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University of South Carolina

BOARD OF TRUSTEES

Buildings and Grounds Committee

April 20, 2007

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, April 20, 2007, at 11:00 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. 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. Members absent were: Mr. Mark W. Buyck, Jr.; and Mr. Samuel R. Foster, II. Other Trustees present were: Mr. William L. Bethea, Jr.; Mr. John W. Fields; and Mr. Othniel H. Wienges, Jr.

Others present were: President Andrew A. Sorensen; Secretary Thomas L. Stepp; Executive Vice President for Academic Affairs and Provost Mark P. Becker; 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 Research and Health Sciences Harris Pastides; Vice President for Human Resources Jane M. Jameson; Vice President for Information Technology and Chief Information Officer William F. Hogue; Chancellor of USC Aiken Thomas L. Hallman; Chancellor of USC Upstate John C. Stockwell; Vice Chancellor for Business Affairs, USC Upstate, Robert Connelly; Assistant Vice Provost for Academic Affairs William T. Moore; General Counsel Walter (Terry) H. Parham; Campus Planning and Construction Director and University Architect Charles G. Jeffcoat; Assistant Treasurer Susan D. Hanna; University Development Foundation Director Richard H. Rockafellow; University Foundations Chief Financial Officer Russell H. Meekins; Director of Facility Services James D. Demarest; Budget Director Leslie Brunelli; Controller Patrick M. Lardner; Campus Planning and Construction Executive Assistant Donna Collins; Assistant to the Vice President, Division of Business and Finance, Ken Corbett; Director of Government Affairs and Legislative Liaison Johnny D. Gregory; Associate Director of Governmental Affairs and Legislative Liaison Casey Martin; Director of Periodicals, University Publications, Chris Horn; USC Lancaster Public Information Officer Shana Funderburk; Director of University Communications, Division of University Advancement, Russ McKinney, Jr.; Student Government

Association President Nick Payne; 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 were contractual matters related to gift naming opportunities appropriate for discussion in Executive Session. Mr. Bahnmuller moved to enter Executive Session and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

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

Open Session

I. Administrative Project Increase(s):

A. USC Aiken Convocation Center: In accordance with the policy approved by the Board of Trustees, administrative approval was obtained to increase the USC Aiken Convocation Center budget by \$249,000 to purchase

remaining fixed equipment including an exterior marquee and a rigging grid to be placed above the stage area.

Mr. Kelly noted that those items were originally budgeted, however, when the bids came in over the project budget they were removed. The campus was now requesting those items be added back in the project.

The increase was funded with Institutional Capital Project Funds and resulted in a total budget of \$25,969,000 funded with \$7,430,000 in County Funds, \$6,320,000 in USC Aiken Institution Bonds, \$6 million in Capital Improvement Bonds, \$2,324,000 in USC Aiken Institutional Capital Projects Funds, \$1,250,000 in USC Aiken Appropriations, \$1 million in Private Funds, \$900,000 in Bookstore Revenue, and \$745,000 from the City of Aiken.

Chairman Hubbard stated that this report was received as information.

B. USC Lancaster Deferred Maintenance:

The project addressed deferred maintenance on the USC Lancaster campus and was being used to assist in funding the Hubbard Hall HVAC Renovation project, which was declared an emergency to allow the project to proceed as scheduled with a completion date of Fall 2007. However, the project completion date was delayed until Summer 2008 due to a bid protest that had since been resolved.

Replacement of the forty-two year old system in Hubbard Hall had been needed for several years. Receipt of state funding with additional funding provided by USC Lancaster made it possible for the project to proceed. The work was required not only due to age of the system, but also to install a system that would supply fresh air to the building. An energy audit by the State Energy Office stated that the building used 100% recirculated air, which resulted in a health issue of a serious nature.

The project was previously approved with a budget of \$417,510. USC Lancaster added an additional \$100,000 in USC Lancaster Institutional Capital Project Funds to ensure successful completion of the project. This increase resulted in a project budget of \$517,510 funded with \$300,000 in State Supplemental Funds, \$100,000 in USC Lancaster operating funds, \$100,000 in USC Lancaster Institutional Capital Project Funds, and \$17,510 in State Capital Improvement Bonds.

Chairman Hubbard stated that this report was received as information.

II. 707 Catawba/350 Wayne Street Property Acquisition:

The project was to purchase, from the USC Development Foundation, the

707 Catawba/350 Wayne Street properties, which consisted of two parcels and two office/warehouse buildings. The Development Foundation had approximately \$4.3 million invested in the property.

Mr. Kelly reported that although originally placed on the agenda for action, at this time the report was received for information only, to allow more time to review the preliminary studies required for a property acquisition appraisal, environmental studies, and a building assessment.

III. Williams-Brice Stadium Training Room Renovations:

This project for various improvements to the Williams-Brice Stadium football facilities included relocating the existing athletics training room to a portion of the old weight training area. The current training room area would be converted into a football team player lounge. New interior finishes would be included in the work, but the existing HVAC would be utilized and no additional electrical power would be required.

