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University of South Carolina
BOARD OF TRUSTEES

Buildings and Grounds Committee

February 10, 2012

The Buildings and Grounds Committee of the University of South Carolina Board of Trustees met on Friday, February 10, 2012, at 9:30 a.m. in the 1600 Hampton Street Board Room.

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. J. Egerton Burroughs; Dr. C. Edward Floyd; Mr. Hubert F. Mobley; Dr. C. Dorn Smith III; Mr. Thad Westbrook; Mr. Mack I. Whittle; and Mr. Charles H. Williams.

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 Research Prakash Nagarkatti; 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; University Treasurer Susan D. Hanna; Chancellor of USC Upstate Thomas Moore; Senior Vice Provost and Director of Strategic Planning Christine W. Curtis; Associate Vice President for Student Life and Development, Division of Student Affairs, Jerry Brewer; Associate Vice President for Business Affairs, Finance and Planning Division, Helen T. Zeigler; Associate Vice President for Finance and Budget Director, Division of Finance and Planning, Leslie Brunelli; Associate Vice President for Facilities Tom Quasney; Associate Vice President for Transportation and Logistical Relations Derrick Huggins; Associate Vice President for Housing and Student Development Gene Luna; Dean of USC Lancaster John Catalano; Dean of the College of Arts and Sciences Mary Anne Fitzpatrick; Director of Athletics Eric C. Hyman; Executive Associate Athletics Director Kevin O'Connell; Chief Financial Officer, Department of Athletics, Jeff Tallant; Associate Athletics Director Marcy Girton;

Director of Capital Budgets and Financing, Division of Finance and Planning, Charlie Fitzsimons; Director of Facilities Planning and Construction, Division of Facilities, Jeff Lamberson; Director of Facilities Operations and Maintenance, Division of Facilities, Jim Demarest; Director of Facilities Planning and Programming and University Architect Derek S. Gruner; Director of Governmental and Community Relations and Legislative Liaison Shirley D. Mills; Director of Media Relations, Office of Communications, Margaret Lamb; Director of News and Internal Communication Wes Hickman; Director of State Relations Trey Walker; Executive Assistant to the President for Equal Opportunity Programs Bobby D. Gist; Special Assistant to the President J. Cantey Heath, Jr.; Chair of the Faculty Senate Sandra Kelly; Manager of Energy Plant Funds and Data Supervisor, Controller's Office, Deborah Crews; Executive Assistant, Facilities Planning and Construction, Donna Collins; Senior Project Manager Thomas Opal; Student Government Association President Joe Wright; Heather Mitchell, The Boudreaux Group; Russell Hinds, Gilbane Building Company; Christoph Muelbert and Brian Frankel, Barclays Capital; University Technology Services Production Manager, Justin Johnson; Board staff members Terri Saxon, Vera Stone, and Karen Tweedy; and members of the press.

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

Chairman Buyck 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 electronically posted for the Committee; and a quorum was present to conduct business.

I. Discussion of Facilities Planning:

Chairman Buyck called on Dr. Pastides, who made the following statement.

I think we have organized the best people and the best skills in the best positions to team up to provide a coordinated effort to stay focused on mission, goals and objectives.

This team, that you are about to hear about, has as much knowledge and skill I think as any facilities team anywhere. Under the leadership of Ed Walton, a CPA, we have an architect (Derek Gruner), an engineer (Tom Quasney), an MBA (Leslie Brunelli) and an attorney (Helen Zeigler). This is not their first time around the block. They've done it all before. They have years of experience (some of them more than 30 years; nobody with less than 15 years). This team is equipped to handle, I believe, everything from needs assessment through feasibility studies, initial plans, financing, design and construction of projects, big projects and small projects and everything in between.

I asked the team to devise and to help us understand a master plan and to develop detailed action plans for housing, athletics, deferred maintenance, and to incorporate those detailed action plans into a comprehensive five year capital plan for the approval, first of me, and of the Board of Trustees.

