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University of South Carolina
BOARD OF TRUSTEES

Finance and Infrastructure - Called
In Person Floyd Boardroom, Pastides Alumni Center
and By Microsoft Teams
December 13, 2022

OPEN SESSION

I. Call to Order

Chair Whittle called the meeting to order at 10:15 a.m. Secretary Howell confirmed Trustees attending by Microsoft Teams audio and video conference.

Committee Members in attendance:

Mack I. Whittle Jr., Chair
C. Dan Adams
Alex English
C. Edward Floyd (online)
Brian Harlan
Miles Loadholt (online)
Charles H. Williams
Rose Buyck Newton, *Board Vice Chair*
Thad H. Westbrook, *Board Chair*

Other Trustees in attendance:

Richard A. Jones Jr.
Toney J. Lister (online)
Hubert F. Mobley
Elizabeth Scott Moïse
Leah B. Moody
Emma W. Morris
C. Dorn Smith III (online)
Molly M. Spearman
John C. von Lehe Jr.

Others in attendance:

Audrey Korsgaard, USC Columbia Faculty Senate Chair
Reedy Newton, USC Columbia Student Government President
Robin D. Roberts, Special Advisor to the Advancement, Engagement and Communications Committee
David Seaton, Special Advisor to the Governance Committee (online)

Administrators in attendance:

Michael Amiridis, President

Cameron Howell, University Secretary and Secretary of the Board of Trustees

Donna Arnett, Executive Vice President for Academic Affairs and Provost

Terry Parham, General Counsel

Ed Walton, Executive Vice President and Chief Financial Officer

Media in attendance:

Sydney Dunlap, the *Daily Gamecock*

Jessica Holdman, the *Post & Courier*

Dwayne McLemore, the *State*

Notice:

Chair Whittle 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 Whittle stated there was a need for an Executive Session for the receipt of legal advice covered by attorney client privilege regarding potential liability and claims against the University. Mr. Harlan made the motion to enter Executive Session, and Mr. Adams seconded the motion. A vote was taken and the motion carried unanimously.

Chair Whittle declared the meeting in Executive Session and invited the following to remain: Trustees, Dr. Korsgaard, Ms. Reedy Newton, Mr. Roberts, Mr. Seaton, President Amiridis, Secretary Howell, Mr. Parham, Mr. Walton, Dr. Arnett, Mr. Tolliver, Ms. Dunleavy, Mr. Gruner, Mr. Caskey, Mr. Perkins, Mr. Sobieralski, Mr. Lambert, and Board of Trustee support staff.

EXECUTIVE SESSION

– Executive Session Removed

RETURN TO OPEN SESSION

Chair Whittle suspended the meeting at 12:00 p.m. to allow Trustees to attend a luncheon honoring Ms. Spearman.

MOTION FOR EXECUTIVE SESSION

Chair Whittle called the suspended meeting to order at 1:05 p.m. He stated there was a need for an Executive Session for the receipt of advice covered by attorney client privilege. Mr. Adams made the motion to enter Executive Session, and Mr. English seconded the motion. A vote was taken and the motion carried unanimously.

Chair Whittle declared the meeting in Executive Session and invited the following to remain: Trustees, Dr. Korsgaard, Ms. Reedy Newton, Mr. Roberts, Mr. Seaton, President Amiridis, Secretary Howell, Mr. Parham, Mr. Walton, Dr. Arnett, Mr. Tolliver, Ms. Dunleavy, Mr. Gruner, Mr. Caskey, Mr. Perkins, Mr. Sobieralski, Mr. Lambert, Dean Hubbard, and Board support staff.

EXECUTIVE SESSION

– Executive Session Removed

RETURN TO OPEN SESSION

II. Contractor for Health Science Campus

Executive Vice President and Chief Financial Officer Ed Walton introduced members of the development team selected through procurement for the Health Science Campus. The design phase one, which includes concept design, budget validation, and engagement with interactive users, will be complete by the fourth quarter of 2023. At that time, the team will come back before the Committee with a plan for phase two to start in January 2024. [FIC 121322 OS II]

Chair Whittle stated the update was received as information.

