

**Clemson University
Clemson, South Carolina**

MINUTES

of the Meeting of

**THE CLEMSON UNIVERSITY BOARD OF TRUSTEES
Hendrix Center Ballroom
Clemson, South Carolina
Thursday, June 13, 2002**

After notification as required by the Freedom of Information Act, the Chairman called the meeting to order at 10:01 A.M. with the following members present: Lawrence M. Gressette, Jr., *presiding*; Bill L. Amick, J. J. Britton, Leon J. Hendrix, Jr., Harold D. Kingsmore, Louis B. Lynn, Patricia H. McAbee, Leslie G. McCraw, E. Smyth McKissick, III, Thomas B. McTeer, Jr., William C. Smith, Jr., Joseph D. Swann, Allen P. Wood, Fletcher C. Derrick, Jr., W. G. DesChamps, Jr., and J. Thornton Kirby, *Executive Secretary*

ADMINISTRATION PRESENT: President Barker, Ben Anderson, Almeda Jacks, Scott Ludlow, Neill Cameron, Lawrence Nichols, Cathy Sams, Debbie Jackson, Marvin Carmichael, Chris Przirembel, and John Kelly

OTHERS PRESENT: Robin Denny, Janice Kleck, Renee Roux, Tom Keinath, Dallas Burnett, Elizabeth Davis, Angelo Mitsopoulos, Angie Leidinger, Joy Smith, Brett Dalton, Will Hiott, Les Jones, Bob Wells, Connie Lee, Dale Linvill, Dexter Hawkins, and Phil Landreth

MEDIA PRESENT: Anna Simon, *Greenville News*, Jean Scott, *Anderson Independent*, Terrie Foster, WYFF-TV and Kevin Moran WYFF-TV.

Item 1. Introductions

Statement: Chairman Gressette called on Robin Denny to introduce representatives from the media and other special guests in attendance. Ms. Denny introduced Anna Simon of the *Greenville News*, Jean Scott of the *Anderson Independent*, and Terrie Foster of WYFF-TV.

Item 2. Approval of Minutes

Statement: Chairman Gressette noted that the minutes of the February 26, 2001 meeting and the April 26, 2002 meeting had been previously distributed, and he asked if there were any additions or corrections. Mr. Kirby advised that the minutes of the February 26, 2001 meeting were never formally approved last year, and he asked that they be approved before the 2001 minutes are bound and printed.

Action: There being no additions or corrections, the minutes of the February 26, 2001 and the April 26, 2002 minutes were approved as submitted.

Item 3. Budget and Finance Committee

Statement: Chairman Gressette called on Bill Hendrix to convene the Budget and Finance Committee for the purpose of considering several action items. Mr. Hendrix thanked the Chairman and convened the Budget and Finance Committee at 10:05 AM.

Following the meeting of the Budget and Finance Committee, Chairman Gressette reconvened the meeting of the full Board at 11:40 AM. Mr. Hendrix noted that all Trustees had been present for the Committee's deliberations, and he presented the following action items for consideration.

A. Tuition Increase

Statement: President Barker presented a request for a 14.6% increase in tuition (Attachment 1) and for approval of the Academic Fee Schedule for 2002-2003 (Attachment 2).

Action: On behalf of the Budget and Finance Committee, Mr. Hendrix made a motion to approve the increase in tuition and the Academic Fee Schedule for 2002-2003. Mr. Kingsmore seconded, and the vote of approval was unanimous.

Les McCraw commended the Administration for its success with the Academic Support Center, noting that the number of freshman who retained state funded scholarships increased from approximately one third to approximately one half over the past year.

B. Construction Bid Approvals

Statement: Mr. Hendrix called on Scott Ludlow to present the following construction projects for approval.

1. Doug Kingsmore Stadium—Renovations

Statement: Doug Kingsmore Stadium has not been updated since the 1980's and does not provide adequate press box facilities, restrooms, or concession stands. Additionally, aesthetics, site circulation, and team facilities including the batting cages and the dugouts need to be improved.

