



COLUMBIA CITY COUNCIL MEETING AGENDA TUESDAY, DECEMBER 3, 2024

The Columbia City Council will conduct a Work Session on Tuesday, December 3, 2024 at 1:00 p.m. at City Hall (Mayor's Conference Room), 1737 Main Street, Second Floor, Columbia, SC 29201. The meeting can be viewed online at www.columbiasc.gov. Please contact the City Clerk's Office at (803)545-3045 or cityclerk@columbiasc.gov if you have questions regarding the meeting.

The Honorable Daniel J. Rickenmann, Mayor
The Honorable Edward H. McDowell, Jr., District II ▪ The Honorable William Brennan, District III
The Honorable Aditi Bussells, At-Large ▪ The Honorable Tina N. Herbert, District I
The Honorable Peter M. Brown, District IV ▪ The Honorable Tyler D. Bailey, At-Large

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

INVOCATION

PRESENTATIONS

1. University of South Carolina Health Sciences Campus - Ms. Melanie Brown, President & CEO of Restoration 52, LLC

COMMITTEE DISCUSSION

2. Federal Legislative Update - Mr. Ralph Garboushian and Ms. Debra DeHaney-Howard, CapitalEdge, LLC
3. State Legislative Watchlist for 2025 - Mr. Kyle Michel, Kyle Michel Law Firm; Mr. Damon Jeter, Jet Corp Consulting Group, LLC; and Ms. Caroline Delleney, Due South Advocacy, LLC

EXECUTIVE SESSION

4. Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)
 - *Transitions*
5. Receipt of legal advice relating to matters covered by attorney-client privilege pursuant to S.C. Code §30-4-70(a)(2) **Addition**
 - *Modular Homes*

ADJOURNMENT



MEETING DATE: December 3, 2024

DEPARTMENT: City Clerk

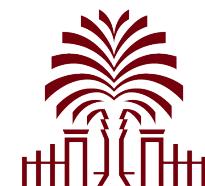
FROM: *Erika Hammond, City Clerk*

SUBJECT: University of South Carolina Health Sciences
Campus - Ms. Melanie Brown, President & CEO of
Restoration 52, LLC

**FUNDING SOURCE &
ORIGINAL BUDGET:**

ATTACHMENTS:

- USC HSC External Stakeholder Engagement Presentation(PDF)



UNIVERSITY OF
South Carolina

Health Sciences Campus

Columbia, South Carolina

State Project: H27-6139-CB

2024



Agenda

- Team Introductions
- Project Introduction
- Design Concepts
- Community Engagement and Economic Inclusion
- Timeline and Milestones

Meet Our Development Team

1.a



A Collaborative
Approach

Development

O&M/Life Cycle



Honeywell

Gilbane Development Company

Design-Build



CUMMING

Gilbane Building Company

Design



Meet Our Leadership Team



Shanika Baughman
Economic Inclusion Director,
Southeast



Melanie Brown
Development Consultant



David Dewar
Senior Project Executive,
Construction



John Keegan
Vice President,
Development



Heather Mitchell
Principal in Charge, Design



Jeffrey Resetco
Senior Development Director



Brian Steed
Principal in Charge, Construction

A Long History of Building for USC

245
Projects



Health Sciences Campus Overview

State-of-the-art space for clinical
education and eminent researchers

16 acres

Bull Street District

310,000 GSF

Total Gross Building Area

Programs:

Health Sciences Research

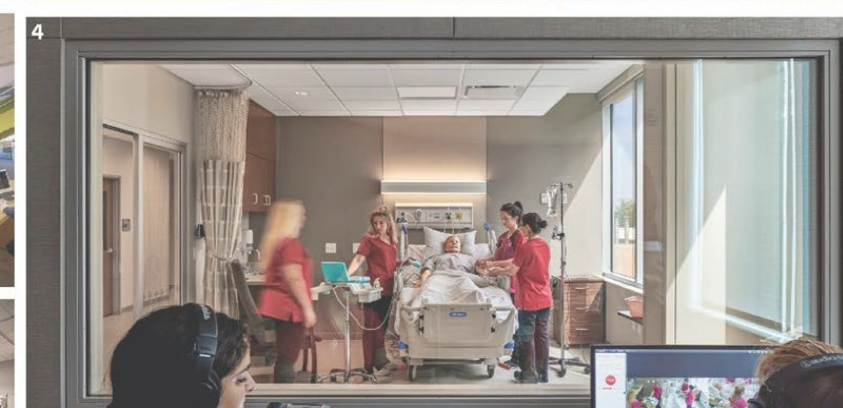
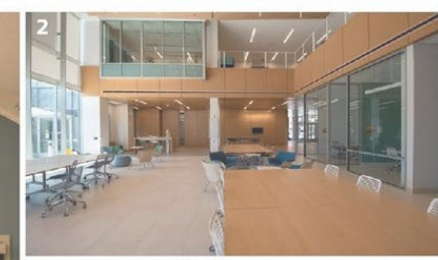
- Biomedical Wet Research Labs
- Shared & Core Labs