III. Project Approvals

Vice President for Facilities Planning and University Architect Derek Gruner presented three projects for approval. [FIC 121322 OS III]

A. Taylor House Interior Renovation

B. Biology Instructional Lab Renovation

C. USC Upstate Library/Classroom Building Expansion and Renovation

Mr. Adams made a motion to approve the three projects as presented and posted to the Board portal. Mr. English seconded the motion. A vote was taken and the motion was approved.

Chair Whittle stated the projects were approved and would be presented on the Finance and Infrastructure written consent agenda for consideration by the full Board at its meeting later in the day.

IV. Adjournment

Chair Whittle declared the meeting adjourned at 1:49 p.m.

Respectfully submitted,

Cameron Howell
Secretary



UNIVERSITY OF
South Carolina

Health Sciences Campus
Columbia, South Carolina

Board of Trustees
December 13, 2022

Gilbane

Meet Our Leadership Team



Melanie Brown
Development Consultant



David Dewar
Senior Project Executive,
Construction



Geoff Eisenacher
Senior Development
Director



John Keegan
Vice President,
Development



Heather Mitchell
Principal in Charge, Design



Jeffrey Resetco
Senior Development Director



Brian Steed
Principal in Charge, Construction

Meet Your Development Team



UNIVERSITY OF
South Carolina

A Collaborative
Approach

Development



O&M/Life Cycle

Honeywell

Gilbane Development Company

Design-Builder



CUMMING

Gilbane Building Company

Design



A Long History of Building for USC



245
Projects

<p>1981 First, UofSC IDC (BOUDREAUX) 10/1981</p>	<p>1996 Strom Thurmond Fitness and Wellness Center (BOUDREAUX) 10/1996 - 1/2000</p>	<p>1996 East Quad- Phase II Housing (Cumming, BOUDREAUX) 11/1996 - 08/2000</p>	<p>2001 South Campus Housing, Phase III (Cumming, BOUDREAUX) 05/2001 - 05/2003</p>	<p>2005 Discovery Plaza, Public Health Research Center (Gilbane, Cumming RMF Engineering) 10/2005 - 08/2008</p>	<p>2007 Hamilton College Renovation (College of Social Work) (BOUDREAUX) 09/2007 - 07/2015</p>
<p>2008 Cooper Library (Gilbane) 06/2008 - 11/2009</p>	<p>2009 School of Journalism (Health Science Renovation) (BOUDREAUX) 01/2009 - 08/2015</p>	<p>2010 Darla Moore School of Business (Gilbane, Brownstone, Cumming) 06/2010 - 09/2014</p>	<p>2013 School of Law (Gilbane, BOUDREAUX, Brownstone, Cumming) 10/2013 - 03/2017</p>	<p>2017 Science and Technology Building (Gilbane, Brownstone) 07/2017 - 03/2020</p>	<p>2019 Campus Village (BOUDREAUX) 08/2019 - Present</p>



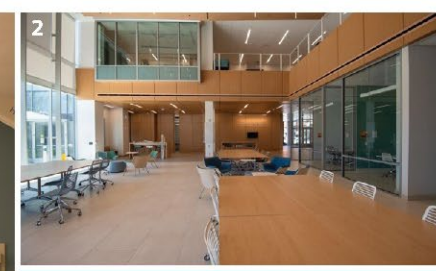
Medical Education / Simulation and Research Facilities Experience

