

MINUTES  
COMMITTEE ON FINANCE AND FACILITIES  
AUGUST 4, 2016  
12:30 P.M.  
MAIN CONFERENCE ROOM  
SOUTH CAROLINA COMMISSION ON HIGHER EDUCATION  
1122 LADY STREET, SUITE 300  
COLUMBIA, SC 29201

Committee Members Present

Commissioner Hood Temple, Chair  
Commissioner Dianne Kuhl  
Commissioner Louis Lynn  
Commissioner Kim Phillips (via phone)  
Commissioner Paul Batson  
Commissioner Ken Kirkland

Ms. Angie Leidinger  
Ms. Jennifer LoPresti  
Mr. Rick Petillo  
Mr. Dan Radakovich  
Ms. Carol Routh  
Mr. Melvin Williams

Guests Present

Chairman Tim Hofferth  
Commissioner Charles Munns  
Ms. Cara Hamilton  
Mr. Michael Hughes

Staff Present

Mr. Gary Glenn  
Ms. Carrie Eberly  
Ms. Yolanda Myers  
Mr. Morgan O'Donnell

For the record, notification of the meeting was made to the public as required by the Freedom of Information Act.

**I. Call to Order**

Commissioner Temple called the meeting to order at 12:30 p.m. Ms. Myers introduced guests in attendance.

**II. Approval of Minutes of Meeting on June 2, 2016**

A motion was made (Batson), seconded (Kuhl) and carried to approve the minutes of the June 2, 2016 meeting.

**III. Interim Capital Projects**

The following projects were presented and discussed:

**A. Clemson University**

1. Tennis Center Construction

Mr. Glenn presented the project stating that the project was a request for approval of Phase I (A&E) portion of the Tennis Center Construction project which is anticipated to cost \$12.5M. The funding is initially from Athletic Improvement Funds which will subsequently be replaced by Athletic Facilities Revenues bonds funding when the University moves to the construction phase and issues the bonds. The existing tennis center was built in 1987 and 1993 and is no longer sufficient for

Clemson's needs. The University will continue to utilize the existing tennis facilities, including the outdoor competition areas and the 750-seat stadium. A 48,000-square-foot tennis center addition will be constructed which will include six tennis courts. Also included is a clubhouse, locker rooms, training rooms, equipment rooms, athlete lounge, laundry area, and coaches' offices as well as a ticket office, public restrooms, two new outdoor tennis courts, and related site work.

Mr. Glenn further stated that the existing indoor facility lacks the two needed courts for practice and competition. There is no designated tennis parking and no suitable vehicular or disabled access to the current site. The current office and support facilities are too small and this project will enhance recruiting and improve athlete's playing experience. The project will improve opportunities to hold NCAA and other regional championships at the campus and will provide a safer and code-compliant pedestrian and vehicular access system.

Mr. Glenn stated that renovating the existing indoor court was considered but demolishing it and constructing the new facilities was determined by the University to be more feasible. The Phase I budget was being established at the 2.5% of the estimated total construction cost instead of the 1.5% that is routinely used. Mr. Glenn stated his support for this in that the construction method chosen for this project is the construction-manager-at-risk, an alternate delivery process that requires additional front-end money but which normally leads to projects that are delivered on time and under budget.

Commissioner Kuhl moved that authorization be given to the University to proceed with Phase I with the understanding that only A&E was being approved at this time. Phase II of the project will need to be brought before the Commissioners for approval when the A&E work is completed.

With no further questions, Commissioner Kuhl's motion was seconded (Batson), and voted to approve Phase I of the Tennis Center Construction project as proposed.

Commissioner Lynn asked when the second phase of the project would be presented. Mr. Radakovich stated that this would be presented around February of 2017.

## **B. Tri-County Technical College**

### **1. Industrial Technology Center Renovation**

Mr. Glenn presented the project stating that the College was requesting approval of Phase I and Phase II at the same time. Mr. Glenn stated that the typical process for establishing a capital project is to request the two phases at different times. Since a portion of the project is funded by state appropriations, there may have been confusion from the College on the required timing to submit the Phase I for approval. Mr. Glenn stated that the requirement is to still bring Phase I even when the project is submitted with state appropriations as a funding source. The project is supported by \$1M from Capital Reserve Funds with supplemental funding of \$800K coming from Maintenance Needs Funds which come to the College from the counties in their service area.