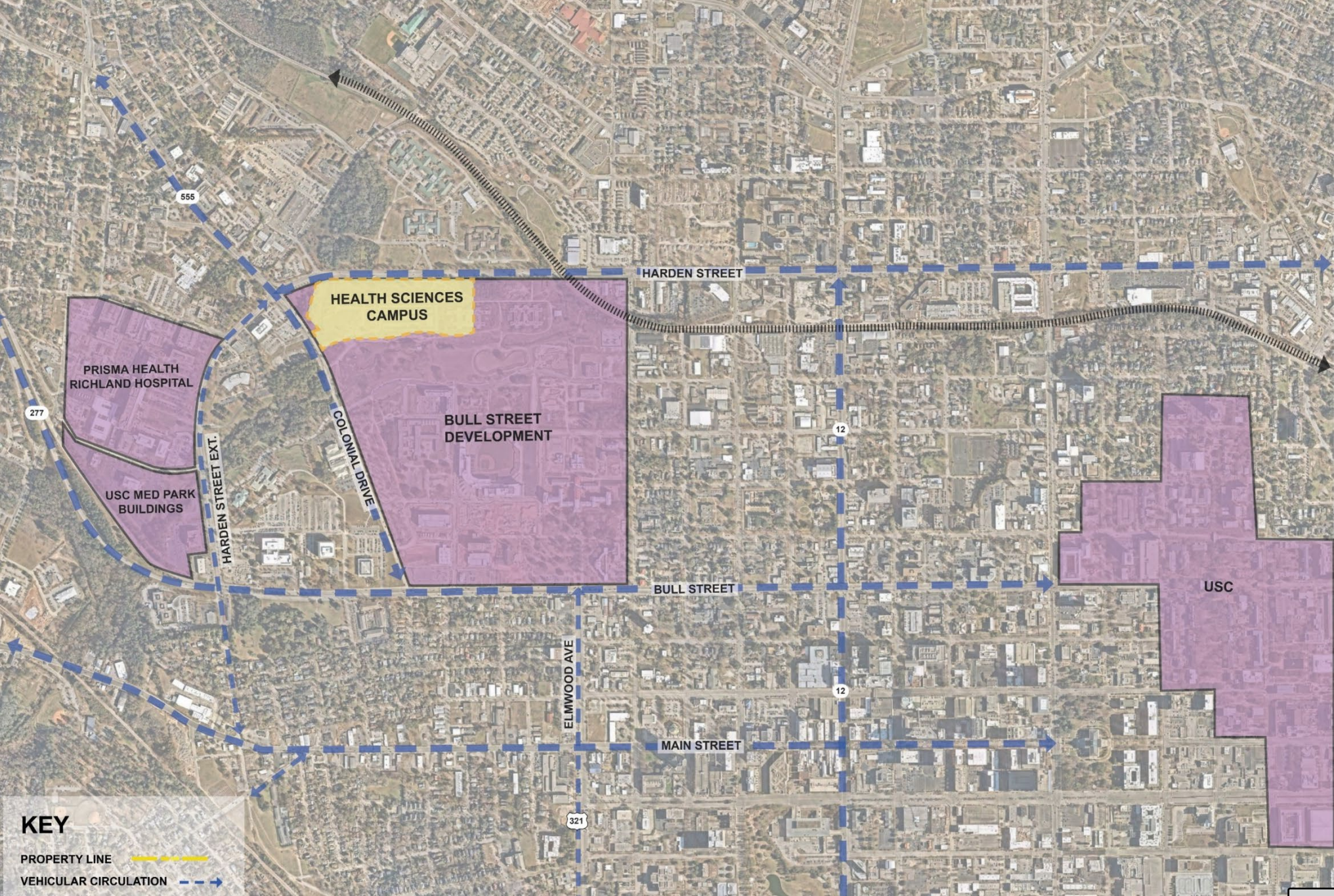
Commons

- Public & Shared Amenities
- Offices & Admin
- Highly Specialized Cores

Medical Education

- Human Anatomy/Labs/Gifted Body Program
- Simulation Suite
- Clinical Skills Suite
- Procedural Skills Lab
- Ultrasound Lab
- Student Life & SOM Admin