Our team has collectively worked on

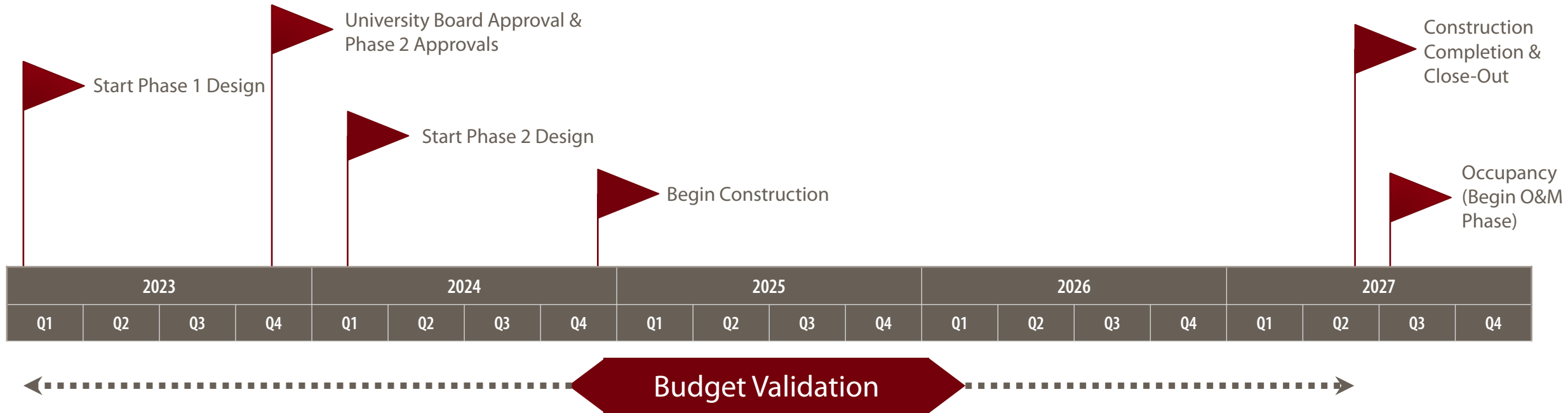
80 Higher Ed Medical Teaching
Buildings / Research Facilities

