



**Bull Street Commission Meeting Agenda
Monday, September 14, 2026 at 3:00 PM**

Segra Park / MUSC Health Conference Room, Concourse Level
1640 Freed Street, Columbia, SC 29201

City Clerk's Office: (803)545-3045 or cityclerk@columbiasc.gov

The Honorable Tyler D. Bailey, Chair • Lyle Darnall • Ashley Elsey • Rebecca Haynes •
Kristen Jerome • Sabrina Odom • Matt Varner

Call to Order

Approval of Minutes

1. August 25, 2025 Bull Street Commission Meeting Minutes

Committee Discussion

2. University of South Carolina Health Sciences Campus Update — Mr. David Dewar, Senior Project Executive / Gilbane Building Company and Ms. Karen Quinn, AIA, LEED AP, Architect / Boudreaux Group
 - Transmission Main Relocation — Mr. Derek S. Gruner, RA, LEED AP, University Architect for the University of South Carolina
3. BullStreet Development Update — Ms. Chandler Cox, Project Manager / Hughes Development Corporation
 - Bicycle Accommodations/Parking — Mr. Gregory Tucker, Special Projects Administrator

Executive Session

4. Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)
 - *Bull Street infrastructure*

Adjournment



Meeting Date: September 14, 2026

Department: City Clerk's Office

From: Erika Hammond, City Clerk

August 25, 2025 Bull Street Commission Meeting Minutes

Background Summary:

Attachments:

1. BSC_MN_081825



BULL STREET COMMISSION MEETING MINUTES MONDAY, AUGUST 18, 2025

CALL TO ORDER

The Bull Street Commission conducted a meeting on Monday, August 18, 2025 at Segra Park / MUSC Health Conference Room, Concourse Level, 1640 Freed Street, Columbia, SC 29201. The Honorable Tyler D. Bailey, Chair called the meeting to order at 2:09 p.m. and the following members were present: Ms. Rebecca Haynes and Ms. Sabrina Odom. Ashley Cady Elsey arrived at 2:20 p.m. Mr. Lyle Darnall, Ms. Kristen Jerome and Mr. Matt Varner were absent.

PRESENTATIONS

1. University of South Carolina Health Sciences Campus - Mr. David Dewar, Senior Project Executive, Construction; Ms. Heather Mitchell, Principal in Charge, Design; and Ms. Melanie Brown, Development Consultant – *Received as information.*

Ms. Heather Mitchell, Principal in Charge of Design / Bordeaux Group presented an overview of the University of South Carolina Health Sciences Campus project with renderings of the planned development. She highlighted community engagement, the diverse project team, and the public-private partnership behind the effort. She described the 318,000-square-foot Medical Education Building, featuring modern classrooms, a café, a health sciences library, and ample parking. The project has been fully bid and remains under budget.

Mr. David Dewar, Senior Project Executive for Construction / Gilbane Building Company shared updates on the project's progress, noting that nearly three years have passed since its commencement. He explained that the construction involves two distinct structural systems: concrete work on the research building which is underway and steel construction which began two weeks ago. Both activities are progressing simultaneously, with two to three concrete pours occurring each week.

Ms. Melanie Brown, Development Consultant / Restoration 52, LLC discussed stakeholder engagement with local and county officials and community organizations. She highlighted the project's commitment to supporting the local economy. The Gilbane Rising Contractors Program, a 12-week national initiative to support small and minority-owned businesses, is set to launch locally in January 2026.

Mr. Derrick Meggie, Director of State Government and Community Relations for the University of South Carolina announced the inaugural USC Health Sciences Community Health Fair, which will take place on October 4, 2025 at C.A. Johnson High School. The event will involve university students and staff and aims to provide



BULL STREET COMMISSION MEETING MINUTES MONDAY, AUGUST 18, 2025

a unique experience by featuring medical students and physicians on-site to answer health-related questions.

There was discussion about the design and placement of café seating; map renderings; storm water retention infrastructure; tree replanting plan, emphasizing the inclusion of native tree species; exterior lighting strategies that would be sensitive to bird migratory seasons, particularly in the nearby Paige Ellington Park; advertisement plans for the Community Health Fair; and additional plans for the remaining acreage.

