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## Facilities Committee, February 14, 2008

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**Minutes  
Coastal Carolina University  
Board of Trustees**

**Facilities Committee  
Wall College of Business Board Room  
Thursday, February 14, 2008**

**Members of the  
Committee Present:** Mr. Gary W. Brown, Mr. Joseph L. Carter, and  
Mr. Robert L. Rabon

**Committee Members  
Not Present:** Mr. Keith C. Hinson and Mr. John M. Vaught III

**Other Board Members  
Present:** Mr. Eugene C. Spivey

**Others Present:** Dr. David A. DeCenzo, Dr. Edgar L. Dyer, Mr. Wilbur L. Garland,  
Dr. Rob Sheehan, Dr. Debbie Conner, Ms. Mary Eaddy, Dr. David  
W. Evans, Mr. Warren Koegel, Ms. Alison Hawk, Mr. Ken Martin,  
Ms. Anne T. Monk, Mr. Mark Roach, Dr. Lynn Willett, Ms. Sandy  
Williams, Dr. Judy Vogt, Ms. Lauren Brajer (student), Mr. Sean  
Clemmenson (student), Ms. Chyrel Stalvey, and Ms. Brenda Cox

Mr. Rabon called the Facilities Committee meeting to order at 1 p.m.

**A motion was made by Mr. Carter to approve the minutes of the Facilities Committee meeting held on December 13, 2007. The motion was seconded by Mr. Brown and passed unanimously.**

Ms. Williams reviewed the leases to be renewed. **After discussion, Mr. Carter made a motion for the Facilities Committee to recommend the following lease renewals to the full Board of Trustees:**

- 1. Alumni House – renewal date June 30, 2008 – renew for six months at \$700 per month - \$4,200;**
- 2. B&C Marine & Wetland Studies, Singleton Building, and Atheneum Hall – renewal date June 30, 2008 - \$1.00;**
- 3. Soccer Field – Renewal date June 30, 2008 - \$1.00; and**
- 4. Sanderson Property (Theater Prop Shop) - renewal date May 31, 2008 - \$24,492.**

**This motion was seconded by Mr. Brown and passed unanimously.**

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Last November's construction cost estimate on the Athletic Fieldhouse was \$12.8 million and the administration is trying to reduce the cost to \$12 million. However, when the staff reviewed the final construction documents received in January, only \$200,000 was identified to reduce this cost. The state engineer suggested getting a new cost estimate based on final construction drawings. The committee agreed that the additional necessary private funds should be identified before requesting a new cost estimate.

Mr. Garland explained that the administration was proposing a science building addition of 40,000 sq. ft. with 20 laboratories and 30 to 35 classrooms. The estimated project budget is \$15 million. This would enable freshmen and sophomore science classes to be held on the main campus, leaving the research and upper level classes in the Atlantic Center.

The Information Commons project, a 15,000 sq. ft. addition to Kimbel Library, would be a 24/7 operation dedicated to accommodate small study groups, tutorial services, and technology services. This project would also include some renovation to the front entrance to Kimbel Library. The total estimated cost of this project is \$6.5 million, with \$2.2 million available from the Bryan Fund Gift and approximately \$4.3 million from funding through the Horry County Higher Education Commission.

On February 4, 2008, the campus Traffic and Parking Committee submitted a report on their recommendations concerning parking. The committee recommended making the temporary overflow RV parking area a permanent parking area and paving the parking areas at the Coastal Science Center and the Burroughs and Chapin Marine and Wetland Studies Building. Mr. Garland did not agree with making the RV lot a permanent parking area since only about 20 spaces would be gained. Also, the cost to pave the parking areas at the Atlantic Center would be approximately \$350,000 and it did not seem feasible as the majority of the classes will be moved back on the main campus. Another recommendation by this committee was to make a parking area for approximately 300 spaces off of University Boulevard on the bed of the old road. Mr. Garland agreed with this recommendation and noted that it would need to be coordinated with the City of Conway.