33 Medical Schools

22 Medical Simulation
Facilities



Milestone Schedule



**CENTRAL ENERGY PLANT &
FUTURE PARKING STRUCTURE**

FUTURE BUILDING #4
135,000 SQ FT

MEDICAL EDUCATION BUILDING
130,000 SQ FT

FUTURE BUILDING #3
140,000 SQ FT

FUTURE BUILDING #1
120,000 SQ FT

**HEALTH SCIENCES
RESEARCH BUILDING**
162,000 SQ FT

FUTURE BUILDING #2
120,000 SQ FT



Concept Plan: Option 1

FUTURE BUILDING #4
140,000 SQ FT

FUTURE BUILDING #3
120,000 SQ FT

FUTURE BUILDING #2
140,000 SQ FT

MEDICAL EDUCATION BUILDING
130,000 SQ FT

**HEALTH SCIENCES
RESEARCH BUILDING**
162,000 SQ FT

FUTURE BUILDING #1
120,000 SQ FT

**CENTRAL ENERGY PLANT &
FUTURE PARKING STRUCTURE**



Concept Plan: Option 2

**CENTRAL ENERGY PLANT &
FUTURE PARKING STRUCTURE**

FUTURE BUILDING #3
140,000 SQ FT

FUTURE BUILDING #4
125,000 SQ FT

MEDICAL EDUCATION BUILDING
130,000 SQ FT

**HEALTH SCIENCES
RESEARCH BUILDING**
162,000 SQ FT

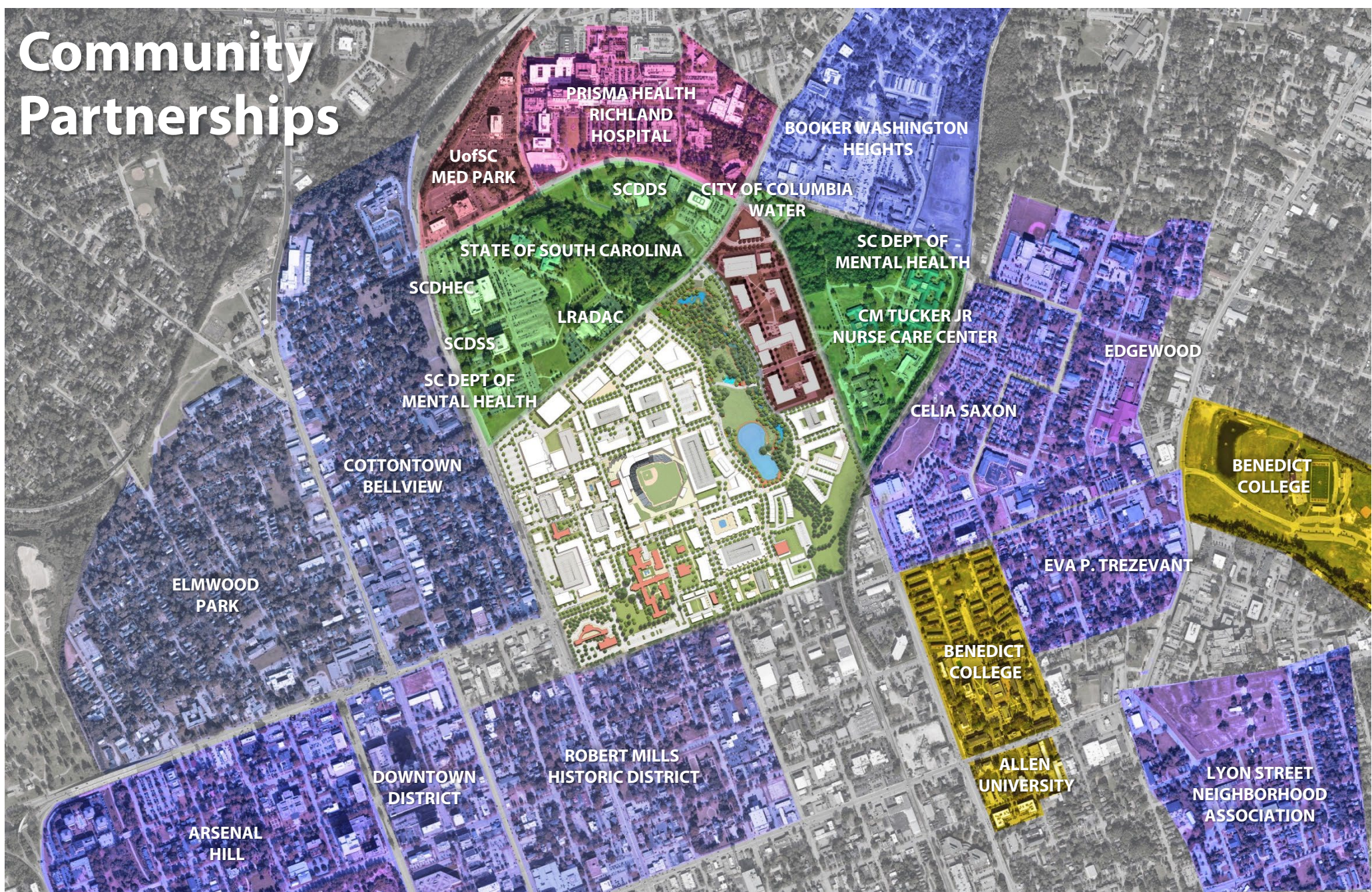
FUTURE BUILDING #2
120,000 SQ FT

FUTURE BUILDING #1
120,000 SQ FT

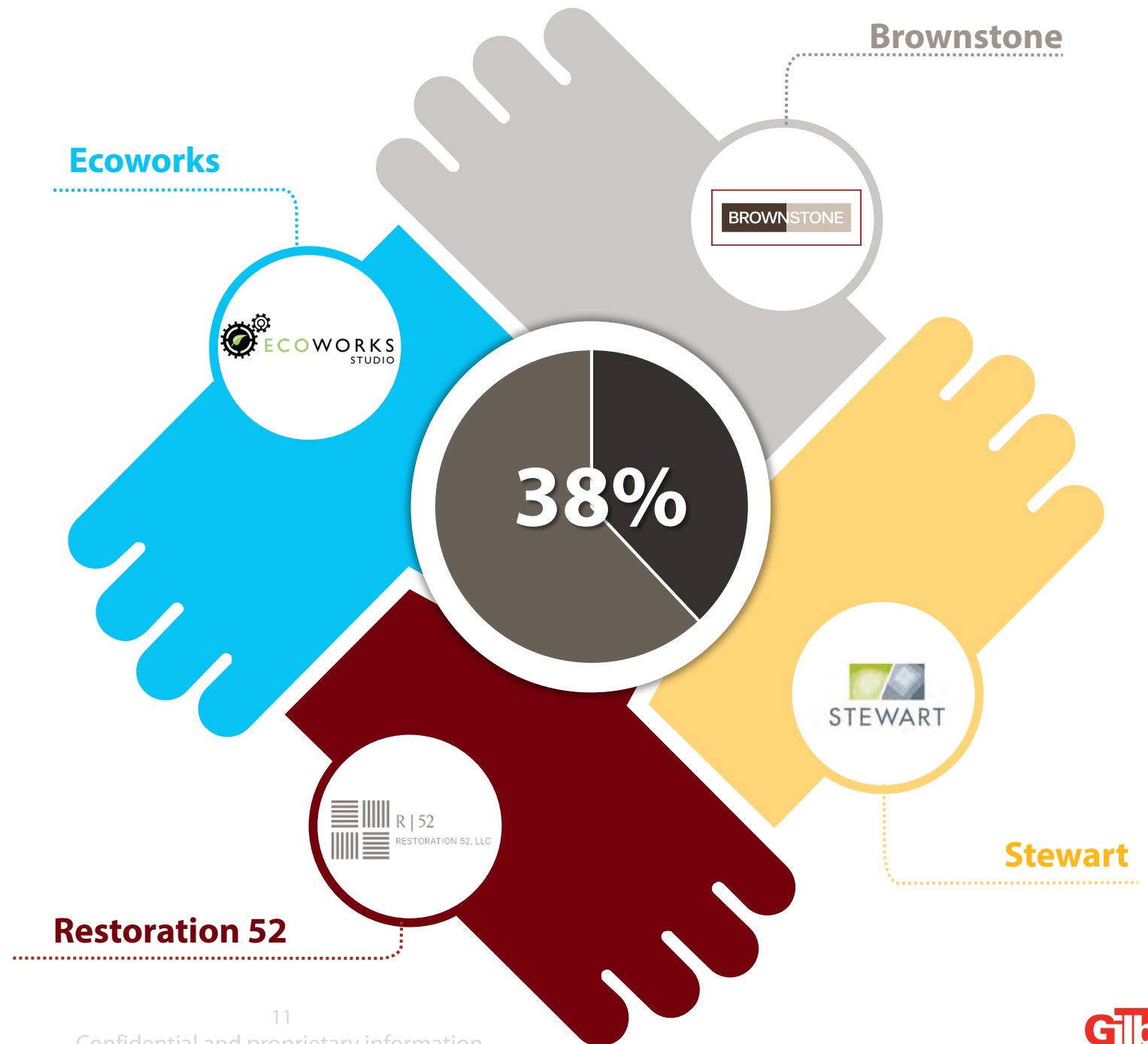