Chairman Hubbard called for a motion to establish the project with a budget of \$495,000 to be funded with Athletic Funds. Mr. Adams so moved and Mr. Bahnmuller seconded the motion.

Chairman Hubbard asked Mr. Kelly to discuss how this project tied in with the full proposed stadium renovation plan. Mr. Kelly explained that the project was in concert with the other plans, and was a priority for the football program. Mr. Adams stated that the renovation was much needed.

The vote was taken, and the motion carried.

IV. Equestrian Farm Acquisition:

The Athletics Department proposed to acquire approximately 28 acres known as One Wood Farm in Blythewood, South Carolina, from the University of South Carolina Development Foundation. The facility, currently leased by the Athletics Department, was used for equestrian team practice and housing of horses. The facility featured a covered arena, three barns with the capacity for twenty-two horses, two outdoor all-weather footing arenas, a sprinkler system for all arenas, a locker room, and three tack rooms.

The University was proceeding with the establishment of a project to authorize the procurement of the appraisal, environmental study, and building assessment. The results of those studies would be presented to the Board of Trustees at a future meeting.

Mr. Fields asked about the Equestrian Team's national ranking and Dr. Sorensen responded that they were the best in the country and had earned the University's second NCAA national championship, the first being the Women's Track team championship in 2003.

Mr. Jones asked the Athletic Department's principle motivation for owning not renting the property. Mr. Kelly replied that annual rent was approximately \$75,000 and that at that rate the property could be paid for in approximately ten years.

Chairman Hubbard stated that this report was received as information.

V. Jones Physical Sciences Center Fire Pump Installation:

This project was to install a fire pump and standpipe system in the Jones Physical Sciences Building. As areas of the building are renovated, a new sprinkler system would be installed. The new fire pump was required to provide the capacity to meet code requirements for a sprinklered building. Standpipe risers and hose connections are to be installed in the three exit stairs with valve connections at each floor for future renovations.

Chairman Hubbard called for a motion to establish the project with a budget of \$500,000 to be funded with Institutional Capital Project Funds. Mr. Jones so moved and Mr. Bahnmuller seconded the motion. The vote was taken, and the motion carried.

VI. Capstone Top of Carolina Renovations:

This project was to renovate Top of Carolina, the rotating dining facility on the eighteenth floor of Capstone Dormitory, which had served as a campus landmark since 1967 and was used to promote the University to prospective students and faculty. Mr. Kelly stated that the facility had lost its appeal over the years through lack of updates. The renovation project would include refurbishment of interior finishes, mechanical modifications, and would provide compliance with ADA requirements.

Chairman Hubbard called for a motion to establish the project with a budget of \$700,000 to be funded with Food Service Funds. Mr. Adams so moved and Mr. Bahnmuller seconded the motion.

Mr. Bahnmuller asked if the renovations would be beneficial to the University and attract more events. Mr. Kelly replied that he anticipated the restaurant would become a seven-day dining destination.

The vote was taken, and the motion carried.

VII. USC Upstate Housing Acquisition, Construction, and Renovation:

This project for expansion and improvements to USC Upstate housing facilities had three components: acquisition of the existing Palmetto House residence hall; construction of a new residence hall adjacent to the existing Palmetto House residence hall; and renovation to the existing Palmetto Villas residential apartment complex.

The existing Palmetto House residence hall would be acquired from the Carolina Piedmont Foundation.

The new residence hall would be the second residence dormitory on the campus and would accommodate approximately 350 beds in four-bed suites, with a combination of private and shared bedrooms.

With these additional beds, USC Upstate would have a total of approximately 1,100 beds, which was in accordance with the approved Master Plan goal of providing housing for twenty-five percent of the student body. Currently all existing residential facilities were fully occupied.

The Palmetto Villas (formerly University Commons) consisted of an 84,000 square foot facility containing 100 units with 376 beds. It would be renovated to include upgrades to restrooms and living areas. Life safety issues would also be addressed with improvements to smoke and fire detection systems.

Mr. Connelly reported that a thorough needs analysis was conducted which clearly validated the need for the proposed housing projects. He noted that the administration anticipated over 800 freshmen and 700 transfer students for Fall 2007, and that USC Upstate was moving toward requiring freshmen who live outside of a fifty mile radius to live on campus.

Chairman Hubbard called for a motion to establish and implement this project with a budget of \$36,050,000 funded with \$36 million in USC Upstate Housing Revenue Bonds and \$50,000 in USC Upstate Housing Operating Funds. If any issues were identified relative to the purchase of the Palmetto House, the Board would be notified so appropriate action could be taken.

The project budget included:

Acquisition of the existing Palmetto House residence hall	\$13,050,000
Construction of a new residence hall	\$21,000,000
Renovations to Palmetto Villas	\$ 2,000,000

Mr. Lister so moved and Mr. Adams seconded the motion.

Mr. Bradley asked if this project had been reviewed by Lehman Brothers and Mr. Kelly answered that it would be before the Bond Resolutions were issued.

The University declared its official intent, pursuant to Federal Regulations, to reimburse itself from the amount of proceeds of the tax-exempt bond issue.