Dr. DeCenzo asked if the Traffic and Parking Committee report addressed making Chanticleer Drive a one-way street. Dr. Willett stated that the committee felt that bringing additional parking into the center of campus would be dangerous for pedestrians. After discussion, the Board committee felt that if the parking spaces were slanted towards the academic buildings, pedestrians would not have to walk across a street and thus eliminate a safety threat for pedestrians. This would be a relatively inexpensive temporary measure to address the parking problem.

**A motion was made by Mr. Carter that the Facilities Committee recommend to the full Board of Trustees that Chanticleer Drive become a one-way street with slant-in parking spaces on the side towards the academic buildings. Mr. Brown seconded this motion and it passed.**

Ms. Williams stated that the Lib Jackson Student Center renovation project consisting of the CINO Grille expansion was moving forward and should be complete by spring 2009.

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Mr. Rabon reported that a 20,000 sq. ft. building (5,000 sq. ft. office space and 15,000 sq. ft. storage/warehouse space) located in the Atlantic Center was for sale for \$2.1 million. This building is located on approximately two acres next to land owned by the Horry County Higher Education Commission. The warehouse could be a storage area for Coastal's records, which are now stored in leased space, possibly saving \$25,000 a year. Dr. DeCenzo stated that Information Technology Services could possibly be located in this building; therefore, freeing up space for academics in the Wall Building.

**Mr. Carter made a motion that the Facilities Committee recommend to the full Board of Trustees that the administration pursue the purchase of the Atlantic Center building located at 642 Century Circle. Mr. Brown seconded the motion and it passed.**

Mr. Spivey stated that he had recently toured facilities at various universities in Coastal's peer group: UNC-Wilmington, Christopher Newport, Elon, Davidson, and Winthrop. After this visit, he worked with the administration in putting a plan together to reallocate student tuition in the amount of \$525 per student per semester beginning in Fall 2007. This would allow Coastal the ability to bond an estimated \$64 million. He proposed that those funds be used to remodel the student recreation center, a science building addition, and construct an arena/convocation facility.

Chairman Rabon asked students Mr. Clemmenson and Ms. Brajer their opinion about this plan. They were excited about the prospects and felt that students would feel pride in helping to fund the additional buildings on campus.

Mr. Garland stated that bonding capability is determined by the debt set-aside of the prior year and that 90 percent of the debt set-aside can be used for bonding capacity. He suggested reallocating the debt service for both fall and spring for in-state and out-of-state students to fund the debt service for this year. On July 1, 2008, Coastal can apply for state approval for bonding capacity. The Board had previously allocated debt service of \$175 for in-state students and \$185 for out-of-state students effective Fall 2008.

If the committee endorses Mr. Spivey's plan, a prioritized list of projects or plan of action concerning these bonds would be presented at the April meeting of the Board of Trustees. Mr. Brown proposed that the master planning effort be included as a part of this plan proposal.

**After a discussion, Mr. Brown made a motion to endorse Mr. Spivey's plan of action for the reallocation of tuition for funding of capital projects. Mr. Carter seconded the motion and it passed.**

Mr. Rabon reported that the former Academy for Arts, Science, and Technology (AAST) located on Highway 17 By-Pass in Myrtle Beach is available. This is a 55,000 sq. ft. building consisting of classrooms and laboratories which would only need painting and new carpet. The purchase price is not known at this time.

Mr. Carter asked about the Hinson Property and Sayebrook. Dr. DeCenzo stated that the legal documents to the Hinson Property had not been drafted, but a year will have passed on April 15,

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2008 and it will be given to Coastal as a gift. He further stated that there had not been any recent discussion concerning Sayebrook.

There being no further business, Mr. Carter made a motion to adjourn the meeting and Mr. Brown seconded.

Respectfully submitted,

Brenda Cox for  
Tommy M. Stringer  
Secretary/Treasurer