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University of South Carolina

BOARD OF TRUSTEES

Building and Grounds Committee

Friday, April 24, 2020

The Building and Grounds Committee of the University of South Carolina Board of Trustees met at 10:57 a.m. on Friday, April 24, 2020 by telephone conference hosted from Room 206B of the Osborne Administration Building

Committee Members participating by telephone were Mr. William C. Hubbard, Chair; Mr. C. Dan Adams; Mr. J. Egerton Burroughs; Mr. Toney J. Lister; Mr. Miles Loadholt; Ms. Leah B. Moody; Mr. Eugene P. Warr Jr.; Mr. Thad H. Westbrook; Mr. Hubert F. Mobley, Board Vice Chair; and Mr. John von Lehe Jr., Board Chair.

Other Board members on the call were Mr. A. King Dixon II, Mr. Robert F. Dozier, Dr. C. Edward Floyd, Mr. Richard A. Jones Jr., Ms. Rose Buyck Newton, Dr. C. Dorn Smith III, Ms. Molly M. Spearman, Mr. Mack I. Whittle Jr., and Mr. Charles H. Williams. Mr. Chuck Allen participated in person.

Also participating by telephone were USC Columbia Faculty Senate Chair Dr. Mark Cooper, USC Columbia Student Government President Ms. Issy Rushton, and the Board's Strategic Advisor Mr. David Seaton.

Others attending in person were President Robert L. Caslen Jr., Secretary J. Cantey Heath Jr., General Counsel Terry Parham, Interim Chief Communications Officer Jeff Stensland, Assistant Vice President and Chief of Staff for Division of Administration and

Finance Joe Sobieralski, Executive Vice President and Chief Financial Officer Ed Walton, and Board of Trustees Staff.

Other participating by telephone were Vice President for Human Resources Caroline Agardy, President's Chief of Staff Mark Beiger, Presidential Faculty Fellow Susan Bon, Director of Special Events Pam Bowman, President and CEO University Foundations Jason Caskey, Executive Director of Strategic Planning Jack Claypoole, Interim Chancellor USC Upstate J. Derham Cole Jr., Chief Audit Executive Pamela Dunleavy, Interim Chief Development Officer Will Elliott, Chancellor Palmetto College Susan Elkins, Vice President for Finance and Budget Kelly Epting, Dean of College of Arts and Sciences Lacy Ford, Vice President of Information Technology Doug Foster, University Architect Derek Gruner, Interim Executive Vice President for Academic Affairs and Provost Tayloe Harding, Chief Executive Officer USC Alumni Association Wes Hickman, Assistant to the President for System Affairs Eddie King, Executive Director Office of Engagement Bill Kirkland, Executive Communications Officer Sally McKay, USC Aiken Chancellor Sandra Jordan, President Boudreaux Group Heather Mitchell, Vice President of Research Prakash Nagarkatti, USC Beaufort Chancellor Al Panu, Director of Government Relations Craig Parks, Dean of the College of Education Jon Pedersen, Chief Operating Officer Jeff Perkins, Vice President for Student Affairs and Vice Provost Dennis Pruitt, Special Assistant to the President James Smith, Executive Assistant to the President Equal Opportunity Programs Clifford Scott, Director of Athletics Ray Tanner, and Board of Trustees Staff.

OPEN SESSION

I. Call to Order

Chair Hubbard called the meeting to order and welcomed everyone. Secretary Heath confirmed those participating by telephone. Chair Hubbard asked Jeff Stensland to introduce the press. Members of the press on the call were Andy Shain, Jessica Holdman, and David Klinger with *The Post and Courier*; Christine Bardoff with *The Daily Gamecock*; Miranda Parnell with WIS; Collyn Taylor and Wes Mitchell with Gamecock Central; Josh Kendall with *The Athletic*; Ben Briner and Lucas Daprile with *The State*; Hale McGranahan and John Whittle with TheBigSpur.com; Tyler Fedor with *The Daily Gamecock*; and Emily Correll with WLTX.

Chair Hubbard stated notice of the meeting and agenda 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 committee; and a quorum was present to conduct business.

MOTION FOR EXECUTIVE SESSION

Chair Hubbard called for a motion to enter Executive Session for the purpose of discussing a proposed contractual matter involving a gift naming opportunity at USC Upstate. Mr. von Lehe so moved, and Ms. Moody seconded the motion. A vote was taken, and the motion was unanimously approved.

The following were invited to remain: Trustees, President Caslen, Secretary Heath, Dr. Cooper, Ms. Rushton, the President's Executive Council, Mr. Gruner and Ms. Dunleavy.

EXECUTIVE SESSION

Executive Session Removed

RETURN TO OPEN SESSION

II. Project Approvals

Chair Hubbard called on Mr. Derek Gruner to present projects for approval.

A. Phase II Approval

– Taylor House Maintenance Renovations

Mr. Gruner presented the Taylor House Maintenance Renovation Phase II project for approval. The Taylor House has undergone three prior stages of renovation proceeding incrementally as funding has been available. A fourth stage of construction is currently completing the exterior restoration. This proposed fifth stage consolidates all available private gift funding and some Institutional Capital Project Funds to complete a significant amount of interior historic restoration and building systems replacement. The project budget is estimated at \$1,630,000 and will be funded with \$1,130,000 of private gifts and \$500,000 of Institutional Capital Project Funds (ICPF). The project must receive Phase II approvals from the Commission on Higher Education (CHE), the Joint Bond Review Committee (JBRC), and the State Fiscal Accountability Authority (SFAA). Phase II design will occur in the fall of 2020. Construction work is expected to begin in 2021 and be completed in early 2022.

