

Clemson University  
Clemson, South Carolina

MINUTES  
**Finance and Facilities Committee**  
**CLEMSON UNIVERSITY BOARD OF TRUSTEES**

Executive Board Room  
Madren Center  
Clemson, South Carolina  
October 5, 2023  
2:40 p.m.

Call to Order

Notification as required by the South Carolina Freedom of Information Act was given at least twenty-four hours before the meeting by posting the notice and agenda on the bulletin board located on the ground floor public entrance of Sikes Hall, Clemson University and on the Clemson University Board of Trustees website. Additionally notice of, and the agenda for, the meeting was sent via email to the distribution list maintained by the Office of Media Relations which includes approximately 80 reporters and editors at the major daily newspapers, television and radio stations in S.C.

After notification as required by the Freedom of Information Act, Trustee Dukes called the meeting to order at 3:00 p.m. with the following present:

Committee Members: David Dukes, *Chair*; Cheri Phyfer-Kubu, *Vice Chair*; Ronnie Lee, Nicky McCarter, Smyth McKissick, and Bill Smith; David Wilkins, *Emeritus*, and Allen Wood, *Emeritus*

Trustees: Nikki Haley, Louis Lynn, Patti McAbee, Bob Peeler, Mark Richardson, Joe Swann, and Kim Wilkerson

Trustees Emeriti: J.J. Britton and Tom McTeer

Administration: James P. Clements, *President*; Tony Wagner, *Executive Vice President for Finance and Operations*; Max Allen, *Vice President and Chief of Staff*; Hank Morrow, *Executive Secretary to the Board of Trustees*; Robert Donato, *Chief Strategy Officer*; Robert H. Jones, *Executive Vice President for Academic Affairs and Provost*; Chip Hood, *General Counsel and Special Advisor to the Board of Trustees*; Lisa Knox, *Associate Vice President and Executive Director for Office of Institutional Excellence*; Chris Miller, *Vice President for Student Affairs*; Felicia Benton-Johnson, *Vice President for Diversity and Inclusive Excellence*; George Askew, *Vice President for Public Service and Agriculture*; Angie Leidinger, *Senior Vice President for External Affairs and Senior Advisor to the Board of Trustees*; Rick Petillo, *Chief Financial Officer*; Tracy Arwood, *Chief Ethics and Compliance Officer*; Brian O'Rourke, *Vice President of*

*Advancement; Julio Hernandez, Assistant to the President for Community Engagement and Outreach; Brian Voss, Vice President and Chief Information Officer (via web); and Graham Neff, Director of Athletics*

Guests: Kevin McKinney, *CCIT*; Joe Galbraith, *University Relations*; Scott Smith, *CCIT*; Danielle Arrington, *Office of the Board of Trustees*; Beth Crocker, *Office of the General Counsel*; Laura Stoner, *Land and Capital Asset Stewardship*; and Tommy Lavender, *Maynard Nexsen PC*

Media: Caitlin Herrington, *Post and Courier*; Lauren Pierce, *Seneca Journal*

Hank Morrow called roll of the committee. Trustee Dukes noted a quorum was present.

Joe Galbraith introduced media in attendance.

### Information Items:

#### 1. Finance and Facilities Update

Rick Petillo and Tony Wagner provided an update.

### Executive Session

Trustee Dukes said it was necessary to go into executive session to discuss proposed procurements for capital projects and to receive attorney client privileged legal advice regarding a pending property transaction. He noted no votes or action would be taken.

Trustee Phyfer-Kubu moved to enter executive session. McCarter seconded the motion. The motion was approved unanimously. The committee entered executive session at 3:09 p.m. and returned to public session at 4:04 p.m.

### Action Items

#### 1. Approval: Fall 2024 Graduate Tuition

Tony Wagner presented the request to approve Fall 2024 Graduate Tuition. To provide graduate students the ability to complete any necessary paperwork in advance of the new year, the Graduate School has requested approval of fee changes early in the Fall. The complete fee schedule will be included in the full FY25 tuition and fee schedule as approved in the Spring of 2024. This action item reflects the following changes for Fall 2024:

- No tuition tier changes or increases
- One premier rate change for the Master of Real Estate Development from FY24 rate of \$1,283 to FY25 rate of \$1,350
- 5% increase for Research Sponsored Programs Graduate Tuition Remission

- Eliminate the following special tuition rates:
  - College of Education PhD programs enrolled prior to 2018
  - Master of Real Estate Development Full-time Rate
  - International Family and Community Studies Certificate Program

Trustee Phyfer-Kubu moved to approve the Fall 2024 Graduate Tuition. Trustee Smith seconded the motion. The motion was approved unanimously.