Site Plan – Phase 1







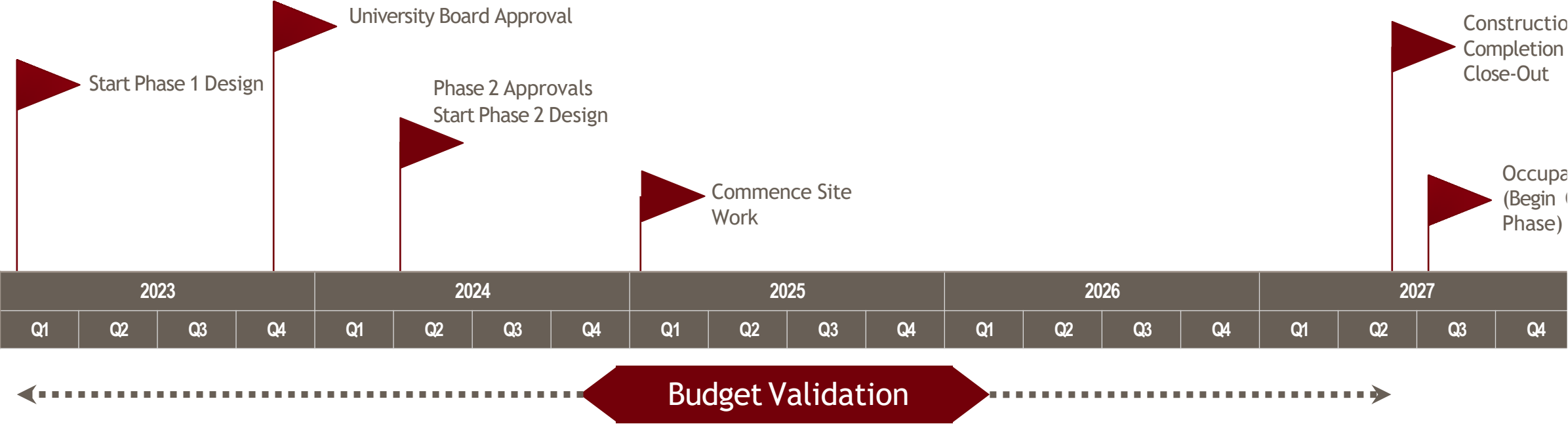








Milestone Schedule



Attachment: USC HSC External Stakeholder Engagement Presentation (9733 : USC Health



Stakeholder Engagement Schedule 2024

	STAKEHOLDER GROUPS
Q1	Richland County Delegation, City of Columbia Officials, Lexington County Officials
Q2	President’s Community Advisory Committee, Surrounding Communities & Businesses
Q3-Q4	Follow-ups and Updates
Ongoing	USC Leadership, Faculty, & Students; Hughes Development Corporation

The development team in concert with The University of South Carolina has a set goal to reach **30% MWBE** subcontracting participation for design and construction entities for this Project.



Commitment to MWBE Starts at the Top

Mission: To create an inclusive work culture, environment, and business model that leverages the unique capabilities of our diverse employee population and vendor/trade contractors, while adding value to the communities in which we work.

