

8-11-2016

Finance, Planning and Facilities Committee, August 11, 2016

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Minutes
Coastal Carolina University
Board of Trustees

Finance, Planning & Facilities Committee
E. Craig Wall Sr. School of Business Administration Building, Boardroom
August 11-12, 2016

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| Members of the Committee Present: | Ms. Natasha M. Hanna, Mr. Carlos C. Johnson, Mr. Charles E. Lewis, Dr. Oran P. Smith, Mr. Eugene C. Spivey, Mr. H. Delan Stevens, and Mr. William E. Turner III |
| Other Board Members Present: | Mr. William S. Biggs, Mr. Fred F. DuBard III, Mr. Samuel H. Frink, Ms. Natasha M. Hanna, Mr. D. Wyatt Henderson, Mr. William L. Lyles Jr., Mr. George E. Mullen, and Dr. Samuel J. Swad |
| Others Present: | Ms. Sandra A. Baldrige-Adrian, Ms. Stacie A. Bowie, Dr. Brian Bunton, Ms. Susan M. Butcher, Dr. J. Ralph Byington, Ms. Nedy Campbell, Mr. Josh Chesson, Dr. Debbie Conner, Dr. David A. DeCenzo, Mr. Edgar L. Dyer, Mr. Matt Hogue, Ms. Martha S. Hunn, Mr. Christopher A. Johnson, Ms. Beverly J. Landrum, Mr. Timothy E. Meacham, Mr. Travis E. Overton, Ms. Jennifer Packard, Mr. William M. Plate Jr., Dr. Barbara A. Ritter, Mr. Mark A. Roach, Ms. V. Chyrel Stalvey, Mr. Gregory T. Thompson, and Mr. John Vrooman |

(In accordance with the requirements of the South Carolina Freedom of Information Act, the news media were notified of the time, location, and agenda for the meeting. Christian Boschult of The Sun News was in attendance.)

Chairman Carlos Johnson brought the meeting to order at 3:40 p.m.

The committee agenda was abbreviated to action items and a strategic planning update due to time constraints.

Gene Spivey made a motion to approve the May 5, 2016 Finance, Planning and Facilities Committee minutes. Will Turner seconded. The motion carried.

- **Carlos Johnson moved to approve a one-year lease renewal with Fountain-Fuller of SC, L.L.C. for +/- 14,160 square feet of office space at the Atlantic Center (444 Century Circle) effective September 1, 2016 through August 31, 2017, with the option to extend the term of this lease up to two (2) consecutive periods of one (1) year each. The cost of**

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this lease is \$55,383 (\$3.91 per square foot). Rent will increase by 2% annually thereafter (Motion 16-29). Will Turner seconded, and the motion carried.

- **Gene Spivey moved to approve a one-year lease renewal with Fountain-Fuller of SC, L.L.C. for +/- 7,500 square feet of office space at the Atlantic Center (450 Century Circle Suite A) effective September 1, 2016 through August 31, 2017, with the option to extend the term of this lease up to two (2) consecutive periods of one (1) year each. The cost of this lease is \$62,024 (\$8.27 per square foot). Rent will increase by 2% annually thereafter (Motion 16-30). Smith seconded, and the motion carried.**
- **Gene Spivey moved to approve a one-year lease renewal with Fountain-Fuller of SC, L.L.C. for +/- 5,000 square feet of office space at the Atlantic Center (450 Century Circle Suite B) effective September 1, 2015 through August 31, 2016, with the option to extend the term of this lease up to two (2) consecutive periods of one (1) year each. The cost of this lease is \$32,398 (\$6.48 per square foot). Rent will increase by 2% annually thereafter (Motion 16-31). Smith seconded, and the motion carried.**
- **Gene Spivey moved to approve leasing from the Coastal Educational Foundation, the real property located at 1095 Highway 544, City of Conway, Horry County, South Carolina, consisting of a house and 0.98 acres, represented by TMS# 151-20-01-005. The initial term of the lease shall be one year at a cost of \$50,000, effective September 1, 2016 through June 30, 2017, with the option to extend the terms of this lease up to three (3) consecutive periods of one (1) year each (Motion 16-32). Smith seconded, and the motion carried.**

Vice President & Chief Financial Officer Stacie Bowie stated that the Coastal Educational Foundation purchased this house when it became available, in accordance with the Board's prior approval to do so. We are now leasing it from the Foundation. The purchase price was below market value. Hanna expressed concern regarding the cost of the \$50,000 lease.

At the last Board meeting, George Mullen, Oran Smith, and Delan Stevens were appointed to a special committee to address revisions/additions to the Master Plan. Bowie addressed some of the committee's suggestions.

- **Parking lot attached to a building:** In order to maintain the space needed for theatre accreditation, we need a new theatre space or create an alternative space to hold speaking events (an auditorium of sorts) in order to free up Wheelwright for increased usage by the theatre department. In order to do this, the academic enrichment building will be paired with a 1,000 seat auditorium, probably connected to a breezeway or located within the academic enrichment center. Both will be located either across from Baxley Hall or alternatively based on required footprint in the Wheelwright.
- **Parking garage needed:** A parking garage would provide additional parking on the outskirts of campus and not go against the walking campus concept. The garage can be used for

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general daily parking requirements and also athletic and culture events. We are undergoing cost analysis and considerations of feasibility regarding a garage, but will not be constructed for several years.

- Traffic circulation following the closure of Chanticleer Drive: Traffic flow through the back of campus is unsafe and inefficient. The only access to Ingle is through parking lots. This is being addressed with public safety.
- Looking into potentially expanding the library with academic learning space to be utilized for tutoring and collaboration with the academic enrichment building.
- Golf Pro Shop/Club House: Originally we agreed with the PGM faculty and the golf pro that we would build a new clubhouse if they raised the funds. The anticipated cost is \$7M and is supported by the recent construction of the new clubhouse at North Carolina State. After discussion with DeCenzo and Byington, we propose an academic training facility for our students. The building needs to have some appropriate split in funding from the penny sales tax and private funds. The PGM can commit to moving its offices to the golf course. Classroom space for teaching and testing will be available, as well as providing the training lab for students who work at the course.
- We have discussed the possibility of moving some or all of facilities management across Highway 501 onto east campus. A suitable space needs to be determined. A significant portion of equipment will need to be left on this side of campus.

Mullen stated that once these items are incorporated into the revised master plan, then the committee (Mullen, Stevens and Smith) will be prepared to make a recommendation to the Board of Trustees.

Bowie will bring back a more formal plan to the Board, hopefully at the October meeting. Information will be sent to the Board prior to the meeting so trustees will have an opportunity to review the suggestions.

The meeting adjourned.

Finance, Planning & Facilities Committee Reconvened August 12, 2018:

Stacie Bowie presented a capital projects update:

- University Place Dining Facility will start in September and finish in 2017.
- Science Annex II has been completed \$4M under budget.
- Academic Classroom Building II will be completed June 2017.

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- New Student Housing Complex completed \$5M under budget.
- Singleton Building renovation will be completed in September 2016. Founders Day will be held there in October.
- Wall Building's third floor renovations were completed this summer.
- Smith Science Building renovation estimated completion is October 2017.
- Football stadium project includes 12,000 sq. ft. of facilities and amenities. Cost estimate is \$30.8M but we are still bonding the original amount of \$22.9M. Estimated completion is August 2019.
- Sunbelt Conference logo is now on the football field and locations around campus.
- Crosswalks are installed on Chanticleer Drive and Cul-de-Sacs on Chanticleer Drive.

Respectfully submitted,

Chyrel Stalvey

Chyrel Stalvey

Recorder