Mr. Westbrook made a motion to recommend full Board approval to fund Phase II design and construction for a total project budget of \$1,630,000 to be funded with \$1,130,000 of private gifts and \$500,000 of Institutional Capital Project Funds. Ms. Moody seconded the motion. A 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. Other Approvals

1. 2020 Comprehensive Permanent Improvement Plant (CPIP)

Mr. Gruner stated each state agency responsible for providing and maintaining physical facilities is required to annually submit a Comprehensive Permanent Improvement Plan (CPIP) to the CHE and the Department of Administration. The CPIP must include all permanent improvement projects planned for a five-year period. The projects included in the first year of the plan are permanent improvement projects expected to be executed with funds currently available or with funds that the institution could reasonably expect to become available in the upcoming fiscal year. Projects included in Year 1 and Year 2 of the plan are to be presented with the full project budget, even though the projects must first be established for predesign before the full design and construction budget can be approved at the CHE, JBRC and SFAA levels. Projects scheduled for years subsequent to Year 2 have schedules that are less certain. The CPIP does not obligate agencies to bring projects forward as proposed in the plan and the document is updated annually.

Chair Hubbard stated projects submitted for Year 1 (Fiscal Year 2020/2021) through Year 5 (Fiscal Year 2024/2025) in the CPIP were posted on the Board portal for this meeting for approval. The CPIP planning document requires Board approval; however, individual projects will be presented to the USC Board of Trustees for approval at the appropriate time in accordance with the Five-Year Capital Improvement Plan.

Mr. Westbrook made a motion to recommend full Board approval for the 2020 Comprehensive Permanent Improvement Plan. Individual projects

will be presented to the USC Board of Trustees for approval at the appropriate time in accordance with the Five-Year Capital Improvement Plan. Mr. Loadholt seconded the motion. A vote was taken, and the motion carried.

2. Coker Life Sciences Building Roof Replacement

In accordance with the Five-Year Capital Improvement Plan, a project was presented to remove the 23,000 square foot built-up roof of the Coker Life Science Building and replace it with a modern membrane system. All flashing at penthouses, curbs and mechanical equipment will be replaced. The new roof will have a twenty-year warranty with expected service life in excess of the warranty. The project is estimated to cost \$825,000 including construction cost, design fees and contingency funds and will be funded with Institutional Capital Project Funds.

Mr. Burroughs made a motion to recommend full Board approval to establish and fully fund this project with a budget of \$825,000 to be funded with Institutional Capital Project Funds. Mr. Westbrook seconded the motion. A vote was taken, and the motion carried.

3. USC School of Medicine Columbia – Medical Park Building #15 Roof Replacement

A project was presented to entirely remove the existing 18,000 square foot roof of the USC School of Medicine Columbia Medical Park Building #15 and replace it with a modern membrane roof. The warranty has expired on the existing roof which is over 20 years old and requires replacement. Currently there are several minor leaks that are being managed with catch systems located above ceilings in the building. There is concern about damage from water

intrusion. The project is estimated to cost \$500,000 including the construction cost, design fees and contingency funds. The project will be funded with \$321,589.13 of School of Medicine Institutional Capital Project Funds and \$178,410.87 of remaining appropriated State Lottery Funds.

Ms. Moody made a motion to recommend full Board approval to establish and fully fund this project with a budget of \$500,000 to be funded with \$321,589.13 of School of Medicine Institutional Capital Project Funds and \$178,410.87 of remaining appropriated State Lottery Funds. Mr. Westbrook seconded the motion. A vote was taken, and the motion carried.

4. USC School of Medicine Columbia – Medical Park Building #15 Chiller Replacement

A project was presented to replace chillers serving the USC School of Medicine Columbia Medical Park #15 Building. The heating, ventilation, and cooling system (HVAC) serving the building consists of two 80-ton Trane air-cooled rotary water chillers located on the roof. Chillers of this type typically last approximately 20 years. The current chillers associated pumps and controls are more than 22 years old and no longer covered by warranty. The project is estimated to cost \$500,000 and will be funded with School of Medicine Institutional Capital Project Funds.

Ms. Moody made a motion to recommend full Board approval to establish and fully fund this project with a budget of \$500,000 funded with School of Medicine Institutional Capital Project Funds. Mr. Westbrook seconded the motion. A vote was taken, and the motion carried.

III. Gift Naming Opportunity

Chair Hubbard stated a USC Upstate gift naming opportunity for the Lee and Brad Poole Aquatics Center was presented in Executive Session without objection. Mr. Adams made a motion to recommend full Board approval of this gift naming opportunity. Ms. Moody seconded the motion. A vote was taken, and the motion carried.

IV. Planning Updates

Chair Hubbard stated a written summary of planning updates was provided on the Board portal for this meeting and called for questions. Hearing none he stated the planning updates were received as information.

V. Other Matters

Chair Hubbard called for any other matters to come before the committee. There were none.

VI. Adjournment

There being no further business to discuss, Chair Hubbard declared the meeting adjourned at 11:15 a.m.

Respectfully submitted

A handwritten signature in blue ink, appearing to read "J. Cantey Heath, Jr.", is written in a cursive style.

J. Cantey Heath, Jr.
Secretary