

**Clemson University  
Clemson, South Carolina**

**MINUTES**

**of the Teleconference of**

**THE CLEMSON UNIVERSITY BOARD OF TRUSTEES**

**originating from**

**President's Conference Room**

**201 Sikes Hall**

**Clemson, South Carolina**

**Wednesday, September 22, 2004**

After notification as required by the Freedom of Information Act, the Chairman called the meeting to order at 9:30 AM with the following members present: Leon J. Hendrix, Jr., *presiding*; Bill L. Amick, J.J. Britton, Lawrence M. Gressette, Jr., Thomas C. Lynch, Jr., Louis B. Lynn, Leslie G. McCraw, E. Smyth McKissick, III, Robert L. Peeler, William C. Smith, Jr., W.G. DesChamps, Jr., and J. Thornton Kirby, *Executive Secretary*

ADMINISTRATION PRESENT: President Barker, Scott Ludlow, and Chris Przirembel

OTHERS PRESENT: Bob Wells, Paul Borick, Bill Havice, Angela Nixon, and Janice Kleck

MEDIA PRESENT: Anna Simon, *Greenville News* and Stephanie Tracy, *Anderson Independent*

**Item 1. Introductions**

**Statement:** Chairman Hendrix asked Thornton Kirby to call roll of the Trustees and to introduce any guests in attendance. Mr. Kirby called the roll, advised the Chairman that a quorum was present, and introduced the guests present for the call.

**Item 2. Finance and Facilities Committee**

**Statement:** Chairman Hendrix called on Bill Smith to convene the Finance and Facilities Committee for the purpose of considering two action items. Mr. Smith thanked the Chairman and convened the Finance and Facilities Committee at 9:32 AM.

The committee concluded its meeting at 9:45 AM, and Chairman Hendrix reconvened the full Board meeting at 9:45 AM.

Item 1. Approval of Lease for the South Carolina Research Authority

Statement: On behalf of the Finance and Facilities Committee, Mr. Smith highlighted a proposed lease for the South Carolina Research Authority (SCRA).

Clemson University is seeking permission to lease out office space in the new Advanced Materials Research facility to the SCRA. This facility is located in the Clemson Research Park in Pendleton, South Carolina. Approximately 5,121 square feet on the second floor of the new Advanced Materials Research facility will be leased to the South Carolina Research Authority. The lease cost will be \$12 per square foot, plus an operating cost of \$3 per square foot. This is a five-year lease and will generate approximately \$61,452/year in income, plus \$15,363/year in operating expenses. This lease was deemed appropriate for several reasons.

1) The space to be leased is only office space. No lab space will be leased. During the initial stages of building occupancy there will be an excess of office space in the building. Thus for the first several years we anticipate a surplus of office space until the building is fully occupied. Once the building is fully occupied, the office space will probably be needed by Clemson personnel. For this reason SCRA was not granted an option for a second five-year renewal in the lease contract. During the time that office space is in surplus it can be used to generate a revenue stream for the university.

2) At present Clemson University has several collaborative efforts with SCRA. These include the Applied Research Development Institute (ARDI), the South Carolina EPSCoR office, and a number of joint proposals and grants. In addition, several substantial new joint initiatives are planned or underway. Many of these initiatives are directly related to Clemson activities in the Advanced Materials Research facility, particularly including photonics and nanotechnology initiatives. Thus it is advantageous to have SCRA co-located with the Clemson researchers. The Administration seeks approval of this lease as proposed.

Action: On behalf of the Finance and Facilities Committee, Mr. Smith made a motion to approve the proposed lease of space to the South Carolina Research Authority. There was no discussion, and the vote of approval was unanimous.

Item 2. Bid Approval for Edwards Hall—2<sup>nd</sup> Floor Renovation

Statement: Mr. Smith reported that the existing clinical area now located on the 2<sup>nd</sup> floor of Edwards Hall first opened in 1978 and has had few improvements or augmentation since that time. For over two years, nursing faculty, architecture faculty and students have worked in conjunction with University Facilities and the Pazdan-Smith Group Architects to analyze and design space needs. The goal was to incorporate current and future technologies for education delivery, clinical practice, teaching, and learning. As a result the design is a state of the art clinical facility with a media resource support area that is fully integrated with the practice laboratory and classrooms. The proposed Clinical Learning and Research Center (CLRC) addresses issues that are significant to Clemson University, the state of South Carolina and the nation. The center reflects the goals and priorities that help position Clemson to become a top-20 public university. The

CLRC will enable students to learn in an environment that fosters excellence at both the graduate and undergraduate levels.

The Clinical Learning and Research Center will include a complete renovation of the current nursing skills laboratory and media resource center. The CLRC will include the clinical skills area and the teaching, learning and research complex. The clinical skills area is composed of simulated patient zones and nursing support zones. It can be divided into three units during class hours. The teaching, learning and research complex accommodates self-learning, small classroom activities such as group work and work sessions and supports all media resources in the facility. The two areas are connected with two-way communication technology to regional health care providers, other institutions of higher education and the community so that students will be connected in real time to various health care providers and education sites. The design strategies of the CLRC are to simulate state-of-the-art clinical environments and highly technical teaching/learning models and to allow for flexibility to meet ever-changing teaching and research needs while also serving the community.

The Architect-of-Record is Pazdan-Smith Group Architects of Greenville. Seven firms submitted bids (Attachment 1). The apparent low responsible and responsive bidder is M.L. Garrett Construction Company, Inc. The company is based in Greenville, South Carolina. Their price of \$1,153,777.00 for the Base Bid and Alternate #1 is within the funds available for construction. The original low bidder found errors in their bid and formally requested that their bid be withdrawn.

The Architect/Engineer requested and received confirmation of M.L. Garrett's bid. Due diligence has been performed on their Project Manager, Todd Garrett, and their Superintendent, Leon Pumlin. Both men have been approved by the Architect/Engineer and Clemson and will be named in the construction contract. The contract further states that neither can leave the project 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 by the Architect/Engineer.

Clemson University encourages minority participation in its bid documents. In accordance with State procurement law Clemson University is required to award contracts to the lowest responsible bidder regardless of minority business enterprise (MBE) status of the bidder or subcontractors. However, Clemson University encourages and accounts for MBE participation in its capital construction program. All bidders are requested to make a good faith effort to solicit subcontractor and supplier bids from certified minority businesses. After contract award, the contractor must submit with the first pay application an initial report with the name of any MBE firms, their South Carolina MBE certification number, the nature of the subcontract, and the value of the subcontract. Subsequent quarterly reports that update the MBE list are required until the project is substantially complete.

The Administration requested authorization to award a construction contract, pending expiration of the protest period, in the amount of \$1,153,777.00 to M.L. Garrett Construction Company, Inc. of Greenville, South Carolina.

Action: On behalf of the Committee, Mr. Smith made a motion to award a construction contract, pending expiration of the protest period, in the amount of \$1,153,777.00 to M.L. Garrett Construction Company, Inc. of Greenville, South Carolina. There was no discussion, and the vote of approval was unanimous.

Item 3. Adjourn

Statement: There being no further business, Chairman Hendrix adjourned the meeting at 9:50 AM.

Respectfully submitted,

J. Thornton Kirby  
Executive Secretary to the  
Board of Trustees