What you will see and hear today is new and the culmination of work that began when I became president, and was tested over the next two years. Today, you will hear about the Law School, student housing, and academic space. It comes with the approval of the university's Capital Planning Committee and it represents, frankly, a change in the way we think about our facilities, how we approach their design and construction.

This is a major step forward for the university, and it is a day that I am very proud of.

II. Sasaki Master Plan:

Chairman Buyck recognized Mr. Walton, who stated that the Plan was presented in detail at the full Board in December 2010; and discussed at the Board's annual retreat in April of 2011. Mr. Walton called on Mr. Quasney.

Mr. Quasney discussed the University's immediate and future space plans: classrooms; laboratories; offices; dorm beds; and student life. The next steps for the Master Plan were presented in three categories. Completed was the comprehensive housing study including assessment of existing housing inventory, market study, and public/private partnerships. Two steps listed as "Underway" were the improvements to the Assembly Street crossing at its intersection with Greene Street and the pedestrian underpass; and the Transportation Demand Management Plan for the University. Steps in the "Planning" stage were: planning, design, and funding for new classroom and laboratory building; securing funding and approvals for the pedestrian friendly streetscape program for Greene, Assembly, and Sumter Streets; investing in the City and County in a district plan for South Campus that includes street improvements between the University and Williams Brice Stadium; engagement with the City, County, neighborhoods, River Alliance, and the Army Corps of Engineers on the restoration of Rocky Branch Creek; Restoration of the Henderson Block to residential use; and the acquisition of SCANA property.

Chairman Buyck called for a motion to adopt the Sasaki Master Plan as presented. Mr. Jones so moved and Mr. Hubbard seconded the motion. The vote was taken and the motion carried. The Master Plan is listed in its entirety on the University's Facilities Department website.

III. Five-Year Capital Plan:

Chairman Buyck called on Mr. Walton, who provided a brief summary of the extensive process used to develop the Plan. Mr. Quasney stated that the Five-Year Capital Plan was a plan of the projects that University administration planned to study, design, fund, and construct over the next five years. The Plan will help to develop the annual Capital Budget.

Mr. Quasney discussed each project included in the Five-Year Capital Plan in detail. The Plan is included in full in these minutes as [Exhibit A]. Chairman Buyck stated that this Plan was received as information. The actual request for approval of the projects was considered later in the meeting.

IV. Capital Renewal Plan:

Chairman Buyck called on Mr. Walton, who explained that the Capital Renewal Plan, which was incorporated in the Five-Year Capital Plan, was a combination of three components. The first component is preventive maintenance, which is work necessary to realize the originally anticipated life of a building, equipment, or infrastructure, normally accomplished with in-house resources. The second, life cycle replacement, provides resources to replace systems or components as they reach the end of their useful life – these are usually accomplished with in-house or contracted resources. Renewal projects, the third component, accomplish major system replacements, retrofits, renovations, and repairs, normally completed by contracting with outside firms for the completion of the respective project.

The project priorities of the Capital Renewal Plan are: Life Safety and Building Code; ADA; Building Envelope; Piping Systems; HVAC Systems; Electric Systems; and Aesthetics.

The current estimate for the University's Capital Renewal Plan is \$550,000,000. Extended over eleven years that figure could be reduced to \$250,000,000.

Chairman Buyck stated that this Plan was received as information. [Exhibit B]

At this point in the meeting Ms. Ziegler gave a brief overview of the capital projects external regulatory approval process. The approval entities included in the process are the Commission on Higher Education (CHE), the Joint Bond Review Committee (JBRC); and the State Budget and Control Board. She explained the subject jurisdiction of each entity.

V. Comprehensive Permanent Improvement Plan (CPIP):

Mr. Quasney explained that each state agency responsible for providing and maintaining physical facilities was required to submit to the State Budget and Control Board a Comprehensive Permanent Improvement Plan (CPIP) to include all permanent improvement projects planned for a five year period.

