



UNIVERSITY OF
South Carolina

SUMTER

2023 Campus Master Plan

Prepared by:
BOUDREAUX

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Dr. Sonntag, Dr. Reisenauer, Dr. van Bulck, and Stacy Nance were devoted shepherds to the process.

The master plan speaks to the love and hope for the University's worth and future as a true engine for increased prosperity in the Sumter County region and for opportunities of its students.



We thank Mid-Carolina Commission for Higher Education for the financial support of the master plan and providing input and guidance into the recommendations of the master plan.

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We thank each person who gave so generously of their time, opinions, and ideas.

Executive Summary

Planning Process
Vision 2028
Priority Investments
Proposed New Facilities
Long Range Vision: The Plan

EXECUTIVE SUMMARY

PURPOSE OF THE CAMPUS MASTER PLAN

Create a short- and long-term vision and road map for the USC Sumter campus to:

- ensure the campus facilities will continue to support and advance the **university's educational, athletic, and cultural programs**
- guide capital improvement decisions and funding requests
- elevate recruiting – faculty, staff, and students
- build community support and investments

The master plan is a conceptual vision of how the campus can develop based on analysis of existing conditions and projected growth and input from stakeholders.

The master plan is a road map and a living document and should be updated as projects are completed (at least every three to five years), as state funding and community investments are available, and as student, faculty, and staff numbers increase.

Most importantly, the purpose of this campus master plan is to guide *implementation of campus improvements.*



PLANNING PROCESS

The master planning process involved numerous stakeholder meetings, focus groups, phone calls with leadership, site analysis, and review sessions. Each step of the process revealed new information, confirmed needs and opportunities, and affirmed the vision for this important institution of higher education. The vision for the university and the recommendations of the master plan grew from the ideas and input shared during these meetings.

The BOUDREAUX team is very thankful for the input and the commitment of all who participated.

2021

May 27: *Kick-off with Dean Sonntag, Hennie van Bulck, Eric Reisenauer*

Oct 21: *Campus site visit*

2022

Feb 1: *Call with Chuck Wright: enrollment, faculty and staff data*

Feb 10: *Campus site visit; lunch with key faculty/staff*

Mar 10: *Campus site visit with Cal Gudgeon*

Apr 7: *Focus Groups (5) - PAC, Athletics, Students, Faculty, Staff*

May 11: *MCCHE Focus Group*

June 29: *Community Focus Groups (3) + downtown Sumter tour*

July 21: *Meeting with Marchetta Williams - faculty and staff data*

July 25: *Meeting with Amber Novotny - student enrollment data*

Aug 24: *Master Plan Review with Dean Sonntag*

Aug 29: *PAC Meeting and Review*

Sept 12: *Meeting with Dean Sonntag and Age Cataldo - Athletics*

Oct 26: *Meeting with Eric Reisenauer and Amber Novotny - confirm student classifications and enrollment data*

Dec 15: *Master plan review with Dean Sonntag and Hennie van Bulck*

2023

Feb 3: *Meeting with Dean Sonntag, Hennie van Bulck, Derek Gruner - master plan review and implementation of master plan projects*

Feb 8: *Meeting with Hennie van Bulck: Nettles addition and funding*

Mar 20: *Master Plan review with Dean Sonntag and Hennie van Bulck*

April 18: *PAC Meeting*

April 28: *All Campus Meeting*

May 16: *MCCHE Meeting*

VISION 2028

USC Sumter is a thriving college community of 1,000 full-time students, world class faculty, exceptional learning, and vibrant campus life.

USC Sumter is a beautiful campus that elevates the local culture and economy through academics, athletics, partnerships, and shared resources.

Vision 2028

Since becoming a part of the USC system in 1973, USC Sumter has not always had a vision to drive its future. Establishing a unified vision was a critical part of this master planning process. As a result of numerous focus groups and stakeholder meetings, the Planning Advisory Committee (PAC) adopted an aspiration vision to propel the school over the next five to ten years, if not beyond.