The project includes the demolition of the existing press box, restrooms, and concession stand. A new, elevated press box will be constructed with covered side "patios" that can be utilized for special events, VIP seating or additional camera locations. The restrooms will be rebuilt and expanded. A new concession stand will also be built along with two tickets booths. One booth will form a new north gate while the second will create a new south gate. A new batting cage and field support building will also be constructed beyond the right field fence. Additionally, the dugouts will be lengthened and widened, and a restroom will be provided in the visitors' dugout. In addition to the new construction on the north end, the existing north facade will be covered with brick and precast concrete components. The scope will also include considerable site work and

landscaping with the intent of improving circulation and enhancing the overall fan experience.

These renovations are an integral component of the Tiger Pride campaign. The project was initiated with a \$1.0 million dollar gift from Mr. Kingsmore and additional support from Mr. Lynn. Once the project is complete, Doug Kingsmore Stadium will be one of the finest facilities in college baseball.

Four companies submitted bids. The apparent low responsive and responsible bidder is Yeargin Construction, Inc. of Greenville, South Carolina. Their bid of \$4,211,000, inclusive of the alternate, is below the funds available for construction.

Yeargin Construction recently completed the new West Campus residential facility. Although the project was completed behind schedule, the quality of the construction was above average. Additional due diligence has been performed. Mr. Yeargin has agreed to assign the project manager and the superintendent who are currently completing the Dorman Ninth Grade School project. This project is finishing ahead of schedule and the project team has received high marks from both the Owner's representative and the Architect. These individuals will be named in the construction contract with the stipulation they cannot be changed except with the consent of the University and the Architect/Engineer unless they cease to be employed by the contractor. The replacement project manager or superintendent must be approved by the University and the Architect/Engineer.

The Administration requested authorization to award a construction contract, pending expiration of the protest period, in the amount of \$4,211,000 to Yeargin Construction, Inc. of Greenville, South Carolina.

2. Fike Recreation Center—Change Order

Statement: The existing Fike complex consists of buildings built in the 1930's and 1975. Much of the complex's mechanical and electrical system is at the end of its useful life. In 1975, Clemson's student body was approximately 8,500. Additional wellness and recreation space is necessary to accommodate current students and employees totaling over 20,000. Clemson provides 5.54 square feet of recreation space per student compared to N. C. State's 12.2 square feet per student. USC will provide 11.53 square feet per student when their new Wellness Center opens.

The Architect/Engineer contract for the Fike renovation design was awarded in April 2000. Over the previous 2 years, the University had been pursuing \$4.0 million in Capital Improvement Bonds to supplement institutional project funding. At the time of the Architect/Engineer contract award, the pending bond bill allocated \$2.0 million for the Fike project. The project team thus began their work with \$2.0 million less than the conceptual cost estimate indicated was needed.

During the design phase, the project team worked diligently to design the project within budget. Compromises were required, and two major items identified as "desirable" but

not“necessary” were eliminated from the program. These components were the up-fit of the third floor of the original building and re-roofing of the 1975 addition.

Bids were opened in September 2001. Due to an unanticipated favorable bid climate and a particularly hungry contractor, the project low bid came in \$3.0 million under budget at \$14,502,000. As a result of this favorable bid, the Administration decided to set aside \$1M of the \$3M to fund the third floor up-fit and the re-roofing of the 1975 addition. The remaining \$2M reduced the amount of bonds to be issued to fund the Fike project. The third floor up-fit is currently in design and will be priced by the contractor as a future change order. A change order for re-roofing the 1975 addition is described below.

The entire 1975 addition will be re-roofed. (The gyms were re-roofed in the summer of 2001.) The roof on the 1975 addition was last replaced in 1988 and is now beginning to bubble and experience minor leaks. The existing roof and perlite base will be removed and a new built-up roof will be installed.

The University believes executing the work through a change order to the general contractor allows better project coordination than if the roof was bid as a separate, concurrent contract. Coordination is particularly critical as a large skylight is being installed over an atrium space. Further, executing the work through a change order maintains sole source responsibility for the entire scope of the renovation.

The general contractor, on behalf of the University, requested bids from 6 reputable roofing contractors. Five companies submitted bids. The attached spreadsheet summarizes the bids inclusive of a 5% contractor mark-up and bond cost. The 5% mark-up is 2% less than that allowed by the Supplementary Conditions. The lowest price, \$515,778, has been offered by J. A. Piper Roofing Company.

