, exterior door replacement, key card access installation, and wireless lock installation.

Chairman Buyck called for a motion to increase the budget for this project by \$248,000 to be funded with Housing Maintenance Reserve Funds, resulting in a total budget of \$4,228,000 funded with \$3,998,000 in Housing Maintenance Reserve Funds, \$150,000 in Institutional Funds, and \$80,000 in ICPF. Ms. Moody so moved and Mr. von Lehe 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. Administrative Notifications:

In accordance with the policy approved by the Board of Trustees, administrative approval was obtained to increase the budget for the following project(s):



1. USC Upstate Campus Buildings Deferred Maintenance Mechanical Upgrades:

The project budget for the Campus Buildings Deferred Maintenance Mechanical Upgrades project was increased by \$9,268.68. The increase will address additional mechanical repairs/upgrades on the Upstate Campus.

The increase was funded with a transfer of the Research University Infrastructure Bonds remaining in the completed USC Upstate Humanities and Performing Arts Center Roof Replacement project. The increase resulted in a total budget of \$566,933.67 funded entirely with Research University Infrastructure Bonds.

2. Greenhouse Projects:

This project is for School of Journalism and Mass Communications. It is a Communications Hub and Broadcast Studio (previously known as the Greenhouse project). The catalyst for this project is a \$1.5 million donation procured in the private sector, targeted for this precise function. The location is at the site of the old greenhouse behind Lieber College. The greenhouse will be removed and replaced with a proposed studio with exterior glass walls which will display broadcast activity to the University community. The design will be presented to the Architectural Design Review committee for at least three readings. The purpose will be a showcase of technology and innovative communications to enhance the curriculum and student experience by creating opportunities for the practice of live reporting techniques.

Chairman Buyck stated that these notifications were received as information.

E. Planning Items:

1. Greek Village Expansion:

Mr. Walton provided an update on the Greek Village. There is a demand on campus for six new Greek houses. Mr. Walton shared the location of the proposed houses, as well as a proposed building for multiple uses. There was a discussion of student safety across Blossom Street. Mr. Walton advised there is a plan in place, but many meetings and future discussions need to take place. There was a question raised on using the Intra-mural fields for future growth, but Mr. Walton advised there is a great demand for these fields by the students. There was a lengthy discussion on future development of property beyond the Coliseum.

2. Greene Street Road Closure (Pickens Street to Bull Street):

Mr. Gruner stated with the renovation of Petigru and the renovation of the Women's Quad, we are focused on the block of Greene Street from Bull Street to Pickens Street to eliminate on-street parking and close that segment to allow the students to cross that street safely. A traffic engineer has

been engaged to obtain pedestrian, vehicle, and truck counts for this entire area. There is still much work to be done, but we are optimistic and will continue toward accomplishing the goal of closing this portion of Greene Street.

Chairman Buyck stated that these planning items are received as information.

II. Project Updates:

A. EIV Property – On the verge of being presented to and approved by the Joint Bond and Review Board and the Budget and Control Board during their May meetings. The dollar figure is \$5.3 million for both properties.

B. Petigru College – The building is being repurposed for academic use. This will be a gateway to Gibbes Greene from the south. First floor will house five classrooms, with total student capacity of 234 students, as well as study rooms. Second floor will house three classrooms, with total student capacity of 150 students, study rooms, and will also house some administrative offices for the College of Arts and Sciences for some faculty and administrators as well as on the third floor. The goal is to have the renovations completed by January of 2013.

C. Darla Moore School of Business – The project is still proceeding on schedule and in budget, although it is tight. There are five packages for this project to be bid. The first three are basically complete. The foundation work is about 15% complete. Progress can be viewed on webcam at [dmsbcam.sc.edu](http://dmsbcam.sc.edu).

Mr. Quasney stated that there are now 81 projects at various stages with over \$500 million worth of work. He stated that even during the economic recession, work continued at the University. He also informed the committee that in our estimates versus actual awards, for the last six months, about 30 projects with a value of about \$54 million we estimated and the projects came in at actually \$45 million.

Dr. Pastides commended the committee and Mr. Buyck for continuing to ask for comprehensive presentations and updates to reach the level presented at today's meeting.

Mr. Adams asked for an update on asbestos removal in the Jones Physical Science building. Mr. Quasney advised that all asbestos has been removed with the exception of one location and that it is in the utility corridors that are enclosed that do not have access. A project was recently completed that removed the asbestos from the ceilings, from the mechanical rooms, and from the entire building where access was available, including the mechanical ducts. The only remaining asbestos is not accessible. The part of Jones that has been renovated the asbestos has been removed; but about half of the building has

not been fully renovated, or done a full major renovation on, so there is some asbestos in the duct that carries the utility, but there is no airflow through that so there is no access to people.

Mr. Walton briefed the committee on the SCANA property on Assembly Street. A plan has been developed that will allow negotiation with SCANA on the price. The use of the property has been determined, we can negotiate a price with SCANA, and move forward with the project. Hopefully within the coming months, a plan can be brought back to the committee with how this property can be properly utilized. A price has to be determined and the funding found.

Chairman Buyck stated that these updates are received as information.

### III. Regulatory Actions Update:

Ms. Zeigler provided an update on regulatory approvals. This has been a light year thus far. The first factor being the sheer volume of what has already been approved in previous years and the impressive updates that have been provided shows we have been moving items through, getting the projects going, spending all the money that is specified to be used for that purpose. We have implemented the annual process which will give us the opportunity to be strategic in looking forward throughout the year to choose the best combination of projects and the best regulatory meetings to take those forward for approval. Thirdly, we were able to get regulatory relief last year which took our threshold up to \$1 million for things that were of a renovation nature and several project just approved will not have to be taken to the regulatory process because of that increase in the approval threshold. Ms. Zeigler reviewed with the committee the items already approved during the regulatory process and the upcoming items to be presented to JBRC and B&CB.

Chairman Buyck stated that this report is received as information.

### IV. Other Matters:

There was a short discussion on pedestrians crossing Bluff Road from the Farmers Market property to the stadium during the football games. Mr. Kevin O'Connell indicated this is a continual progression of talks and that with construction, there will be designated cross walks on the street. It was noted that DOT is paving a sidewalk from Assembly Street down Rosewood and then Rosewood down Bluff Road. This should help eliminate people from walking in the street.

There being no other business, Chairman Buyck declared the meeting adjourned at 12:15 p.m.

Respectfully submitted,

Amy E. Stone  
Secretary