The vision aligns with the University's mission and will serve as a north star for growing the University from the current 654 full-time students to 1,000 full-time students by 2028. The vision is to grow, not only in number of students, but for the campus to grow and develop into a beautiful place of exceptional learning and local economic impact.

University Mission

USC Sumter provides higher education and intellectual leadership for its service area and the State of South Carolina through Palmetto College and the Dual Enrollment program. At the heart of this mission is a teaching faculty of high quality dedicated to excellence in instruction, scholarship, public and professional service, and creative endeavor which enrich the classroom experience.

*excerpted from the USC Sumter Mission Statement
October 11, 2019*

PRIORITY INVESTMENT AREAS

- Academics
- Student Life
- Athletics and Wellness
- Aesthetics
- Community Connections



USC Sumter Nettles Building

PROPOSED NEW FACILITIES

These facilities are short- and long-term recommendations for meeting the needs of 1,000+ full-time students on campus. On-campus student housing should be the first project along with a new Facilities and Maintenance Building. The new Athletics and Wellness Facility should be established as a state project to move forward with Phase 1 (selection of architect, programming/schematic design/estimating and begin state approvals for Phase 2). The use and impact of these facilities will influence the timing of future projects.

Several factors will come into to play with the continued implementation of the master plan: community partnerships, state funding, continued growth in student enrollment, the addition of new sports, and the success of student housing on campus.

The proposed new facilities will take several years to implement but provide a roadmap to guiding capital projects in the years to come.

Space programs for each proposed facility are detailed in the Recommendations sections, starting on page 32.

FACILITY	GSF
Athletics and Wellness Facility	49,136
Multi-Purpose Building	27,912
Soccer and Cross Country Complex	5,397
Student Success Center	13,577
Maintenance Facility	8,800
Student Housing (Phase 1:200 beds)	60,000

TOTAL GSF 164,822

JOINT SCETV FUTURE PROJECT (not part of master plan)

Downtown Professional Services Building	31,050
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LONG-RANGE VISION: The Master Plan

The master plan illustrates the long-range vision for and potential development of the USC Sumter campus. The master plan should be used to build continued and new support for the university. The vision affirms USC Sumter as a major contributor to the quality of life in Sumter and to the prosperity of its students.



Analysis

Analysis
Buildings
Campus Grounds
Stakeholder Input

ANALYSIS

EXISTING CONDITIONS

Understanding the existing campus is a critical first step in determining the best path forward for a university's physical environment. Due to long-standing lack of state appropriations for desired maintenance and facilities upgrades the USC Sumter facilities (exterior and interior) and grounds do not convey a progressive college campus image.

Through the leadership of Dean Sonntag and his team, the university created a campus improvement plan and has successfully implemented several projects to improve the function and quality of several buildings and spaces.

Numerous classrooms have been upgraded as well as offices and conference rooms. Significant investments have been made in technology. The Science Building and Nettles Auditorium are undergoing extensive renovations. A new softball stadium is planned along with upgrades to the Arts & Letters Building.

The master plan recommends improvements beyond these projects.



Aerial view of campus

LEGEND

- | | |
|-------------------------------|--|
| 1. Business Administration | 5. Arts & Letters Building |
| 2. Student Union Building | 6. Williams-Brice-Edwards Administration |
| 3. Nettles (Athletics) Center | 7. Science Building |
| 4. Schwartz Center | 8. Anderson Library |

PROPERTY OWNERSHIP

Before decisions could be made for new facilities and campus improvements, USC Sumter had to determine who owned the property. A title search confirmed the campus property is owned, in most part, by the Mid-Carolina Commission on Higher Education (MCCHE). The hatched area of the campus photo to the right is owned by the University of South Carolina.

The master plan recommends new facilities on property owned by MCCHE.