Concept Plan: Option 3



Community Partnerships



Commitment to MWBE Starts at the Top



Surpassing the Bar We Previously Set at USC with Meaningful Minority-Owned Businesses Engagement



29%

MBE

42%

SMWBE

Operations & Maintenance Services



Collaborative Design Approach

- Engaged in design of Health Sciences Campus Facilities
- Highly efficient building (maintenance + lifecycle + energy)
- Future proofing



Fully Integrated O&M Team Delivering

- Helpdesk
- Facility management
- Energy management
- Lifecycle



Help Buildings Last Longer

- Predictive maintenance
- Facility condition awareness

Thank you! Questions



THE BULLSTREET DISTRICT

FIRST BASE BUILDING TENANTS

- Capgemini
- Central Carolina Community Foundation
- Founders Federal Credit Union
- Ogletree Deakins

1 MILE TO S.C. STATE HOUSE

TO I-277

TO I-126

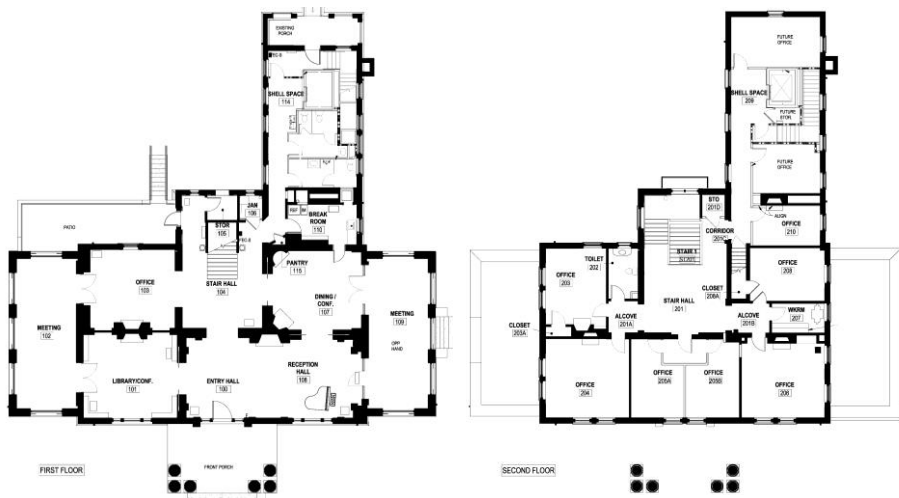
Project Approvals

Derek Gruner

December 13, 2022



Taylor House Interior Renovation



ACTION ITEM: Full Approval

Project Description:

