

State the nature of change and provide a summary of the rationale for and objectives of the program. Include the number of credit hours the change entails.

The location of the Joint Degree in Historic Preservation is moving from 292 Meeting Street to 701 East Bay Street, through a CHE approved lease agreement.

This initial request was made to review and clean up the Inventory of Programs, as requested at the ACAP meeting on Sept 10, 2015.

When the Historic Preservation was approved by SC CHE in 2003, Clemson had one piece of property in downtown Charleston in which we had students, the Clemson Architectural Center-Charleston, located at 20 Franklin Street. Following Clemson's purchase of 292 Meeting Street, the Historic Preservation students and faculty were moved to this location at the same time that we developed and signed an MOU with the College of Charleston for a joint degree program.

The approval of the purchase of the land/building at 292 Meeting Street was approved by both CHE and the State Joint Budget and Control Board. I don't believe any of us connected the dots to the Inventory of Programs at that time.

However, Clemson is relocating from both the 20 Franklin Street and 292 Meeting Street sites. A lease agreement was approved at the following meetings:

CHE – December 3 meeting.
JBRC – December 8 meeting.
SFAA – December 15 meeting.

The plan is to move to the following location in July with students beginning classes in August 2016:

- Clemson Design Center
- **Address:** 701 East Bay Street, Charleston, SC 29403
- **Square Footage:** 29,528
- **Location:** 5,522 square feet on the 1st floor (Suite 131) and 24,006 square feet on the 2nd floor (Suite 202)

Clemson's lease is a 5 year lease with a 5 year option to renew. The university is viewing this as interim space as it completes a more comprehensive master plan on the space owned in the Charleston area.

The delivery site for the joint degree program in Historic Preservation will now be located 701 East Bay Street. Attached is a schematic of the floor space at 701 East Bay Street (formerly the Cigar Factory) and will be called the CLEMSON DESIGN CENTER.

The move is a major upgrade from the current 292 Meeting Street (an old dialysis center) and provides the needed space for the Historic Preservation graduate students and faculty. On the schematic, you will note on the second floor is a studio space, A3 identified for the MSHP students, with 12 separate spaces in the studio to accommodate the two classes (first year/second year) of masters students enrolled in the program. In addition, the HP program has access to four seminar rooms, a conference room, forum and critique locations, library and reading rooms, workshops and labs. In addition, faculty office spaces and other public spaces are available for both faculty and students.

The financial, personnel and equipment resources that supported the MSHP program at Meeting Street are moved to the new location. In addition, the resources that supported the Clemson Architecture Center-Charleston (20 Franklin Street) are also moving to the new location at 701 East Bay Street.

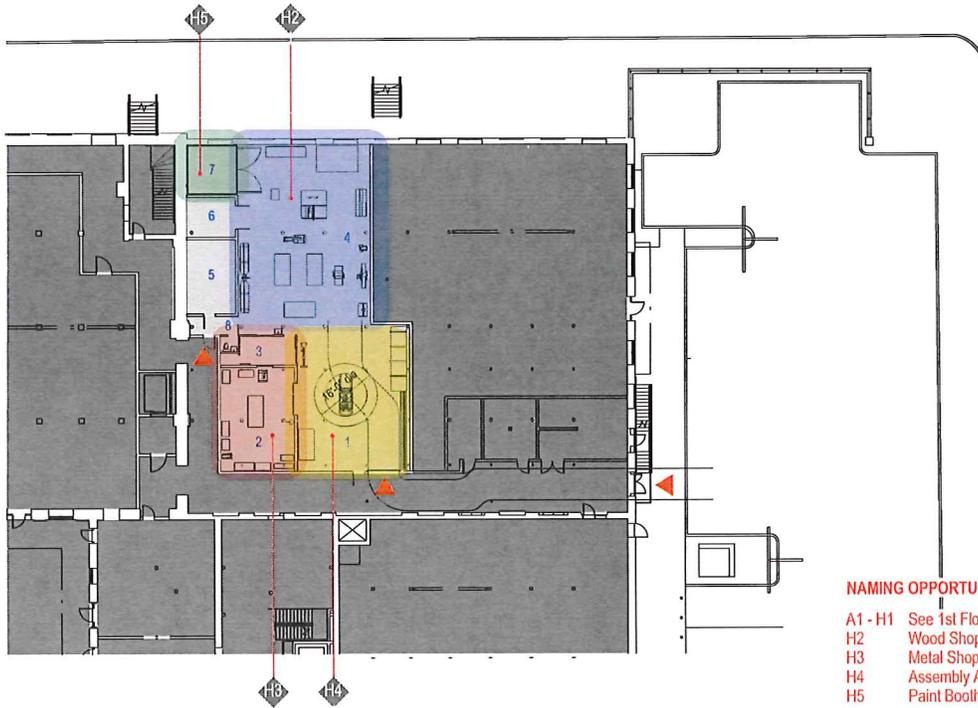
SACSCOC has approved the relocation of instructional site from 292 Meeting Street to 701 East Bay and the letter of approval is attached as well.