Hatched Area: USC (Columbia) property

UTILIZATION

USC Sumter facilities are operating at or beyond capacity, and many facilities have reached their end-of-life-cycles and efficiencies. The university should continue the annual work to renovate, improve and maintain the existing facilities. However, to achieve the vision of 1,000 students, the university needs to invest in new facilities. There is no space for additional faculty offices, expansion of academic space for new programs and limited gathering spaces for students.

The existing space utilization is illustrated in Figure A-1.

The most significant and immediate space challenges are in the Athletics Department, both administrative and support, and student success services, such as Opportunity Scholars, Upward Bound, and other counseling/tutoring services. To elevate the student experience, new programs and services are required, all of which will require new facilities or renovated spaces.

EXISTING SPACE UTILIZATION

Figure A-1

BUILDING	NASF	GSF	SPACE CATEGORY	NASF
Administration	14,045	28,785	Offices	16,527
First floor		12,972	Classrooms	38,501
Second floor		15,813	Meeting/Conference	10,466
Business Administration	11,783	17,412	Informal/Shared/Lobby/Lounge	34,540
Science	14,246	21,392	Athletics	16,990
Anderson Library	37,403	51,141	Support Maintenance	15,942
First Floor		29,630		
Second Floor		21,511		
Student Union	14,439	18,936		
Schwartz	14,882	23,266		
Nettles	32,552	40,009		
Arts & Letters	12,621	23,800		
Total Existing GSF		224,741		

Grossing Factors: The facilities space programs detail the usable square footage for each space. To arrive at the total space need, a building grossing factor (multiplier) is added to the total net (assignable) square feet (NASF) to account for structure, circulation (corridors, elevator, stairs, fire stairs), electrical, mechanical, communications, janitorial, general storage and restrooms. The grossing factor varies for different uses. The recommended gross square footage (GSF) for each building informed the long-term needs of the campus for master planning purposes.

BUILDINGS

The team conducted several site visits to evaluate the function, aesthetics, general code compliance and accessibility of the educational, athletic, and student services facilities on the USC Sumter campus.

While the team evaluated all facilities on campus, this master plan provides general recommendations for the Business Administration, Student Union, Schwartz, and Arts & Letters buildings. More specific recommendations are provided for Nettles and the Williams-Brice-Edwards Administration buildings.

The master plan does not provide recommendations for the Science Building (renovations underway) or the Anderson Library. The library has recent improvements with the iCarolina Community Learning Lab and the Nursing Program simulation labs and classrooms. Long-term, the library will need extensive upgrades in collections management, furnishings, technology, collaborative spaces, and aesthetics.



Broadly, the following challenges were identified for the campus buildings:

- The aesthetics of buildings are dated and do not represent the design standards of the University of South Carolina or of a leading higher-ed institution.
- The quality of many classroom spaces is poor and feature outdated, improperly scaled desks and student workstations, dated aesthetics and lighting.
- There is limited space for students to gather while waiting for classes to begin or to gather for study sessions or informal learning. Lobby and corridor spaces are underutilized opportunities for informal learning/gathering space.
- ADA compliance (accessibility) needs to be addressed, including classroom furniture, building signage, building entrances and doors, restrooms, etc.
- **The existing buildings lack “curb appeal,” particularly at primary entries.** This exacerbates existing challenges with wayfinding on campus.

General observations and recommendations follow.



BUILDINGS: Business Administration

Short-term Opportunities for Improvement:

- Although significant technological improvements have been made to teaching stations in classrooms, interior finishes, and student workstations should be updated to enhance user experience and accessibility.
- Common spaces, both corridors and the large entry lounge should be improved to provide more opportunities for student interactions and informal learning.
- Enhance wayfinding with exterior improvements – landscaping, signage, and architectural features – to define primary entries.

Long-term Opportunity for Consideration: Demolish the building and build new Multi-Purpose Building.



