



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, Clemson and the College of Charleston developed and signed an MOU 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 2<sup>nd</sup> 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 offered by Clemson University and the College of Charleston 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.

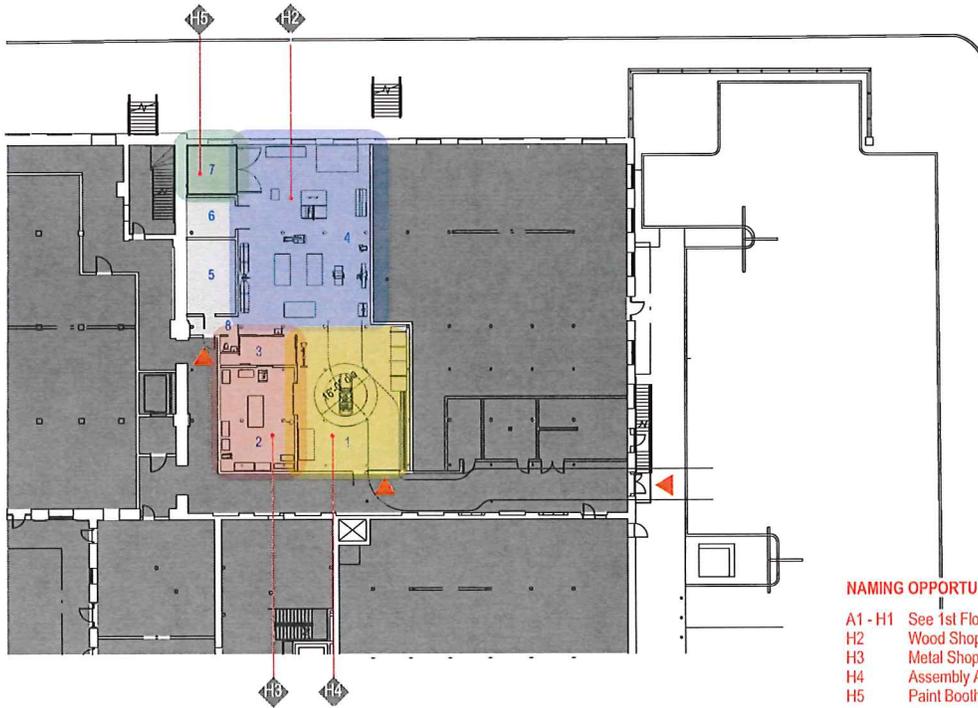
SACSCOC has approved the relocation of instructional site from 292 Meeting Street to 701 East Bay and the letter of approval is attached as well.