APPROVAL OF MINUTES

2. May 19, 2025 Bull Street Commission Meeting Minutes – *Approved*

Upon a motion made by Ms. Odom and seconded by Ms. Haynes, Commission members voted unanimously to approve the May 19, 2025 Bull Street Commission Meeting Minutes.

ADJOURNMENT

The meeting was adjourned at 2:50 p.m.

Respectfully submitted:

Erika D. Moore Hammond, MMC, CPM
City Clerk



Meeting Date: September 14, 2026

Department: City Clerk's Office

From:

University of South Carolina Health Sciences Campus Update — Mr. David Dewar, Senior Project Executive / Gilbane Building Company and Ms. Karen Quinn, AIA, LEED AP, Architect / Boudreaux Group

- Transmission Main Relocation — Mr. Derek S. Gruner, RA, LEED AP, University Architect for the University of South Carolina

Background Summary:

Attachments:

1. USC Health Sciences Campus Update Sept 2026



Health Sciences Campus

Columbia, South Carolina

State Project: H27-6139-CB

2026



Today's Presenters



Karen Quinn
Project Manager



David Dewar
Senior Project
Executive,
Construction

Agenda

- Project Team
- Project Overview & Updates
- Construction Timeline and Milestones
- Stakeholder & Community Updates
- Next Steps
- Questions & Discussions

Project Team



A Collaborative Approach

Development



Gilbane Development Company

O&M/Life Cycle

Honeywell

Design-Builder



Gilbane Building Company

CUMMING

Design



Project Overview

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

16 acres

Bull Street District

336,000 GSF

Total Gross Building Area - Main Building and Utility Plant

Features include:

- Innovative active-learning classrooms
- Extensive medical simulation spaces
- A health science library
- Numerous labs for interdisciplinary research
- A café - Rising Roll Gourmet Cafe
- Outdoor courtyard and garden areas



Rising Roll Gourmet Café to Bring Fresh Dining Options to BullStreet

Rising Roll Gourmet Café, renowned for its fresh, local and innovative menu, will become a key part of the University of South Carolina's (USC) new Health Sciences Campus in the City of Columbia's BullStreet District, the first phase of which, USC's new School of Medicine Columbia, is scheduled for completion in August 2027.