The Administration requested authorization to execute a change order in the amount of \$515,778 with Shelco, Inc. for the re-roofing of the 1975 Fike Recreation Center addition.

3. Calhoun Mansion–Change Order

Statement: The Calhoun Mansion project was established with \$1.2 million in State Capital Reserve Funds and \$100,000 in institutional funds. The first step in the Calhoun Mansion (Fort Hill) renovation project was the development of a master plan for an entire renovation/restoration of this National Register property. The cost estimate to implement the entire master plan necessitated that the mansion renovations be completed in phases.

Phase 1 was to consist of architectural and structural renovations as well as the incorporation of modern HVAC, electrical, fire suppression, and security systems into the house interior. Based on the cost estimate, an additional \$400,000 in institutional funds was added to support this phase, and a private donation of \$100,000 was received to support restoration of the Law Office. Subsequent renovations would be dependent on

additional private donations and would include renovation and restoration of the main house interior, the kitchen, and the grounds surrounding the Mansion.

Phase 1 renovations were bid to pre-qualified contractors in December 2000, and the construction contract was awarded to The Flagler Company in January 2001 with a Notice to Proceed date of April 9, 2001 in the amount of \$1,297,005. The Flagler Company had excellent references and considerable renovation experience including restoration of the Margaret Mitchell House. The Flagler Company has lived up to this reputation and is doing an outstanding job on the Calhoun Mansion.

During Phase 1 construction an additional \$500,000 in private donations became available for interior renovations. The Architect/Engineer was authorized to proceed with the appropriate investigations and documentation for Phase 2 work. Although the entire Phase 2 interiors package exceeds the funds available, there are sufficient funds to enable the architectural aspects of the interior to be completed.

The proposed scope of work includes interior plaster repairs and painting; restoration of the fire places; replication of wood doors, thresholds, hardware, and moldings; and 'boxing in' various exposed mechanical systems in the basement. The work is scheduled to be finished in October.

The Flagler Company's proposed change order price for the additional scope of work is \$272,338. The Architect and the Conservator have reviewed the price proposal and believe it is fair and reasonable.

As previously noted, The Flagler Company was pre-qualified to bid and their performance to-date has been outstanding. The company has gained the confidence of all involved in the project and has offered a fair and reasonable price for the additional scope of work.

The Administration requests authorization to execute a change order in the amount of \$272,338 with The Flagler Company for Phase 2A, architectural interior renovations of the Calhoun Mansion.

Action: On behalf of the Budget and Finance Committee, Mr. Hendrix made a motion to award a construction contract, pending expiration of the protest period, in the amount of \$4,211,000 to Yeargin Construction, Inc.; to authorize the Administration to execute a change order in the amount of \$515,778 with Shelco, Inc. for the re-roofing of the 1975 Fike Recreation Center addition; and to authorize the Administration to execute a change order in the amount of \$272,338 with The Flagler Company for Phase 2A, architectural interior renovations of the Calhoun Mansion.

Mr. McCraw seconded the motion, and the vote of approval was unanimous.

Item 4. Executive Session

Statement: The Chairman stated that the Board needed to go into executive session to discuss a compensation matter.

Action: Mr. McCraw made a motion to go into executive session, Mr. Kingsmore seconded, and the vote of approval was unanimous. The Chairman noted that no decisions would be made and no votes would be taken while the Board was in executive session, and he invited guests to wait outside the room. The Board went into executive session at 11:42 AM.

Item 5. Open Session

Statement: Mr. McCraw made a motion to go out of executive session, Mr. Kingsmore seconded, and the vote of approval was unanimous. The meeting was reconvened in open session at 12:18 PM. Chairman Gressette reported that no decisions were made and no votes were taken while the Board was in executive session.

Item 6. Adjourn

Statement: There being no further business, Mr. Smith made a motion to adjourn and the meeting was concluded at 12:18 PM.

Respectfully submitted,

J. Thornton Kirby
Executive Secretary to the
Board of Trustees