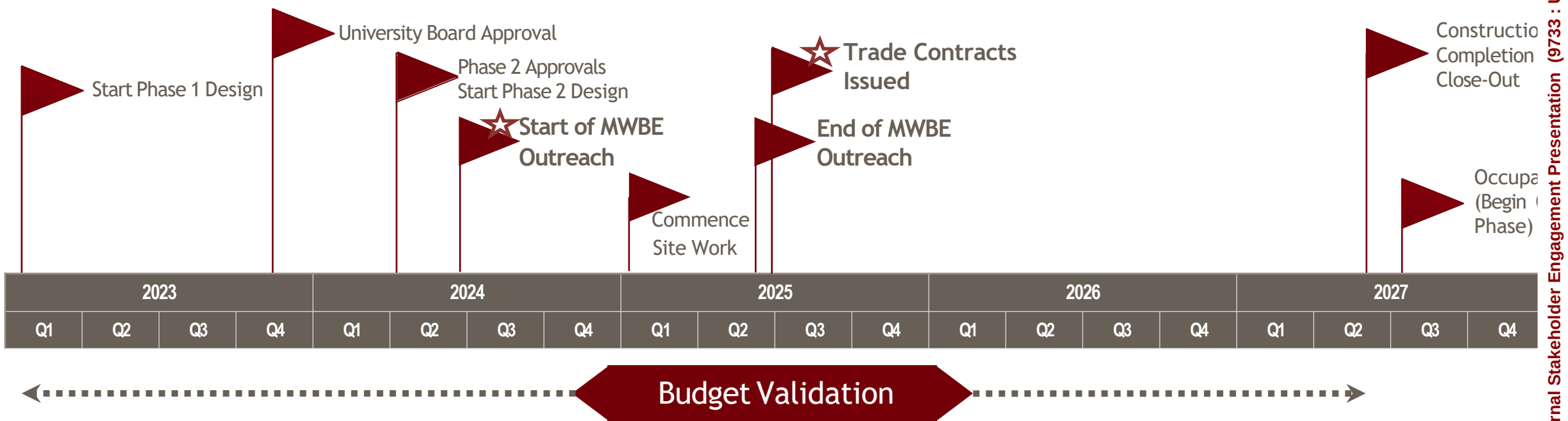


Economic Inclusion Program Overview & Process

Our Community Outreach Strategy

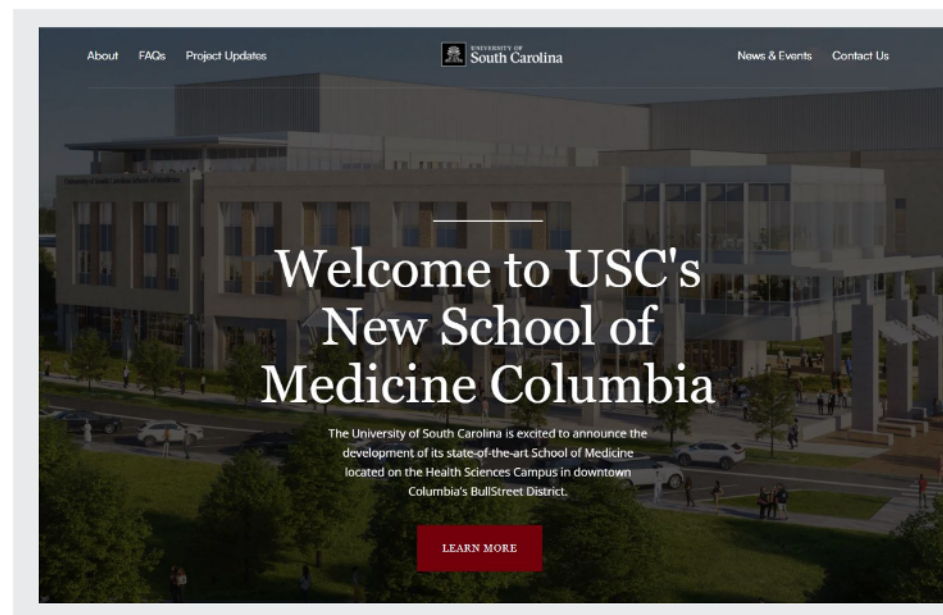


MWBE Engagement Milestone Schedule



Attachment: USC HSC External Stakeholder Engagement Presentation (9733 : USC Health

EXCITING WEBSITE LAUNCH!



SCHealthSciencesCampus.com

scan code
to visit USC's new
School of Medicine Columbia
"Project" website



Thank You! Questions?

Additional questions or comments?
Please contact development team
members below:

- Jeffrey Resetco, Senior Development
Director, Gilbane Development
Company: JResetco@GilbaneCo.com
- Melanie Brown, Development
Consultant, Restoration | 52:
mbrown@restoration52.com



1.a

Attachment: USC HSC External Stakeholder Engagement Presentation (9733 : USC Health

1 MI
TO S.
STA
HOUS

TO I-126

TO I-277

FIRST BASE BUILDING TENANTS

Capgemini
Central Carolina
Community Foundation
Founders Federal
Credit Union
Ogletree Deakins



MEETING DATE: December 3, 2024

DEPARTMENT: Governmental Affairs / Special Projects

FROM: *Whanna Bouknight, Administrator*

SUBJECT: Federal Legislative Update - Mr. Ralph Garboushian
and Ms. Debra DeHaney-Howard, CapitalEdge, LLC

**FUNDING SOURCE &
ORIGINAL BUDGET:**

CLEAN WATER 2020?: No

FOCUS AREAS: Connecting Our Community



MEETING DATE: December 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: State Legislative Watchlist for 2025 - Mr. Kyle Michel, Kyle Michel Law Firm; Mr. Damon Jeter, Jet Corp Consulting Group, LLC; and Ms. Caroline Delleney, Due South Advocacy, LLC

FUNDING SOURCE & ORIGINAL BUDGET:



MEETING DATE: December 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Discussion of negotiations incident to proposed contractual arrangements pursuant to S.C. Code §30-4-70(a)(2)

FUNDING SOURCE & ORIGINAL BUDGET:

PURPOSE:
Transitions



MEETING DATE: December 3, 2024

DEPARTMENT: City Clerk

FROM: *Erika Hammond, City Clerk*

SUBJECT: Receipt of legal advice relating to matters covered
by attorney-client privilege pursuant to S.C. Code
§30-4-70(a)(2)

**FUNDING SOURCE &
ORIGINAL BUDGET:**

PURPOSE:
Modular Homes