## 2. Approval: Summer 2024 Meal Plan Rates

Tony Wagner presented the request for approval of Summer 2024 Meal Plan Rates. In July 2023, the Board of Trustees approved a 4.0% increase for meal plans for FY24. This was driven by anticipated USDA away-from-home food costs and front-line salary increases that were realized over the past two semesters. The request is that the 4.0% increase be applied to 2024 Summer Meal plan rates as well.

Trustee Phyfer-Kubu moved to approve the Summer 2024 Meal Plan Rates. Trustee Smith seconded the motion. The motion was approved unanimously.

## 3. Approval: Lease of Space in the New Alumni Center

Tony Wagner presented the request to lease approximately 21,500 square feet of office space to the Clemson University Foundation (CUF) in the New Alumni Center Project located at the Madren Center Complex. Clemson University is constructing an approximately 98,000 square foot building at the Madren Center Complex. The facility is intended to be a place which focuses on the life-cycle of an individual with ties to the University. This includes a prospective student who visits campus for a college tour, to a current student needing assistance during their college years, and to alumni or individuals who desires to stay connected to the University and support the University through philanthropic gifts.

Along with the University units moving into this facility, the University has identified space which will house several affiliate organizations of the University which will assist in realizing the impact this facility will have to the University. The Clemson University Foundation will be leasing these spaces at a market rate and will also be responsible for its share of expenses associated with the facility such as utilities, building maintenance and operations, etc.

This lease will begin at the time the certificate of occupancy is issued for the building and will have a term equivalent to the remaining term of State Institution Bonds issued for the project. The lease is expected to commence in the last quarter of calendar year 2024.

Landlord – Clemson University

Tenant – Clemson University Foundation

Anticipated Lease Commencement – October 2024

Term – approximately 18 years

Square Footage of Lease – approximately 21,500 SQFT office space in the New Alumni Center Project located at the Madren Center Complex.

Total Lease Cost – \$580,500 annually for the first year. 2.5% escalation will apply to base rent beginning in year two of the lease.

Rent per Square Foot – \$27.00 / SQFT

- Base rent is \$19.00 per square foot. Additional rent is expected to be \$8.00 per square foot and accounts for operating expenses associated with the building and includes, but is not limited to, utility costs, building maintenance, and operational expenses such as insurance, janitorial services, etc.

Trustee Smith moved to approve the Lease of Space in the New Alumni Center. Trustee Phyfer-Kubu seconded the motion. The motion was approved unanimously.

#### 4. Approval: Forestry Building (Lehotsky) Phase 2

Tony Wagner presented the request for Phase II approval for an additional \$18,300,000 to increase the project budget for the Lehotsky Hall replacement to \$68,300,000.

In July 2022, the Board provided Phase II approval for \$50,000,000. This project is to request additional funds to support the replacement of Lehotsky Hall, which currently houses the Department of Forestry and Environmental Conservation and formerly held the Department of Parks, Recreation and Tourism Management. Lehotsky Hall is 44 years old and is one of the most energy inefficient buildings on the Clemson campus. Since the project was phase II approved in July 2022, several factors have increased the construction cost of the facility.

The updated project budget reflects true costs based on hard bids from subcontractors to the CM@R is based on full design documents and 50% construction documents. This budget increase includes all aspects of the original scope for the replacement of the old facility while maintaining an appropriately conservative owner-controlled contingency.

The replacement building is anticipated to be sited adjacent to the Godley-Snell Research Center and directly across Cherry Road from the Life Sciences Building. This location is ideal for the Department of Forestry and Environmental Conservation (FEC). Several FEC research faculty utilize the animal research facilities and equipment available at Godley-Snell. This location also provides FEC students with an ‘outdoor lab’ with easy access to Hunnicutt Creek and numerous tree resources nearby. This site also allows for a spacious service yard to aid in the frequent movement of tree cuttings, soil samples, and other large materials from the Experimental Forest without bringing these materials into the heart of campus.

The project increase is estimated at \$18.3 million. The total project cost is estimated at \$68.3 million. Project will be funded with \$50mm in state institution bonds and \$18.3mm in Maintenance & Stewardship Funds. Construction is planned to begin February 2024 with a

completion date of Fall 2025. Trustee participation has been in place since the original Phase 1 approval and is recommended to continue.