List the courses required for new concentrations, option, or tracks (prefix, number, title, and credit hours).

n/a

Provide information about courses in major, general education, and electives requirements, and the number of credits required for graduation, if changing.

n/a



NAMING OPPORTUNITIES

- A1 - H1 See 1st Floor Plan
- H2 Wood Shop (see 2nd flr plan)
- H3 Metal Shop (see 2nd flr plan)
- H4 Assembly Area (see 2nd flr plan)
- H5 Paint Booth (see 2nd flr plan)

Cigar Factory 1st Floor

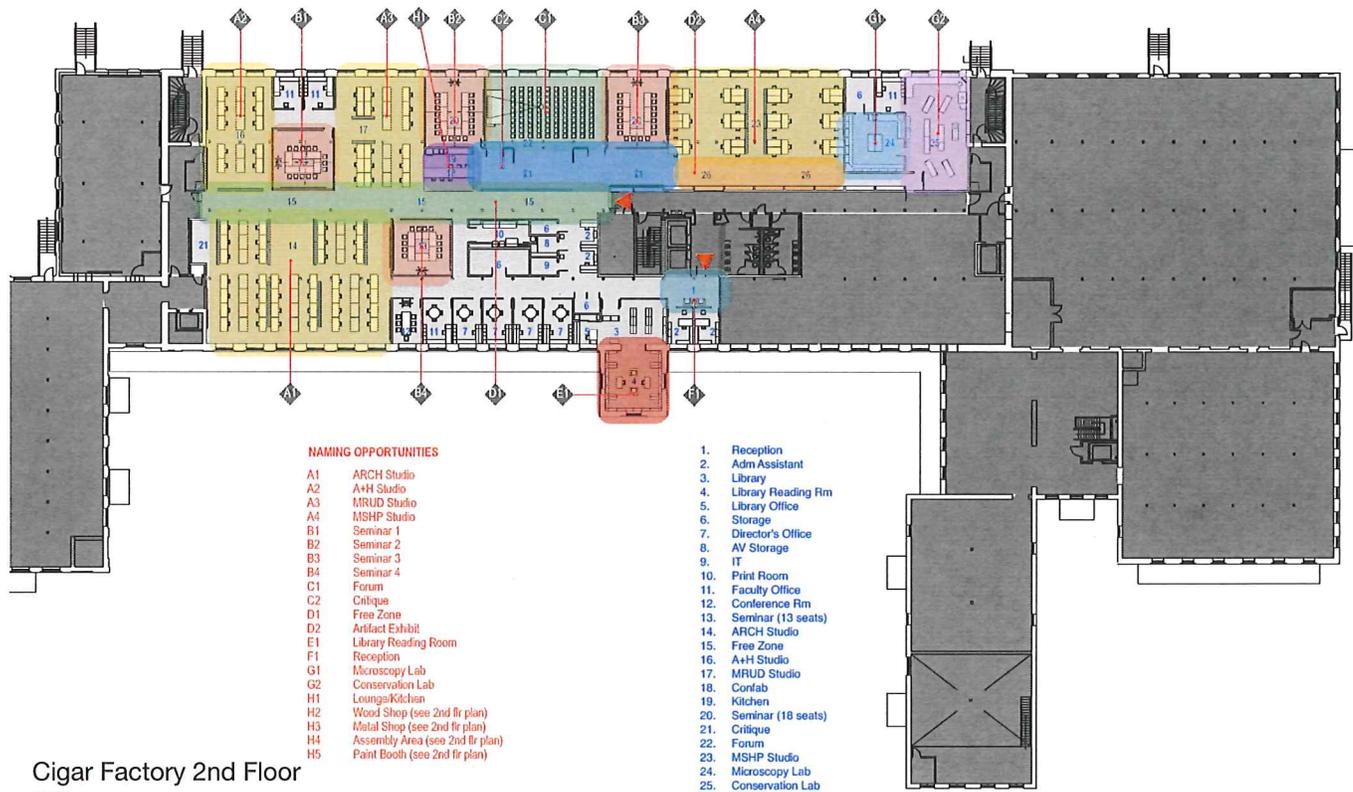
01.20.16



Total CDC Area 2nd Flr : 4,000 sf

Users\rayhuff1\Dropbox\CACC ADMINISTRATION\CACC-NEW FACILITY\CDC-CLEMSON DESIGN CENTER\1. Pre-Design\1.4 Studies\CDC-SCHEMES\CDC-1st Flr. Scheme B 32" 10-28-15 PC9

- 1. Assembly/Fabrication
- 2. Metal Shop
- 3. Office
- 4. Wood Shop
- 5. Building Storage
- 6. Shop Storage
- 7. Paint Booth
- 8. Toilet



Cigar Factory 2nd Floor

01.20.16



Total CDC Area 2nd Flr: 18,175 sf
 Alternate A11 Drop/ceiling/CACC ADMINISTRATION/CACC NEW FACILITY/CDC CLEMSON DESIGN CENTER/ 1. Pre Design/14 Studies/CDC SCHEMES/CDC 2nd Flr
 Scheme H 32 Scale 1/16=15 PC9

CLEMSON UNIVERSITY

PROJECT NAME: Clemson Design Center in Charleston
REQUESTED ACTION: New Lease
REQUESTED ACTION AMOUNT: \$5,297,981.76

DESCRIPTION:

The College requests approval to lease 29,528 square feet of space in Charleston, located at 701 East Bay Street, Suite 200, for the Clemson Design Center, a part of the College of Architecture, Arts and Humanities. The lease will allow the college to consolidate the Clemson Design Center's office, lab, classroom, and shop space in downtown Charleston.

The Clemson Design Center, comprised of the Clemson Architecture Center and the Master in Historic Preservation program, is currently housed in three separate locations in Charleston, which have become inadequate in size and functionality. In order to meet the center's existing needs and planned growth, a single facility housing both programs and shop space is needed. Combining the programs in one location will allow for collaboration, synergy, and student engagement between the programs.

