

Clemson University
Clemson, South Carolina

MINUTES
Finance and Facilities Committee
CLEMSON UNIVERSITY BOARD OF TRUSTEES

Executive Board Room
Clemson University - Zucker Family Graduate Education Center
North Charleston, SC
February 1, 2024
3:45 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 3:41 p.m. with the following present:

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

Trustees: Louis Lynn (via web), Patti McAbee (via web), Bob Peeler, Mark Richardson, Joe Swann, and Kim Wilkerson

Trustees Emeriti: J.J. Britton and Bill Hendrix

Administration: James P. Clements, *President*; Tony Wagner, *Executive Vice President for Finance and Operations*; Max Allen, *Vice President and Chief of Staff*; April Purvis, *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; and Graham Neff, Director of Athletics

Guests: Kevin McKinney, CCIT; Danielle Arrington, *Office of the Executive Secretary to the Board of Trustees*

Media: Fox Carolina; Juliana Coates, *The Tiger*; Kailyn Kelly, *The Tiger*; Caitlin Herrington, *Post and Courier* (via web)

April Purvis called roll of the committee. Trustee Dukes noted a quorum was present.

Max Allen introduced media in attendance.

Approval of Minutes

Trustee Smith moved to approve the October 5, 2023 meeting minutes. Trustee Lee seconded the motion. The motion was approved unanimously.

Finance and Facilities Update

Tony Wagner provided an update.

Executive Session

Trustee Dukes said it was necessary to enter executive session to discuss a pending aviation procurement, future procurements and pending contracts for future capital projects, and a personnel matter. He noted no votes or action would be taken.

Trustee Smith moved to enter executive session. Trustee Phyfer-Kubu seconded the motion. The motion was approved unanimously. The committee entered executive session at 3:47 p.m. and returned to public session at 4:33 p.m.

Approval: Lease of Space in Clemson, SC

Tony Wagner presented the request to approve the new lease for administrative offices in Clemson, SC. This new lease will provide for a seven (7) year term and is anticipated to begin in July 2024 when the current lease for the space ends.

The proposed lease is for space that is currently leased by the University at Clemson Centre to accommodate offices and meeting space in an off main- campus location continuing to support the University's initiative to move administrative functions to the periphery of campus to open spaces on main campus for student facing initiatives. The location of this office space is ideal because it is within walking distance to the main campus and is near other administrative functions allowing for ease in collaboration and daily interactions amongst departments.

- Landlord – Clemson Downtown Properties, LLC
- Tenant – Clemson University
- Term of the Lease – July 1, 2024 thru June 30, 2031
- Square Footage of Lease – 7,487 SQFT of office and meeting space in downtown Clemson
- Total Lease Cost – \$142,253 annually
- Rent per Square Foot – \$19.00 / SQFT. This rate includes building maintenance, insurance, property taxes, water/sewer, landscaping, fire suppression and extinguishers, common area maintenance for the building, trash removal, etc.

Trustee Peeler moved to approve the new lease for administrative offices. Trustee McKissick seconded the motion. The motion was approved unanimously.

Approval: Proviso Projects

Tony Wagner presented the request to approve projects listed below.

1. Kite Hill Parking Lot
2. Research Infrastructure (Lehostsky)

Kite Hill Parking – \$4,900,000 Funded by Parking Improvement Funds

Renovation will begin March 2024 and will be completed in August 2024.

This project will create parking and transit improvements on Kite Hill as envisioned in the long-range framework plan. Specifically, the project will add approximately 430 parking spaces, transit infrastructure to allow easier connection from an outer area of campus, and a connection to the newly installed Multi-Modal path. New landscaping will ensure that care is taken to maintain an attractive view from this important entryway to campus. Once recycling operations, which are occupying another part of Kite Hill, are relocated to another area of campus, an additional parking expansion may be proposed based on parking needs at that time.

Research Infrastructure – \$4,900,000 Funded by Maintenance and Stewardship Fund

Renovation is anticipated to begin May 2024 and will be completed in November 2024. This project is to improve utilities on the southeast side of campus to upgrade existing infrastructure and increase capacity for future development growth. In addition to replacing the aging and deteriorating steam piping system to Godley-Snell, the project will create capacity to service approximately 200,000 sq. ft. of anticipated new construction on the southeast side of campus.

Trustee Peeler moved to approve the proviso projects. Trustee Lee seconded the motion. The motion was approved unanimously.

Approval: College of Veterinary Medicine Design & Construction Budget

Tony Wagner presented the request to approve the allocation of the previously approved College of Veterinary Medicine budget.

The College of Veterinary Medicine project includes the construction of approximately 232,500 gross square feet of teaching, clinical, and research facilities. The College of Veterinary Medicine will be constructed near the main campus of Clemson University at a site near the intersection of Starkey Road and W. Queen Street. This site provides the veterinary school students and faculty with proximity and easy access to the University research farms, teaching herds, and the T. Ed Garrison Arena and Expo Center, one of the premier livestock facilities in the Southeast. Site improvements include clearing, utilities, parking facilities, site lighting, and sidewalks.

The Clemson College of Veterinary Medicine has received project funding to date as follows: FY23 \$10 million in one-time funding; FY24 \$75 million in capital funding, \$12.5 million in recurring funding, of which \$10 million is expected to be applied to the capital project, and \$15.466 million for Clemson PSA for animal farm infrastructure to support the College of Veterinary Medicine.

In December 2023, the Board authorized the administration to spend \$110.466 million for both design and construction costs through an increase in the State's Phase 1 budget process. Those funds were needed to continue planning and design activities, begin initial site work and to award early release packages for long lead time items such as HVAC equipment, electrical transformers and switchgear, and structural systems. This total also included \$15.466 million appropriated for the PSA Animal farms to support the College of Veterinary Medicine.

Since that time, it has been recommended by JBRC staff that the project proceed in phased approvals through the State's phase 2 process. As a result, the administration is requesting the following approvals:

- Clemson PSA phase 1 budget: \$232,000 for design work for the PSA Animal Farms
- Clemson PSA phase 2 budget: \$15,466,000 to construct the PSA Animal Farms
- Clemson University phase 1 budget: \$10,000,000 for design work for the E&G portion of the College of Veterinary Medicine Project
- Clemson University phase 2 budget: \$95,000,000 to complete design work for the E&G portion of the College of Veterinary Medicine Project, begin initial site work and to award early release packages for long lead time items such as HVAC equipment, electrical transformers and switchgear, and structural systems for the E&G facility project

The administration will submit a phase 2 budget increase as the State releases funds for the balance of the project.

Trustee McCarter moved to approve the allocation of previously approved CVM budget. Trustee Lee seconded the motion. The motion was approved unanimously.

Written Report

Trustee Dukes referenced the previously distributed Staff Senate report from Staff Senate President, Jake Anderson. He thanked Mr. Anderson and the staff at Clemson for all they do.

Adjourn

There no being no further business, Trustee Dukes adjourned the meeting at 4:44 p.m.

Respectfully submitted,

April S. Purvis
April Purvis
Executive Secretary to the Board of Trustees

<u><i>April S. Purvis</i></u>	<u>04/04/2024</u>
Approved	Date