This final phase of renovation will complete the interior upfit providing offices, meeting spaces, restrooms and an elevator. Exterior and interior restoration and replacement of mechanical / electrical infrastructure occurred in previous phases. After this phase is completed, the building will be occupied and accommodate programs for the School of Law. The renovated Taylor House will be the home of:

- *Law Enforcement Leadership*
- *South Carolina Law Initiative*
- *Constitutional Law Center*
- *Small and Family Business Initiative*

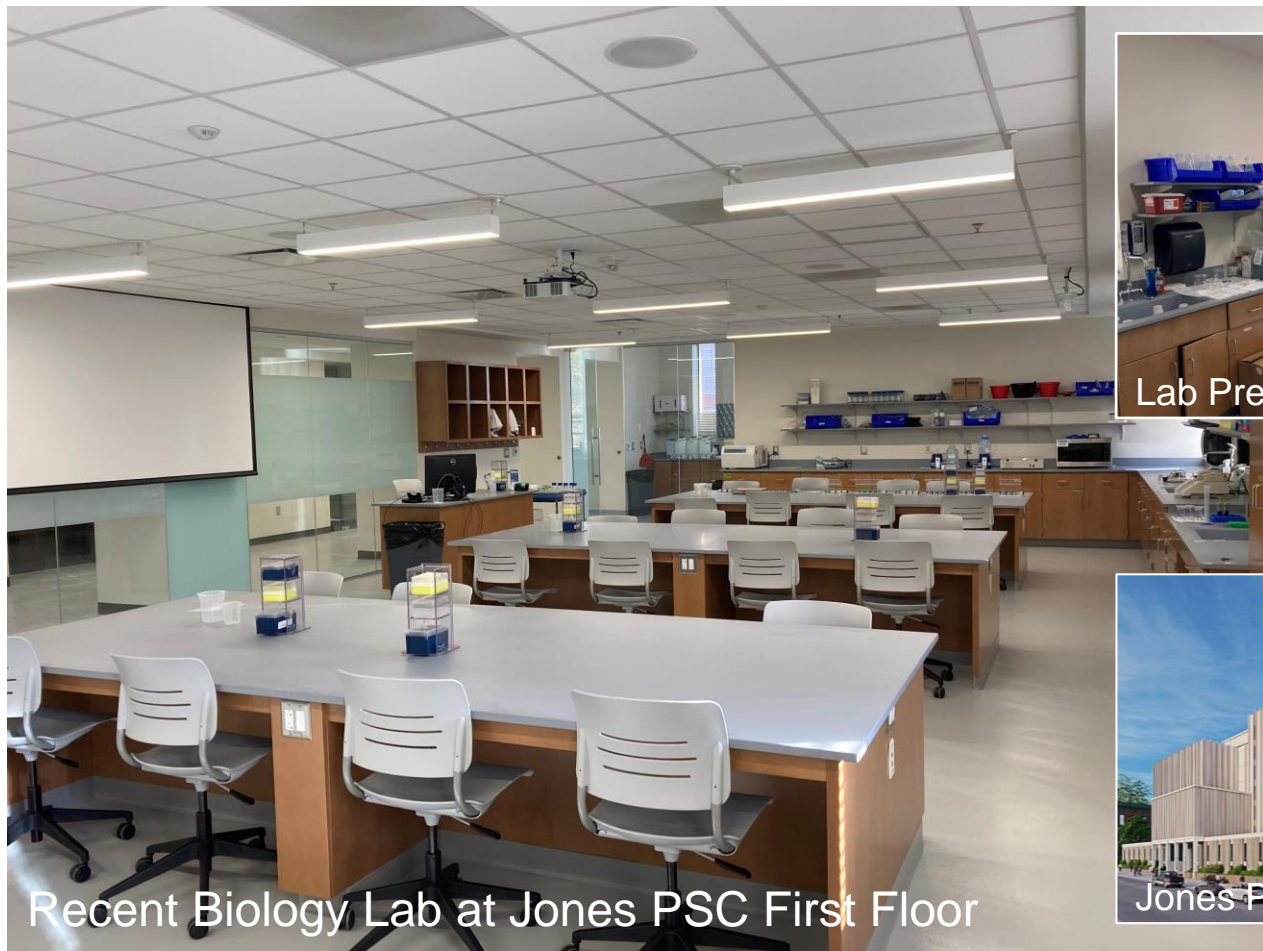
Action Requested: Approval is requested to establish and fully fund this project with a budget of \$2,500,000 funded with \$1,500,000 of Private Gifts and \$1,000,000 of Institutional Funds (School of Law).



