

**South Carolina Commission on Higher Education**

Finance and Facilities Committee Board Meeting

December 5, 2019

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**DRAFT MINUTES**

COMMITTEE ON FINANCE & FACILITIES

DECEMBER 5, 2019

TIME 11:30 A.M.

COMMISSION ON HIGHER EDUCATION

1122 LADY STREET, SUITE 300

COLUMBIA, SC 29201

**Committee Members**

Commissioner Charles Dalton, Chair  
Commissioner Linda Dolny, Vice Chair  
Commissioner Paul Batson  
Commissioner Edgar Dyer  
Commissioner Patrick White

**Staff**

Dr. Rusty Monhollon  
Mr. Georges Tippens  
Mr. Bryce Wilson  
Ms. Yolanda Myers  
Ms. DeVaris Hatten

**Other Commissioners Present**

Commissioner James Battle  
Commissioner Julie Brown  
Commissioner Bettie Rose Horne

**Guests**

Beth Bell (via phone)  
Carol Routh  
Paul Patrick  
Stacie Bowie  
Ray Switzer (via phone)  
Michael Hughes  
Kevin Kibler  
Luke McCary  
Tom Margle

Clemson  
Clemson  
College of Charleston  
Lander University  
Spartanburg Community College  
Department of Administration  
South Carolina Treasurer's Office  
POND  
POND

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

**1. Call to Order**

Chair Dalton called the meeting to order at 11:31 a.m. Chair Dalton noted the establishment of a quorum of committee members.

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### **2. Approval of Minutes**

A motion was made (Batson), seconded (Dyer), and carried to approve the minutes of the November 6, 2019 Finance and Facilities Committee meeting.

### **3. Chair's Report**

Chair Dalton welcomed everyone in attendance. He noted that he had a conflict at the last meeting, but he had heard that the campus visits were well-received and thanked Coastal Carolina University and Horry Georgetown Technical College for their hospitality. He also thanked Vice Chair Dolny for chairing the committee in his absence.

### **4. Permanent Improvement Project Approvals**

The following agenda items were presented:

- A. College of Charleston
  - i. Addlestone Library Envelope Repairs & Interior Modifications
    - Establish Phase I

Georges Tippens introduced the item. College of Charleston sought recommendation of the Committee on Finance and Facilities to begin the design state of a project that will repair the exterior envelope of Addlestone Library, which is experiencing water intrusions, and renovate and modernize portions of the first and second floors of the three-floor building. The Commissioners asked College of Charleston staff to give an overview of the project. Staff stated that the majority of the \$4.0 million cost relates to interior work, including relocating the communications museum to the facility and adding electrical outlets throughout for student use. Staff stated that the college has already secured \$300,000 in private donations for this project and staff hope to double that amount for the construction phase. The Commissioners inquired about the fee structure leading to excess debt service and whether that has increased in the recent past and will continue to increase. Staff stated that the fee has increased in at least the past few years and is tied directly to increased tuition costs at the institution. Staff opined that it will likely increase in the future to help meet bonding requirements; however, that decision lies with the Board of Trustees. The Commissioners also inquired about the design of the facility, noting that its only 15 years' old and with weather events experienced in the Charleston area, care should be given to reduce the likelihood of moisture intrusion. Staff agreed, stating that while many of the College's facilities are over 100 years' old, new structures are being designed with architectural elements, such as overhangs, to mitigate potential damage. Staff also stated that this project seeks to repair the current issues rather than replace the exterior siding. Chair Dalton asked for a motion to recommend the project, which was made (Dolny) and seconded (Dyer). The Committee carried the motion to recommend the project as presented.

- ii. Multicultural Center Renovation
    - Establish Phase I

Georges Tippens introduced the item. College of Charleston sought recommendation

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of the Committee on Finance and Facilities to initiate the design phase of a project that will renovate the exterior and interior of its Multicultural Center, a 200-year old historic structure. The Commissioners believed this was a straight forward project and did not have any questions of College of Charleston staff. Chair Dalton asked for a motion to recommend the project, which was made (Dyer) and seconded (Dolny). The Committee carried the motion to recommend the project as presented.

### iii. Silcox PE & Health Center Envelope Repair & First Floor Renovation – Establish Phase I

Georges Tippens introduced the item. College of Charleston sought recommendation of the Committee on Finance and Facilities to initiate the design phase of a project that will renovate the exterior and interior of its 48,900-square foot Silcox PE & Health Center. The Commissioners asked College of Charleston staff to give an overview of the project. Staff stated that the full scope of the project included in the CPIP is \$25 million, but the college has immediate needs to renovate the exterior, so it brought forth a smaller scope of the project. The Commissioners asked how long the building has experienced air quality issues and what those issues are. Staff stated that the main issues relate to high humidity and its effects are caused by leaks in the slate roof. As the last project before the Commission financed by excess debt service, the Commissioners inquired what were the college's plans for similar work in the near-term. Staff stated that Phase II of McAlister Hall is the largest project on the horizon. Excluding that, staff stated there were a few projects totaling between \$10 million to \$15 million. Staff stated it has been the college's approach to self-finance the projects, i.e. through the use of student fees. Staff added that the college has had difficulty attracting construction crews to perform the work in downtown Charleston, due to parking and the Board of Architectural Review requirements and opined that this leads to increased construction costs. Chair Dalton asked for a motion to recommend the project, which was made (Batson) and seconded (White). The Committee carried the motion to recommend the project as presented.