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

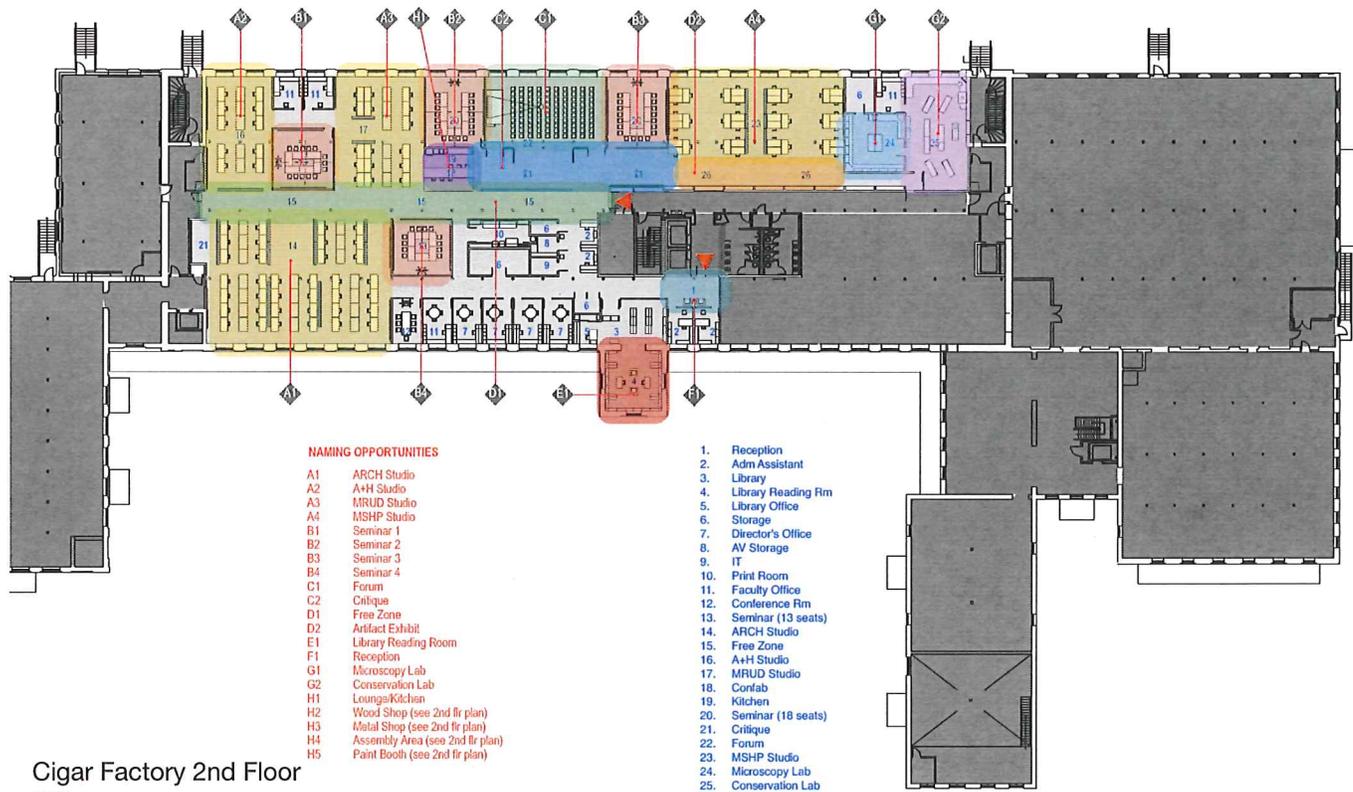
01.20.16



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



**NAMING OPPORTUNITIES**

- A1 ARCH Studio
- A2 A+H Studio
- A3 MRUD Studio
- A4 MSHP Studio
- B1 Seminar 1
- B2 Seminar 2
- B3 Seminar 3
- B4 Seminar 4
- C1 Forum
- C2 Critique
- D1 Free Zone
- D2 Artifact Exhibit
- E1 Library Reading Room
- F1 Reception
- G1 Microscopy Lab
- G2 Conservation Lab
- H1 Lounge/Kitchen
- 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)

- 1. Reception
- 2. Adm Assistant
- 3. Library
- 4. Library Reading Rm
- 5. Library Office
- 6. Storage
- 7. Director's Office
- 8. AV Storage
- 9. IT
- 10. Print Room
- 11. Faculty Office
- 12. Conference Rm
- 13. Seminar (13 seats)
- 14. ARCH Studio
- 15. Free Zone
- 16. A+H Studio
- 17. MRUD Studio
- 18. Confab
- 19. Kitchen
- 20. Seminar (18 seats)
- 21. Critique
- 22. Forum
- 23. MSHP Studio
- 24. Microscopy Lab
- 25. Conservation Lab
- 26. Artifacts Display

**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.

# COLLEGE of CHARLESTON

*Office for Institutional Effectiveness and Strategic Planning*

January 25, 2016

Dr. Belle S. Wheelan, President  
Southern Association of Colleges and Schools  
Commission on Colleges  
1866 Southern Lane  
Decatur, Georgia 30033

**Name of Institution:** College of Charleston

**Name of the change proposed:** Physical Address Change

**Implementation date:** July 2016

**If the change involves an off-campus site, name and physical address of the site:**

**Current**

292 Meeting Street  
Charleston, SC 29401

**Proposed**

701 East Bay Street  
Charleston, SC 29403

**Additional Comments:** The joint MS in Historic Preservation with Clemson University is housed at this Clemson owned facility. Clemson University is viewing this proposed location as interim space as it completes a more comprehensive master plan. The proposed location is 1 mile from the existing location. Students are being notified in a timely fashion.

If you have any questions or require any additional information, please feel free to contact me by phone at (843) 953-9443 or email me at [bhatid@cofc.edu](mailto:bhatid@cofc.edu)

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