VIII. USC Upstate Campus Core Parking Lot Construction:

This project was to construct additional parking in the core of the USC Upstate campus. The parking lot would add approximately 170 parking spaces close to several academic facilities where current parking capacity was insufficient for the demand.

Chairman Hubbard called for a motion to establish this project to construct additional parking with a budget of \$450,000 funded with USC Upstate Institutional Capital Project Funds.

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

Chairman Hubbard stated that the Governor of Virginia had asked that a moment of silence be acknowledged at 12:00 noon in memory of those who lost their life in the tragic events at Virginia Tech, and that he planned to do so at the designated time. Mr. Stepp noted that, also at that time, the Carillon on the Horseshoe would toll for five minutes.

IX. Gift Naming Opportunities:

Chairman Hubbard called on Secretary Stepp, who reported that, as discussed in Executive Session, there were gift naming opportunities in conjunction with appropriate donations, which were unanimously recommended by the Gift Naming Opportunities Committee.

A. USC Aiken - Convocation Center:

1. "John C. Troutman Lobby Display"
2. "First Citizens Bank Athletics Hall of Fame"
3. "Gwen Perkins Wall of Fame"
4. "SRP Federal Credit Union Athlete Study Area"
5. "Security Federal Bank Garden" - \$40,000
6. "Bridgestone/Firestone South Carolina Athletics Conference Room" - \$30,000
7. "Wachovia Bank Center Seating Section" - \$30,000
8. "Regions Bank Side Seating Section" - \$25,000
9. "Aiken Standard Side Seating Section" - \$25,000
10. "Jason and Tiffany Stapleton Athletics Office Suite"

Chairman Hubbard called for a motion to approve the gift naming opportunities as presented. Mr. Loadholt so moved and Mr. Jones seconded the motion. Dr. Sorensen commended Chancellor Hallman and his colleagues for their remarkable job in securing the gifts for the Convocation Center.

The vote was taken, and the motion carried.

B. College of Mass Communications and Information Studies

LeConte Building Renovation - "Buchheit Family Lobby":

Chairman Hubbard called for a motion to approve the gift naming opportunity as presented. Mr. Lister so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

C. College of Pharmacy - "CVS Pharmacy Practice Laboratory":

Chairman Hubbard called for a motion to approve the gift naming opportunity as presented. Mr. Bahnmuller so moved and Mr. Bradley seconded the motion. The vote was taken, and the motion carried.

Chairman Hubbard declared the meeting to stand at ease to acknowledge a period of silence in memory and support of the Virginia Tech community.

X. Development Foundation Report:

Chairman Hubbard called on Dr. Odom, who reported on four projects:

1. Wheeler Hill - A planned urban development on four acres on which 39 single-family lots were being developed. The Foundation was currently working to determine sale prices for the lots, and hoped to begin marketing them by Fall 2007.

2. Adesso Project - Currently 10 of the 110 condominiums located at the intersection of Main and Blossom Streets were under contract.

3. Greene & Pulaski Streets Property - A 19,000 square foot building on 2.1 acres which the Foundation currently leased to the University for storage and for use by the USC Art Department.

4. Baseball Stadium Property - The Development Foundation had purchased 29 acres from the Guinard Family. It sold 12.5 acres of that property to the University for the Baseball Stadium. The Foundation was currently in negotiations with the Columbia Housing Authority to sell it 1.14 acres of that property to act as a buffer between the baseball stadium and the adjacent neighborhood.

Mr. Fields commented on the Inn at USC's excellent service and overall success.

Chairman Hubbard asked Dr. Odom what percentage of the Inn's weekly occupancy was by the National Advocacy Center (NAC). Dr. Odom responded that originally the NAC was promised 80 rooms a week for four nights at the government rate, but that due to cutbacks in the Federal Government, they were now at approximately 55 rooms.

XI. Other Matters:

Mr. Jones asked for a report on campus security, in light of the Virginia Tech tragedy, and Dr. Sorensen replied that he would report on that topic in his report in the Board meeting later in the day.

Mr. Bahnmuller stated his understanding that over 15,000 more football ticket applications were received than there were seats available, and he wondered whether any thought had been given to expanding the stadium end zone on the George Rogers Boulevard side to accommodate the additional requests.

Chairman Hubbard replied that that expansion was included in the Athletics master plan.

Mr. Adams asked that USC Foundations report at the next meeting on the status of the Prince George and the Wedge properties.

Chairman Hubbard asked for an update on the Student Health Center, including the services it currently provided and possible expansions of services. He also requested a report on preliminary plans for an additional student residence hall.

Mr. Stepp stated that Dr. Odom would present an update from the Education and the Development Foundations and the next scheduled Board meeting.

Mr. Kelly asked that consideration be given to allow for more in depth discussions on proposed buildings and grounds projects, and Chairman Hubbard agreed with the request.

XII. Adjournment:

Chairman Hubbard called for any other matters to come before the Committee and there were none. Therefore he called for a motion to adjourn. Mr. Bahnmuller moved and Mr. Bradley seconded the motion. Chairman Hubbard declared the meeting adjourned at 12:15 p.m.

Respectfully submitted,

Thomas L. Stepp
Secretary