

South Carolina Commission on Higher Education

Finance and Facilities Committee Board Meeting

January 9, 2020

DRAFT MINUTES

COMMITTEE ON FINANCE & FACILITIES

JANUARY 9, 2020

TIME 11:00 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. Bunnie Ward
Ms. Yolanda Myers
Ms. DeVaris Hatten

Guests

Beth Bell (via phone)
Carol Routh
Glenn Easterby
Ward Logan
Jeff Lamberson
Dean Easterlin
Jacqui DiMaggio
Derek Gruner
Craig Parks
Michael Hughes
Luke McCary
Tom Margle
Anna Lucas

Clemson
Clemson
The Citadel
The Citadel
The Citadel
The Citadel
Greenville Tech
USC – Columbia
USC – Columbia
Department of Administration
POND
POND
Herald Office Solutions

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 11:05 a.m. Chair Dalton noted the establishment of a quorum of committee members.

2. Approval of Minutes

A motion was made (Dolny), seconded (White), and carried to approve the minutes of the December 5, 2019 Finance and Facilities Committee meeting.

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3. Chair's Report

Chair Dalton welcomed everyone in attendance and congratulated Clemson University's football program for its season.

4. Permanent Improvement Project Approvals

The following agenda items were presented:

- A. The Citadel
 - i. Johnson Hagood Stadium CRC Exterior Repairs
 - Establish Phase II Construction Budget

Georges Tippens introduced the item. The Citadel sought recommendation of the Committee on Finance and Facilities to establish a construction budget to repair the building envelope of Johnson Hagood Stadium's administrative offices and athletic club level and suites attached to the stadium's west stands. The Committee inquired about the scope of the project. Particularly, they were interested in how long the building has been experiencing the moisture intrusion. For example, they asked whether the scope of the project only temporarily addresses known visible issues and not potential underlying construction defects based on the Citadel's statement that the building has experienced moisture intrusion for a number of years and that the building is only 13 years' old. The Citadel staff noted that most of the construction phase will work on the exterior envelope and that there is a built-in contingency if more defects are discovered. The Commissioners also inquired whether flooding affected the building. The Citadel staff said flooding hasn't been a root cause. Rather, frequent storm events have likely exacerbated the deterioration of the building envelope through wind and horizontal rain. 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.

- B. Greenville Technical College
 - i. Greenville – Parking Lot R Construction – Barton Campus
 - Establish Phase I

Georges Tippens introduced the item. Greenville Technical College sought recommendation of the Committee on Finance and Facilities to begin the Phase I design stage of a project that will construct a new parking lot for students and visitors on vacant land and rehabilitate an existing parking lot used by students and faculty adjacent to the planned location for the new construction parking lot. Committee members asked college staff to provide an overview of the project. Staff stated that the college recently completed a traffic study, which concluded that there was insufficient parking near the building based on forecast demand. The college is relocating its student intake offices to the front of the campus, which will likely create additional vehicular traffic and parking needs. When asked about capacity, staff stated that the new parking lot and rehabilitated parking lot will provide approximately 600 spots. The Committee Members also inquired about the college's plant fund balance. Staff stated that after this project, it will have approximately \$20 million available and that the college has been building up that balance for a

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planned future project tied to potential bonding from Greenville County. 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. University of South Carolina – Columbia
 - i. West Campus Parking Development
 - Establish Phase I

Georges Tippens introduced the item. University of South Carolina – Columbia sought recommendation of the Committee on Finance and Facilities to begin the Phase I design stage of a project that will develop surface paved parking for Greek Village and non-resident fraternity and sorority members. The Committee Members inquired whether USC staff were confident in the overall \$3.7 million project budget, noting that the project included demolition of two buildings and rehabilitation of another, and whether demolition of two existing buildings, used by academic programs, was reasonable. USC staff stood behind the budgets numbers and stated that the university looked at a number of different options to address parking needs for the Greek Village, and the scope as presented was the best choice. Specifically, USC staff noted that the current-occupied buildings are not entirely serviced by air conditioning and that this proposal has the benefit of retrofitting an existing-leased facility by USC and providing air conditioning to the relocated programs. USC staff noted that of the \$3.7 million project budget, approximately \$250,000 is allotted toward demolition and \$1.0 to \$1.2 million for retrofitting the leased space. The Committee Members also inquired about changing the plan from constructing a parking structure to surface lots. USC staff stated that this plan is much more cost effective and volunteered that 80 percent of Greek students surveyed preferred the plan's scope to a parking garage. Staff noted that the parking will not be revenue generating and that the university currently is only considering a nominal fee to charge Greek students for the lots' use during meal times to account for maintenance and ongoing costs. Chair Dalton asked for a motion to recommend the project, which was made (White) and seconded (Batson). The Committee carried the motion to recommend the project as presented.

- ii. Strom Thurmond Wellness Center Intramural Recreation Fields Synthetic Turf Installation
 - Establish Phase II Construction Budget

Georges Tippens introduced the item. University of South Carolina – Columbia sought recommendation of the Committee on Finance and Facilities to begin the Phase I design stage of a project that will replace two natural turf athletic fields, totaling 140,000 square feet, at the Strom Thurmond Wellness Center with synthetic turf fields. USC staff gave an overview of the project, detailing that the university plans to install synthetic turf based on usage demand of the fields. According to USC staff, synthetic turf fields last much longer than natural sod fields before needing to be replaced. USC staff also noted that the university is planning on finalizing the acquisition of 300 acres of land with plans to install additional recreation fields for student use to meet the current demand. USC staff added that the original scope of

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the project included converting three fields, but because of cost projections, the university is only planning on converting two; the third field will remain natural sod. USC staff stated they did not want to increase the project budget and noted that the funding source, the wellness student fee, has remained at \$105 for the past seventeen years. To their knowledge, USC staff opined that the university has no plans on increasing that student fee. Chair Dalton asked for a motion to recommend the project, which was made (Batson) and seconded (Dyer). The Committee carried the motion to recommend the project as presented.

- D. University of South Carolina – Upstate
 - i. Hall Parcel Land Acquisition
 - Phase II Budget Increase, Change Source of Funds

Georges Tippens introduced the item. University of South Carolina – Upstate sought recommendation of the Committee on Finance and Facilities to acquire a 5.64-acre property adjacent to its campus boundary. The Committee Members asked whether the university had a current use for the property or whether it was purchasing the property to prevent others obtaining it. USC staff noted that it was a combination. The institution's current master plan calls for realigning a road onto the property, thereby freeing space to install recreation fields below the realigned road. Staff also noted that the university moved to acquire the property to prevent a third-party purchasing the property and potentially developing an undesirable structure near campus. USC officials felt that the \$68,000 per acre cost was reasonable in the situation. Committee Members also noted that the property did not necessarily have a clean environmental record, noting that the contracted study had a data gap during the time the property was likely operated as an orchard. Chair Dalton asked for a motion to recommend the project, which was made (Dolny) and seconded (Batson). The Committee carried the motion to recommend the project as presented.

5. Other Business

- A. Georges Tippens stated he processed three institutional requests during December 2019 based on authority the Committee has given staff. Two of the requests were related to closing completed projects for Medical University of South Carolina (MUSC) and Winthrop University. The third request was approval of a one-year lease of 100 parking spots for MUSC at a rate of \$124 per spot per month.
- B. Georges Tippens briefed the Committee members on the history of financial matrices. Due to time constraints, the Chair requested that staff present the topic again for discussion at the February 2020 meeting.

Adjournment

The Committee adjourned the meeting at 12:00 p.m.