Mr. Glenn stated that the project was initiated without a Phase I approval. The preliminary design work that was done exceeded 1.5% of the total project cost, the normal percentage for Phase I for a project with 7.8% spent on Phase I for this project. All of that was done and cannot be undone. Now that the oversight had been identified, the College was requesting approval of both phases of the project to renovate the Industrial Technology Center, referred to as the ITC, and the engineering and technology areas, referred to as the EIT, at the Pendleton campus. The ITC building is a 45,000-square-foot building and is 25-years-old. The Cleveland Hall building is a 37,500-square-

foot building that is over 40-years-old. The ITC currently has 7,500-square-feet of space currently reserved for expansion. This project is to up-fit that space. The project goals include developing a computer numerical controls area and consolidating the CNC programming and operations by relocating from the Pendleton Campus to the ITC. It also includes moving the HVAC from the ITC to occupy the vacated space in Cleveland Hall. The project includes relocating welding technologies, grinding, and fabrication areas to the vacated HVAC area. Vacated space will be repurposed in Cleveland Hall and Wilson Hall for the general engineering technology program, the automotive technology and the mechatronics programs, and engineering transfer classes.

Mr. Glenn stated that the current uncommitted balance of the maintenance needs funds is around \$3M and that the project would alleviate a portion of the maintenance needs of the ITC and Cleveland Hall. There were no additional operating costs associated with this project.

Commissioner Batson stated that this project is really four projects that the College has included in their master plan. Instead of tackling four different projects individually, the College is combining these into one project. The College is not asking for more bricks and mortar money and are using existing facilities. Commissioner Batson recommended that we accept this project.

Commissioner Kuhl asked the College if they would be addressing any building maintenance issues like electrical, plumbing, HVAC, and other envelope issues with this project. Ms. Hamilton from the College stated that the College would be addressing those issues. Commissioner Kuhl asked what the useful life of these buildings will be once these up-fits are completed. Ms. Hamilton stated that she expects these upfits to extend the useful life at least 10-15 years. She added that the buildings are in really good shape and it's really a matter of efficiently master planning and setting the course for the next 10-15 years.

Commissioner Lynn asked if there are any industry partners contributing to this project. Ms. Hamilton stated that the College has partners in all their learning areas and some companies were donating money to buy equipment that is not in the project budget.

Commissioner Kuhl asked if the project cost excluding the Capital Reserve Funds was coming from the Tri-County area. Ms. Hamilton stated that \$800,000 is coming from College Plant Funds which come from the three counties in their service area.

Commissioner Lynn asked how the College was going to address energy provisions or LEED certification. Ms. Hamilton stated that LEED certification was not required for this project but that the design group was asked to do a complete review of all energy efficiency items that were cost effective for the buildings being renovated and that the College included these recommendations in their design work.

With no further questions, it was moved (Batson), seconded (Kuhl), and voted to approve the Industrial Technology Center Renovation project as proposed.

#### **IV. Energy Independence and Sustainable Construction Advisory Committee Membership Recommendation**

Mr. Glenn stated that this item is a recommendation to replace Dr. Susan Winsor who is on the Energy Independence and Sustainable Construction Advisory Committee. The Commission is responsible for naming two appointees to this Committee. One appointee is from the research or comprehensive sector. One is from the two-year or technical college sector. Dr. Winsor was the two-year campus appointee. The State Technical College System suggested Dr. Ronald Rhames, who is

currently the president of Midlands Technical College, to replace Dr. Winsor. Commission staff recommended the approval of Dr. Ronald Rhames as the two-year campus appointee.

With no further questions, it was moved (Batson), seconded (Lynn), and voted to approve Dr. Ronald Rhames as the two-year campus appointee to the Energy Independence and Sustainable Construction Advisory Committee.

**V. Other Business (For Information, No Action Required)**

**A. Final Budget Report for FY 2015-16**

Mr. Glenn stated that no state general funds were lapsed at the end of the year. Mr. Glenn drew attention to the increase in the amount expended for scholarships in FY 15 which totaled \$290M and the scholarships for FY 16 which totaled \$306M, an additional \$16M that was provided to students for additional scholarship support.

**B. List of Capital Projects & Leases Processed by Staff for June and July**

Mr. Glenn noted that there were two staff approval lists for June and July, and there was nothing substantial on those.

With no further business, Commissioner Temple adjourned the meeting at 12:59 p.m.

Respectfully submitted,

Morgan O'Donnell  
Recorder

*\*Attachments are not included in this mailing but will be filed with the permanent record of these minutes and are available for review upon request.*