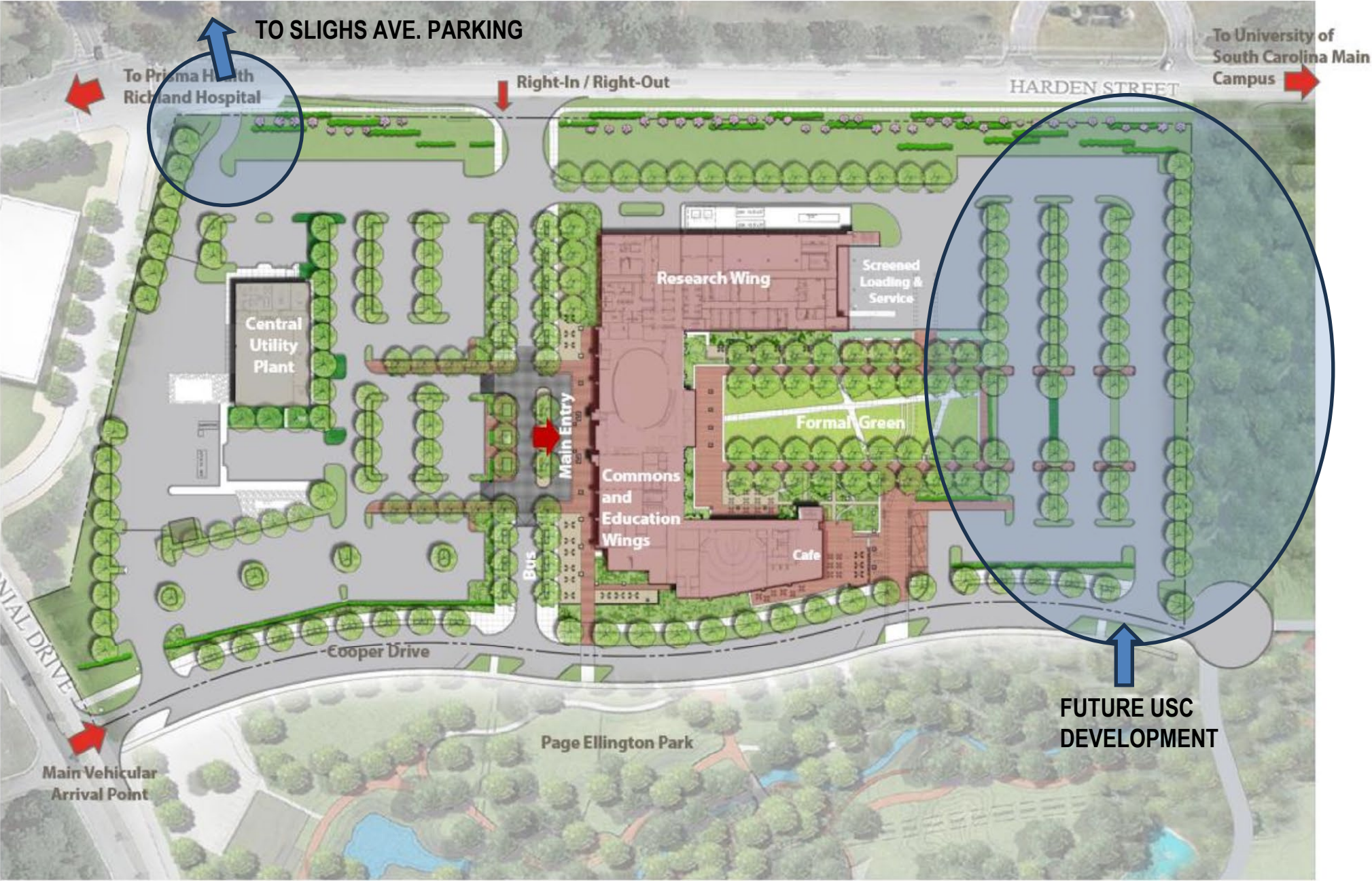
Once open, the café will offer high-quality food and beverage options in a convenient and welcoming environment for students, faculty and staff, as well as the broader community.