UNIVERSITY OF
South Carolina

Jones PSC Third Floor Renovation for Instructional Biology Labs

ACTION ITEM: Full Approval



Recent Biology Lab at Jones PSC First Floor



Lab Preparation Room



Jones PSC

Project Description:

The project will renovate a large portion of the south wing, third floor, to replace aged and unused chemistry labs with modern instructional biology labs and preparation rooms. The project will provide new mechanical/electrical infrastructure, new lab casework, and new classroom A/V technology. This renovation is part of the multi-year plan to increase the quantity and quality of instructional science labs on campus in response to enrollment growth and demand from colleges with curriculums that require science lab courses.

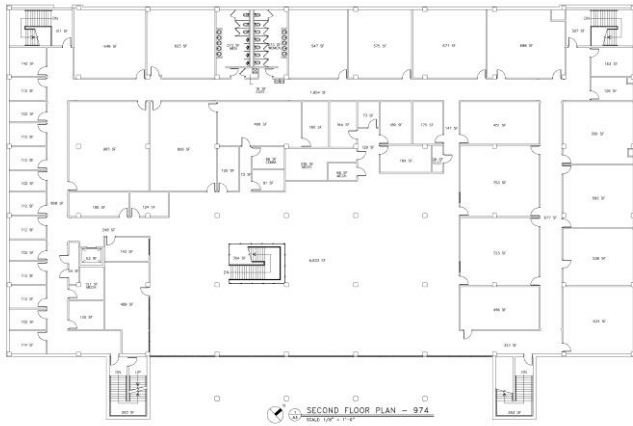
Action Requested: Approval is requested to establish and fully fund this project with a budget of \$4,900,000 funded with Institutional Capital Project Funds.



UNIVERSITY OF
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USC Upstate Library/Classroom Building Expansion and Renovation

ACTION ITEM: Full Approval



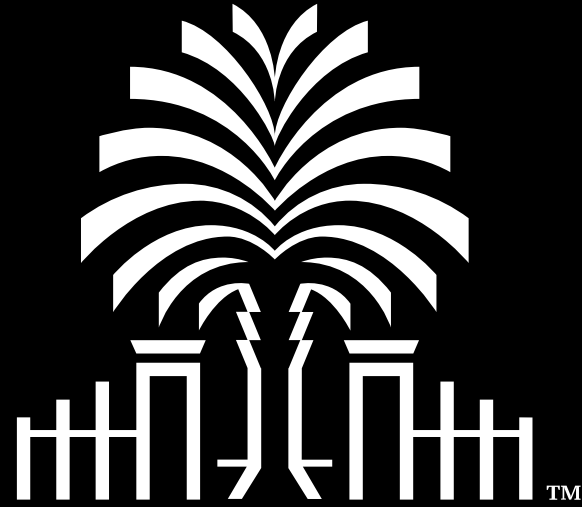
Project Description:

The project will expand and modernize the Library/Classroom Building with an estimated 22,000 gross square foot addition and renovate the second floor of the existing building. The addition will emphasize flexible space with 5-6 large multipurpose rooms and needed academic/study space. The renovation of the existing building will repurpose some classrooms to become space for archives and special collections, a reading room, quiet study rooms, and space for student projects to include a Digital Commons Lab. Replacement of the HVAC system will also occur.

Action Requested: Approval is requested to establish and fully fund this project with a budget of \$21,000,000 funded with State Appropriated Funds.



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