### iv. Wentworth Parking Garage Renovation – Establish Phase I

Georges Tippens introduced the item. College of Charleston sought recommendation of the Committee on Finance and Facilities to initiate the design phase of a project that will renovate Wentworth Parking Garage, a 515-parking space facility it operates jointly with the City of Charleston. The Commissioners asked College of Charleston staff to give an overview of the project. Staff stated that while there will be exterior work, a large part of the project scope is upgrading the garage to allow for card access. College of Charleston staff noted that the garage is currently staffed only to 11:00 a.m. and it is likely students are using the garage free-of-charge later in the day. These renovations therefore will allow for increased revenues. The Commissioners also inquired about the arrangement with the City of Charleston. Staff stated that the city owns the land and manages the garage, but the College of Charleston owns the structure. After management fees, staff stated he believes revenue is split 70% to the college and 30% to the city. Chair Dalton asked for a

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motion to recommend the project, which was made (Dyer) and seconded (Dolny). The Committee carried the motion to recommend the project as presented.

### B. Lander University

#### i. Field House II Development

##### – Establish Phase I

Georges Tippens introduced the item. Lander University sought recommendation of the Committee on Finance and Facilities to begin the Phase I design stage of a project that will convert the interior of a vacant 17,800-square foot warehouse owned by its foundation to a field house for its new wrestling and lacrosse teams. Commissioners asked how the university acquired the vacant warehouse. Staff stated that the structure is located on land it currently leases from its foundation. The warehouse was previously leased by a hospital and used as community recreational space. Staff noted that the building will be used by its nascent sports programs, which currently have over 70 athletes. Chair Dalton asked for a motion to recommend the project, which was made (Dyer) and seconded (White). The Committee carried the motion to recommend the project as presented.

#### ii. Intramural Field Renovation

##### – Establish Phase I

Georges Tippens introduced the item. Lander University sought recommendation of the Committee on Finance and Facilities to begin the Phase I design stage of a project that will renovate an existing intramural field to allow for increased usage, including athletics practices and the occasional competition. The Commissioners asked what was RWS Properties involvement. Lander staff noted the company is a subsidiary of its foundation and helps the university by issuing JEDA bonds, including the bonds linked to the recently approved lease. These two projects, for Phase II, will be tied to a refinance of an existing taxable note and paid back through an amendment to the lease agreement. Commissioners inquired whether the fields will be revenue generating. Staff stated no; the main purpose of the project is to allow for increased usage. The university does not have available land to expand intramural fields and the current field has drainage and lighting issues. Staff stated after a hard rain, the field is unplayable for a couple days and because of nonworking lighting, students cannot use the fields after 6 p.m. The planned work will allow for 24-hour and 7-day usage. The Commissioners noted that synthetic fields have a usable life, many warranted only to ten year's but can last upwards of fifteen. As a result, the university should plan for a \$1,000,000 replacement in the future. Chair Dalton asked for a motion to recommend the project, which was made (Batson) and seconded (White). The Committee carried the motion to recommend the project as presented.

### C. Spartanburg Community College

#### i. Powers Building Renovations

##### – Phase II Budget Increase, Change Project Name

Georges Tippens introduced the item. Spartanburg Community College sought recommendation of the Committee on Finance and Facilities to increase its existing

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project budget by \$45,000 to begin the A&E phase to renovate the building's B-Wing's HVAC, B-Wing's chemistry labs, and C-Wing roofing. The Commissioners asked for a brief history of the project. Spartanburg Community Staff stated that the project was developed as "pay-as-you-go" and that the college is ready to begin the next stage. Once A&E is complete for these areas it will return seeking to increase the budget to pay for the construction phase. Chair Dalton asked for a motion to recommend the project, which was made (Batson) and seconded (Dolny). The Committee carried the motion to recommend the project as presented.

### **5. Other Business**

- A. Georges Tippens stated he processed five institutional requests during November 2019 based on authority the Committee has given staff. Three of the requests were related to closing completed projects for Clemson University. The other two requests were related to projects financed entirely by legislative appropriations from the capital reserve fund.
- B. Georges Tippens gave an overview of the finished analysis of the institution's projects included in the 2019-2024 Comprehensive Permanent Improvement Plan (CPIP). In total, the 33 public university and colleges included 298 projects with a collective projected cost of \$3.5 billion. Commissioner Batson requested staff compare this year's CPIP with the prior years vis-à-vis the number of projects and estimated total cost.
- C. Georges Tippens briefed the Committee on proposed meeting dates for calendar year 2020 and proposed deadlines for institutions to submit materials to be on the agenda. Chair Dalton asked for a motion to approve the calendar, which was made (White) and seconded (Batson). The Committee carried the motion to approve the 2020 Committee on Finance and Facilities calendar.

### **Adjournment**

The Committee adjourned the meeting at 12:30 p.m.