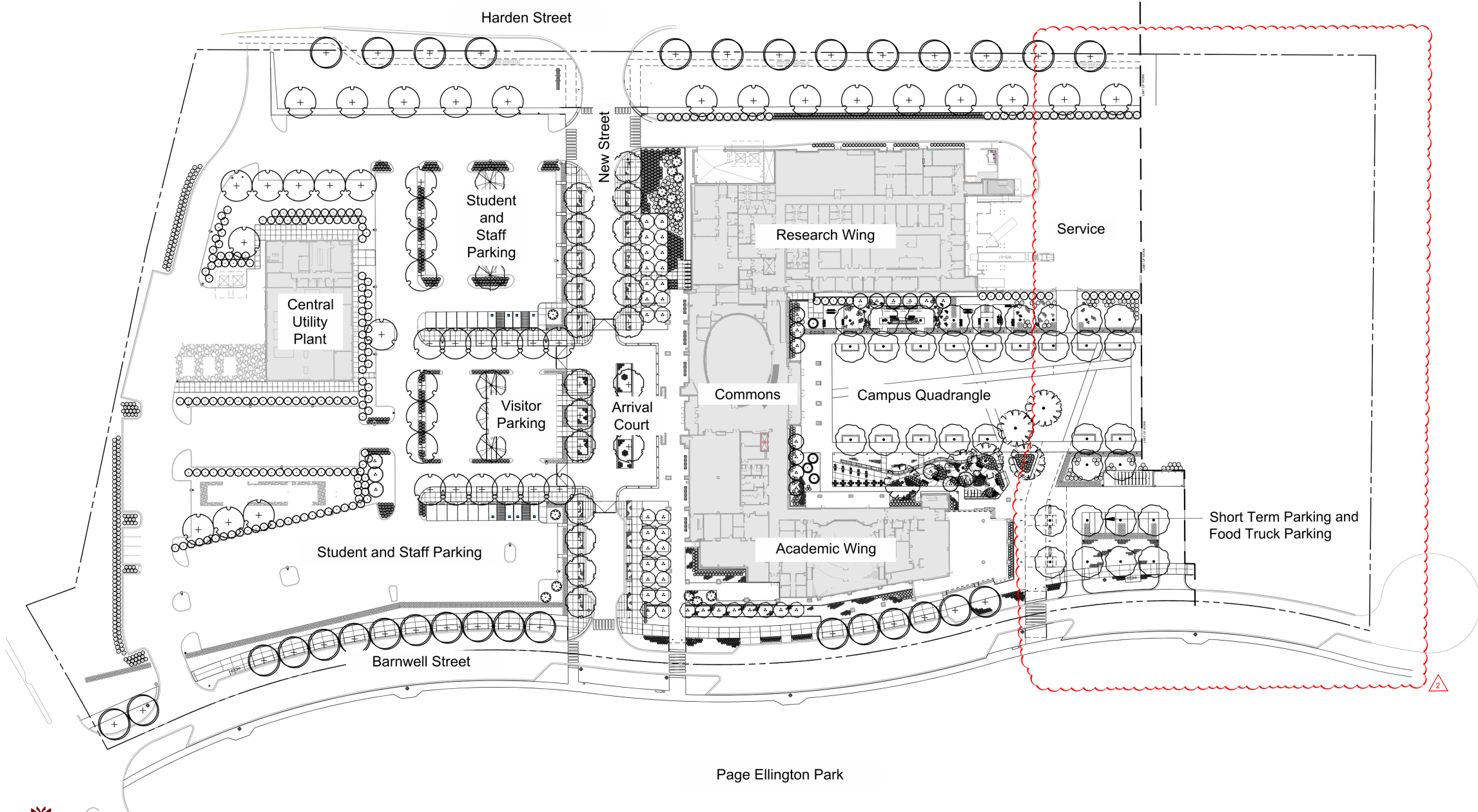


UNIVERSITY OF

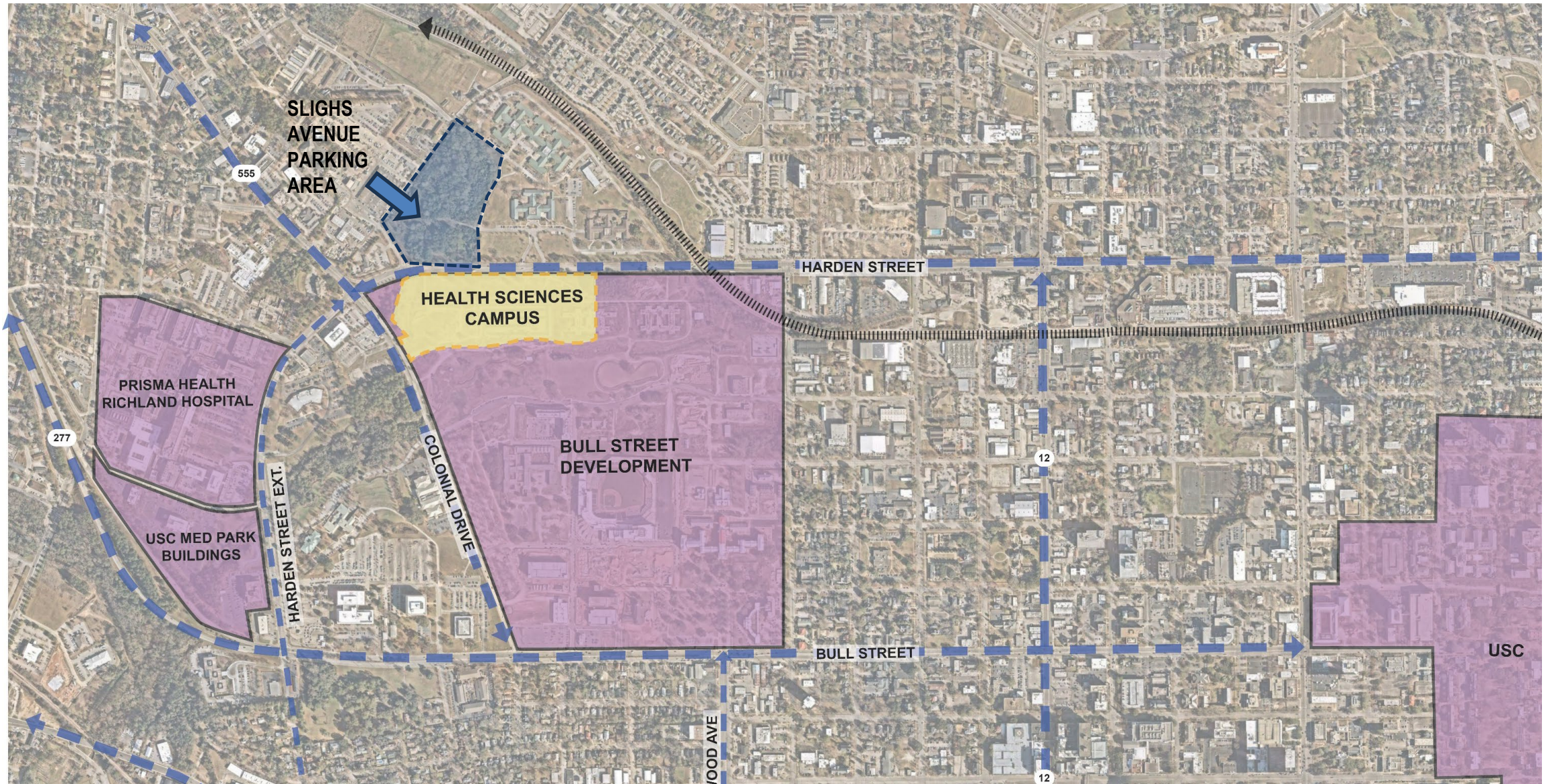
South Carolina

Site Plan – Phase 1





Page Ellington Park



UNIVERSITY OF
South Carolina

Page 14 of 47







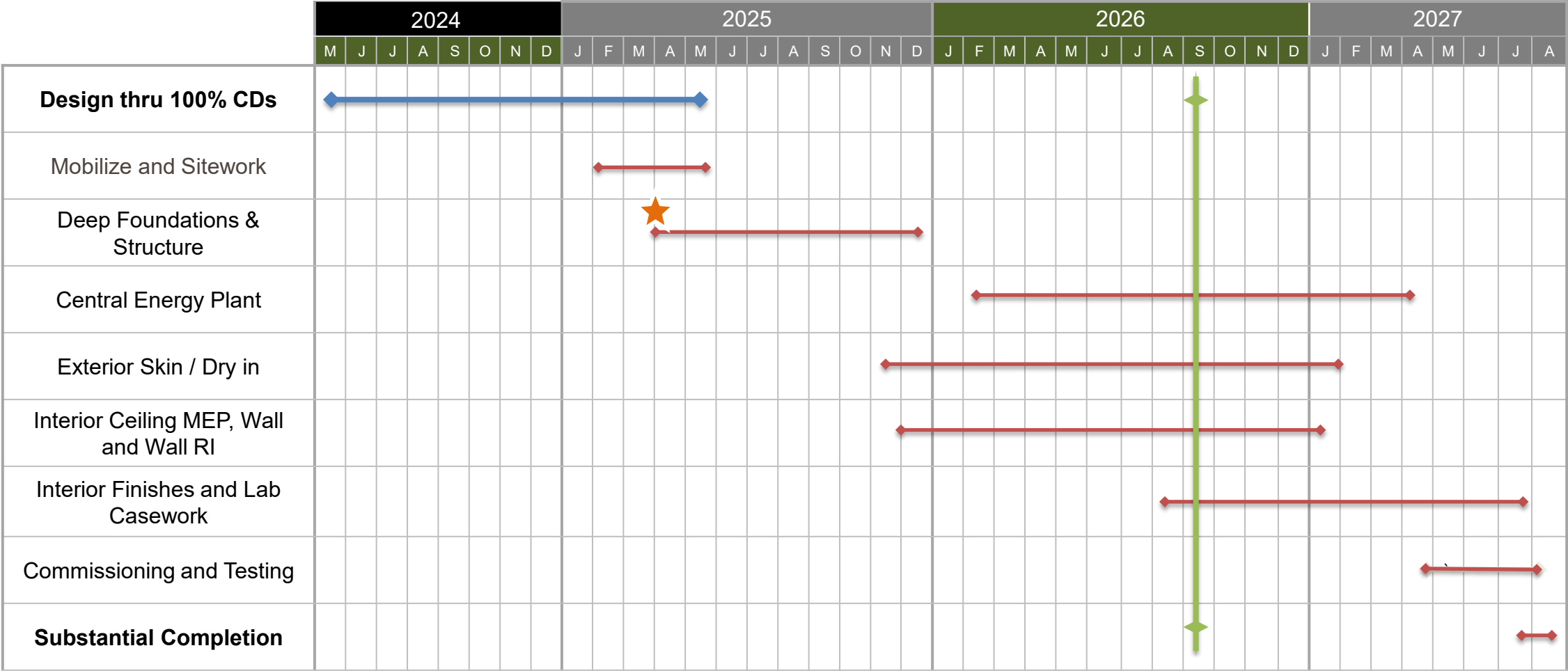








Milestone Schedule



29-Month Construction Schedule

Stakeholder & Community Updates

2026

Gilbane Rising Contractors Program | Columbia Cohort Update

Program Overview

- First **Columbia-based Gilbane Rising Contractors cohort** successfully completed the program in April 2026
- **10-week virtual contractor development program** designed to strengthen the capacity, competitiveness, and long-term sustainability of local contractors.
- The 7 South Carolina firms joined a nationwide cohort of over 200 Emerging firms every Tuesday evening for 10 weeks.
- Training covered the full contractor business lifecycle—from **back-office management and financial strength to prequalification, safety, winning work, field management, technology, sustainability, and business development.**