A proviso in the FY 2011-12 Appropriations Act, Proviso 89.90, waived certain reporting requirements for the 2011-12 fiscal year, including the CPIP. However, institutions of higher learning are still required to report year one of the CPIP to the CHE.

The projects included in the first year of the plan are permanent improvement projects expected to be implemented with funds currently available or that the institution could reasonably expect to become available that fiscal year. Also included are existing projects for which a budget increase is

anticipated. Projects included in year one are to be presented with the full project budget, even though under the recent design policy, the projects must first be set up for predesign before the full design and construction budget can be approved at the JBRC and Board levels.

Mr. Quasney stated that the 2012 CPIP included thirteen projects totaling approximately \$210,000,000; which was \$80 million less than the prior year.

Chairman Buyck called for a motion to approve the CPIP as presented. Mr. Adams so moved and Ms. Moody seconded the motion. The vote was taken and the motion carried. [Exhibit C]

VI. Projects for Approval:

Chairman Buyck called for a motion to adopt the Five-Year Capital Improvement Plan Projects for Approval as presented. The Plan, in full, is included in these minutes as Exhibit D. Mr. Hubbard so moved and Mr. Adams seconded the motion. The vote was taken and the motion carried. [Exhibit D]

Secretary Stone 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,” and stated that it would be inserted into the record where appropriate.

Chairman Buyck stated that there were contractual matters which were appropriate for discussion in Executive Session. Mr. Jones moved to enter Executive Session and Ms. Moody seconded the motion. The vote was taken, and the motion carried.

The following persons were invited to remain: Dr. Pastides, Secretary Stone, Dr. Amiridis, Mr. Walton, Dr. Pruitt, Dr. Hogue, Mr. Parham, Mr. Byrd, Ms. Lawrence, Mr. Walker, Ms. Dodenhoff, Dr. Plyler, Ms. Brunelli, University Chancellors, Dr. Curtis, Dr. Doerpinghaus, Mr. Hyman, Ms. Girton, Mr. Quasney, Mr. Heath, Ms. Mills, Ms. Ziegler, Mrs. Lamb, and Mr. Hickman.

Return to Open Session

VII. Gift Naming Opportunities:

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

A. Athletics Department:

1. “The Alexander Assistant Director’s Office”;
2. “The Jeff and Leslie Archie Tutor Room”
3. “The Craft Assistant Director’s Office”
4. “The Fowler Conference Room”
5. “The Lott Conference Room”
6. “The McBride Recruiting Deck”
7. “The Smith Director’s Office”
8. “The Wase Assistant Director’s Office”
9. “The Wood Assistant Director’s Office”

B. School of Law:

- “The Clarke Wardlaw McCants Jr. Faculty Gathering and Consulting Area”

C. University Libraries:

- “The Jean and Jim Barrow Seminar Room”

D. Darla Moore School of Business:

- “Robert E. and Mylla F. Markland Focus Room”

Chairman Buyck called for a motion to approve the gift naming opportunities as presented. Mr. von Lehe so moved and Ms. Moody seconded the motion. The vote was taken and the motion carried.

VIII. Other Matters:

A. USC Upstate Building Namings:

1. The Olin B. Sansbury, Jr. Campus Life Center: Mr. Lister moved to name the Campus Life Center Building on the USC Upstate Campus the Olin B. Sansbury, Jr. Campus Life Center. Mr. Adams seconded the motion. The vote was taken and the motion carried.

2. The John C. Stockwell Administration Building: Mr. Lister moved to name the Administration Building at USC Upstate the John C. Stockwell Administration Building. Mr. Adams seconded the motion. The vote was taken and the motion carried.

IX. Adjournment:

There being no other business, Chairman Buyck declared the meeting adjourned at 3:45 p.m.

Respectfully submitted,

Amy E. Stone
Secretary