The lease was procured through a lease solicitation conducted by the General Services Division of the Department of Administration which returned two possible options. The space selected provided the right square footage, least amount of risk, and was less costly over the term.

Source of funds include revenue generated from architecture, design, and related programs utilizing the space, along with other associated activities.

The lease term is July 1, 2016-June 30, 2021. The total cost of the initial term is \$5,297,981.76. The renewal option is one, five year option to renew.

RECOMMENDATION:

Staff recommends approval of this lease provided the rates and terms are approved by the Department of Administration.



March 18, 2016

Dr. Debra B. Jackson
Vice Provost for Academic Affairs, Assistant
to the President for Institutional Effectiveness
Clemson University
302 Sikes Hall
101 Calhoun Drive
Clemson, SC 29634-5155

Dear Dr. Jackson:

Thank you for your letter of December 12, 2015, notifying the Commission of the relocation of two off-campus instructional sites at one new site:

Former Sites

Meeting Street Site
292 Meeting Street
Charleston, SC 29401
(1.05 miles from new site)

Clemson Architectural Center-Charleston
20 Franklin Street
Charleston, SC 29401
(2.2 miles from new site)

New Site

Clemson Design Center
701 East Bay Street
Charleston, SC 29403

The new site combines the resources from both former sites.

We accept notification of the relocation of the Meeting Street and Clemson Architectural Center-Charleston off-campus instructional sites to the Clemson Design Center site and require no additional information.

Best regards,

Belle S. Wheelan, Ph.D.
President

BSW/MAC:efk

cc: Dr. James P. Clements, President
Dr. Steven M. Sheeley