- Since graduating, each rising contractor has been partnered with a mentor from the Gilbane team to **receive 1-on-1 mentoring for a full year.**

Celebrating Our First Columbia Graduates

Robert Felder | MajorWorks, LLC

Henry Taylor | HRT Contractors LLC

Lauren Rogers | IB Construction and Development LLC

Jon Brown | MasterCraft Construction LLC

Lasenta Lewis-Ellis | LLE Construction Group LLC

Ronda Kirk | Kirjo Contracting

Michelle Clark | Carolina Premier Window Films, Inc.



UNIVERSITY OF

South Carolina

Gilbane

Stakeholder & Community Updates

October 17, 2025

Gilbane | BOUDREAUX Day of Community Service
Booker Washington Heights Community

- Partnered with a local chapter of **Columbia Parks and Recreation Department** in Washington Heights Neighborhood, near the project site
- Work included **landscape upgrades** to the outdoor courtyard at **Katheryn M. Belfield Booker Washington Heights Cultural Arts Center**. Volunteers spent the day cleaning up the courtyard, removing old plant material, adding new landscape beds under roof runoff and installing landscape edging to enhance the space.
- The center hosts various youth-targeted outreach programs, and the new courtyard gives visitors to the building a more **welcoming and safe environment** for outdoor activities.





State Participation – Economic Impact

The Project estimates that it **will employ over 50 firms**, either home-based in South Carolina or with a permanent office in South Carolina, for **a total of over \$115 million worth of prime and tiered contracts and purchase orders**. This does not include secondary economic impact from housing/hotel, food restaurants, gas, and general everyday supplies, which adds to the fusion into the local economy.



Workforce Participation – Employment Impact

It is currently estimated that over the 5-year life of the project (design through construction), **the Health Sciences Campus project will have over 3,400 individuals working** on the project in some capacity at some time during the project, and the project **will log over 1 million work hours of onsite worker time**.