Trustee Lee moved to approve the request for an additional \$18,300,000 to increase the project budget for Phase II of the Lehotsky Hall replacement to \$68,300,000. Trustee Phyfer-Kubu seconded the motion. The motion was approved unanimously.

#### 5. Approval: Parking Garage Phase 1

Tony Wagner presented the request for Phase I approval for \$79 million for the construction of the Parking Garage.

Design and construction of a six level, approximately 1,200 space parking facility by the newly aligned Williamson Road to the East and Perimeter Road to the South. This location will leverage investments to both of those streets and to direct traffic to the perimeter of campus. Recent benchmarking and review by an external consultant recommended further expansion of parking capacity, as well as consideration of a parking garage.

The University parking system is fully utilized as of 2023 with an anticipated enrollment growth rate of 2 percent annually. As the University maximizes its land use to construct future facilities, it is anticipated that centrally-located surface parking supply will be displaced. This facility will be located centrally near the new alumni center and will provide high-density parking for alumni, visitors, athletic functions, and prospective students on campus tours.

Once parked, students, employees, and visitors will have direct pedestrian, bicycle, and transit access to the rest of campus, including a pedestrian bridge that will provide access to Fernow Street. The parking structure will include masking to mitigate visual impact, and will include elevators, parking access technology, and tailgating opportunities. The selected site not only offers convenience to visitors and commuters but offers sloping terrain minimizing visual impact of the structure and ensuring that no parking levels are below grade. The sloping terrain of this site and location near the existing road network allows for entry/egress from both Williamson Road and Perimeter Road and allows access on multiple levels of the structure that minimizes traffic congestion to, from, and within the structure.

The construction is estimated at \$79 million and will be funded with Higher Education Revenue Bonds. Construction is planned to begin June 2025 with a completion date of December 2026. Trustee participation in design and alternative construction selection is recommended.

Trustee Phyfer-Kubu moved to approve the request for Phase I approval for \$79 million for the construction of the Parking Garage. Trustee McKissick seconded the motion. The motion was approved unanimously.

#### 6. Approval: Proviso Projects Phase 1 and Phase 2

Tony Wagner presented the request for Proviso Projects Phase 1 and Phase 2 under 2024 budget proviso 117.136.

For the current fiscal year, permanent improvement projects, as defined in Title 2, Chapter 47 of the 1976 Code, where the cost is at least one million dollars but not greater than five million dollars for public research universities and not greater than two million dollars for all other public institutions of higher learning shall be exempt from the requirements of Section 2-47-50, except that a project shall not be considered approved without an institutions governing board having first voted to approve the project in a public session. Institutions shall provide a report of projects approved by their governing boards pursuant to this provision to the Chairman of the Commission on Higher Education, the Joint Bond Review Committee, and the State Fiscal Accountability Authority by November 15th of the current fiscal year.

New Projects:

- McCarter Family IPTAY Center Bottom Floor - \$3,000,000
- Fernow Café - \$3,000,000

McCarter Family IPTAY Center Bottom Floor Renovations - \$3,000,000 Funded by Private Gifts. A renovation of approximately 6,000 square feet in the McCarter Family IPTAY Center to provide additional meeting, event and office space. Renovation will begin November 2023 and will be completed March 2024. Trustee participation and involvement is not recommended.

Fernow Street Café - \$3,000,000 funded by Student Auxiliary Improvement Funds

A renovation of the Fernow Street Café Chick-fil-A space. This renovation will completely remodel the location to include remodeling the dining room and kitchen plus redirecting the entry and queuing lines through the dining room. Renovation will begin January 2024 and will be completed August 2024. Trustee participation and involvement is not recommended.

Trustee McKissick moved to approve the Proviso Projects Phase 1 and Phase 2 under 2024 budget proviso 117.136. Trustee Smith seconded the motion. The motion was approved unanimously.

Written Reports

1. Capital Investment Update
2. Staff Senate Report

Trustee Dukes referred to the previously distributed written reports.

Adjourn

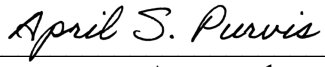
There no being no further business, Trustee Dukes adjourned the meeting at 4:20 p.m.

Respectfully submitted,



---

Hank Morrow  
Executive Secretary to the Board of Trustees



---

Approved

02/08/24

---

Date