

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.