Stay up-to-date by visiting SCHealthSciencesCampus.com

Welcome to USC's New Health Sciences Campus and School of Medicine Columbia

The University of South Carolina is excited to announce the development of its state-of-the-art School of Medicine located on the Health Sciences Campus in downtown Columbia's BullStreet District.

LEARN MORE



UNIVERSITY OF

South Carolina

Gilbane



Meeting Date: September 14, 2026

Department: City Clerk's Office

From: Erika Hammond, City Clerk

BullStreet Development Update — Ms. Chandler Cox, Project Manager / Hughes Development Corporation

- Bicycle Accommodations/Parking — Mr. Gregory Tucker, Special Projects Administrator

Background Summary:

Attachments:

1. BullStreet Commission Sept 2026



BullStreet Commission – September 2026



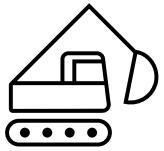








BullStreet Today



\$625 Million in Non-City Investment



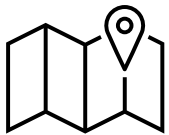
\$425 Million in development under contract



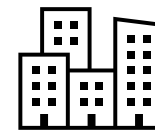
\$2.2 Million in Annual Property Taxes (2025)



710 of 3,558 residential units open (19.9%)



117 acres of 181 acres on the tax rolls



790k of 3.3M of commercial SF built (23.9%)

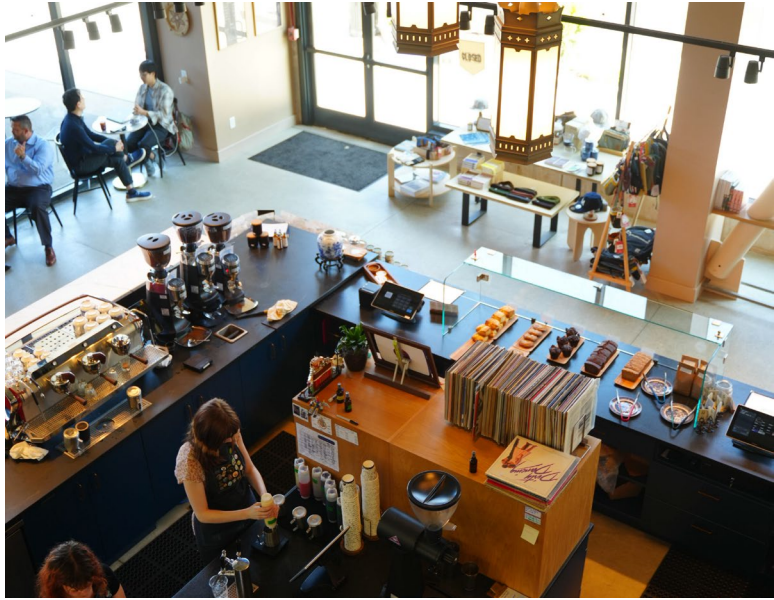




















BullStreet Retail

Over 155,000SF open or under development



PVOLVE



DressUp



BullStreet Office

Over 270,000SF open or under development



AECOM

 **ROBINSON
GRAY**
Robinson Gray Stepp & Laffitte, LLC

Scout


**UNIVERSITY OF
South Carolina**
Floyd School of Medicine


**CENTRAL CAROLINA
COMMUNITY FOUNDATION**



 **FOUNDERS**
FEDERAL CREDIT UNION

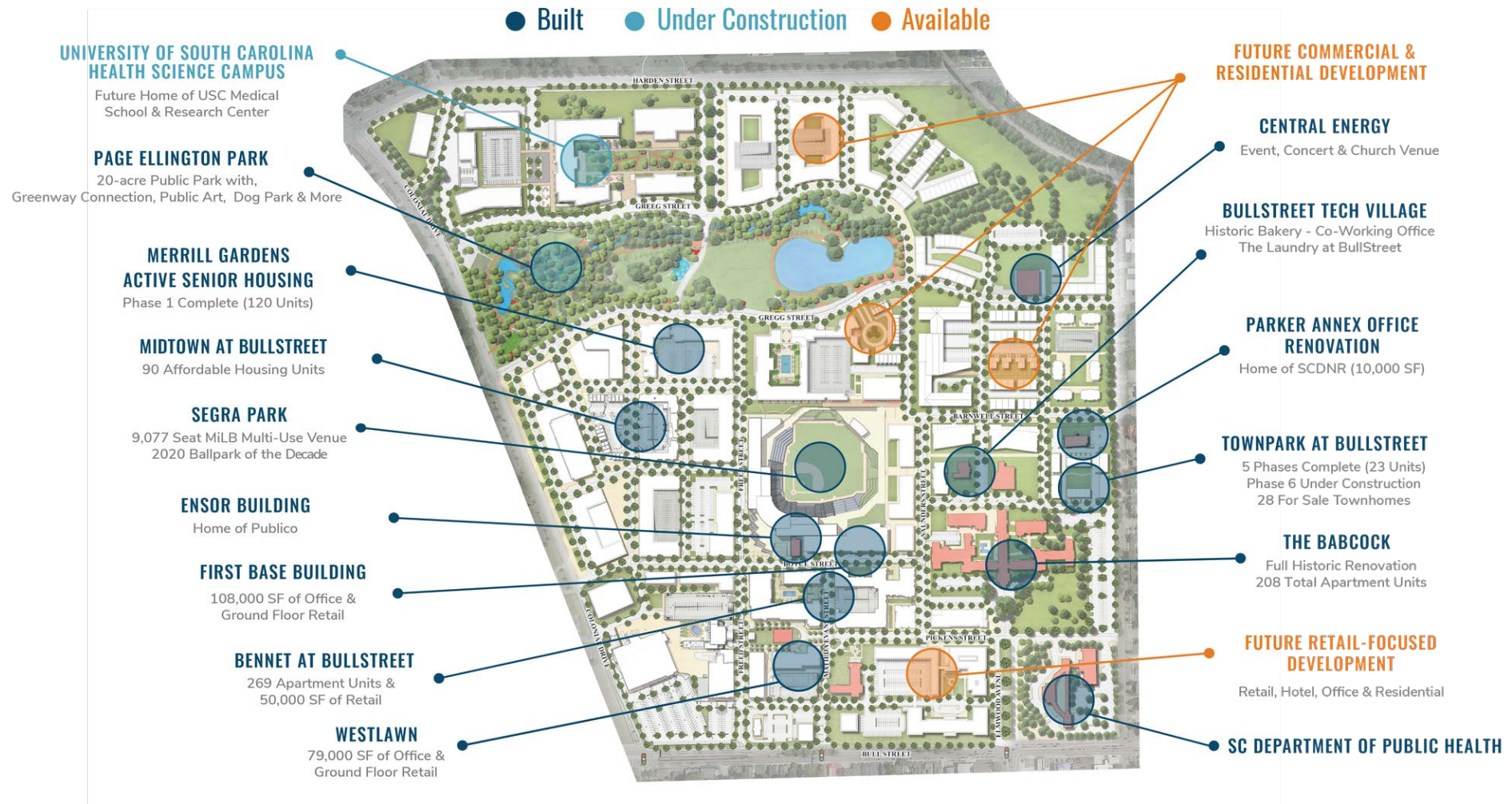
Capgemini 

**Ogletree
Deakins**

**elliott
davis**

 **AMAROK**
ULTIMATE PERIMETER SECURITY





2026



THE **BULLSTREET** **DISTRICT**

bullstreetsc.com // [@bullstreetsc](https://twitter.com/bullstreetsc) // [#bullstreetsc](https://hashtage.com/bullstreetsc)

e: info@bullstreetsc.com
p: 844-BullStreet



Meeting Date: September 14, 2026
Department: Administration - Economic & Financial Services
From: Jeff Palen, Assistant City Manager / CFO

Discussion of matters relating to the proposed location, expansion, or provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to S.C. Code §30-4-70(a)(5)

- *Bull Street infrastructure*

Background Summary:

Attachments:
None