BUILDINGS: Student Union Building (SUB)

Opportunities for Improvement:

- Improve exterior furnishings to encourage a variety of student uses, including informal gathering and shaded seating (see The Patio recommendation on page 72).
- Improve physical and visual connectivity between the SUB and the exterior plaza to encourage more frequent use of the space.
- Reconfigure the interior student union to include more informal seating to encourage activities other than dining.
- Improve existing weight rooms to reflect current standards for equipment and technology.



BUILDINGS: Nettles Center

Opportunities for Improvement:

- Renovate and upgrade existing locker rooms for USCS student athletes, address accessibility issues. Repurpose for visiting athletes after an addition to Nettles or new athletics building is complete.
- Update strength training facilities to reflect current standards for equipment and technology.
- Expand the training capacity by renovating the existing, underutilized racquetball courts into a new cardio and conditioning spaces.
- Renovate the existing office suite to accommodate needed equipment, laundry, and strength coaching office spaces.



BUILDINGS: Schwartz Center

Opportunities for Improvement:

- Although significant technological improvements have been made to teaching stations in classrooms, interior finishes and student workstations should be updated to enhance user experience and accessibility.
- Common spaces, both corridors and the large entry galleries should be improved to provide more opportunities for student interactions and informal learning.
- Update finishes and furniture in conference and meeting spaces as well as shared faculty spaces throughout the building.



BUILDINGS: Arts & Letters Building

Short-term Opportunities for Improvement:

- Update interior finishes and student workstations to enhance user experience and accessibility.
- Common spaces, both corridors and galleries, should be improved to provide more opportunities for student interactions and informal learning.

Long-term Opportunity for Consideration:

- Repurpose the buildings as the home for the new Student Success Center, which will expand student services (academic, wellness, social) and Veterans services with additional offices, meeting rooms, classrooms, and exhibit areas.



CAMPUS GROUNDS

The USC Sumter campus is located at the intersection of Miller Road and University Drive, with the main administration building (Williams-Brice-Edwards) facing Miller Road. The university does not command an *Institution of Higher Education* presence along Miller Road, blending in with the Central Carolina Technical College campus and the Alice Drive Middle School campus.

USC Sumter has many notable trees and offers a few outdoor gathering areas, such as the swings and a few benches and a few tired gardens. However, there is little sense of arrival, no inviting outdoor places, no college campus feeling.

Broadly, the following challenges were identified:

- Edge conditions and thresholds: sense of arriving on a college campus
- Landscaping improvements
- Activating exterior spaces
- Wayfinding: welcoming and directing
- Branding: university pride, storytelling



LEGEND

1. Campus Fountain / Signage
2. Courtyard
3. Pedestrian Roundabout
4. Miller Road / University Drive Corner
5. Baseball Practice Field

NODES | FEATURES | OPPORTUNITIES

- Strengthen USCS campus identity by defining the edge conditions along Miller Road, University Drive and Theater Drive with additional landscaping and monumental signage.
- Redefine the Administration Building with a new entry feature that creates a more welcoming foyer space. Connect this feature to the pedestrian way along Miller Road with a new axial promenade.
- Strengthen the character of axes and courtyard spaces throughout campus with targeted improvements to hardscaping, landscaping, lighting and signage.
- Rebrand the existing pedestrian roundabout as the USCS “Anthill,” defining a new student activity center and iconic node for an expanded campus that includes student housing and new athletics facilities.



Miller Road/Arts & Letters Building



Campus Front Yard



Interior Plaza



Pedestrian Roundabout

NODES | FEATURES | OPPORTUNITIES

- Take advantage of underutilized spaces, such as the library courtyards, as opportunities for quiet yet informal gathering spaces for students and faculty.
- Strengthen USCS brand identity across campus.

Specific recommendations for improving the campus aesthetics, purpose and spirit are provided in this report.



Campus Welcome Sign



Library Courtyard



WBE Garden



Public Art



Nettles/Schwartz Fountain

STAKEHOLDER INPUT

The master plan recommendations are based on the input received from close to 200 participants in various meetings and focus groups. From faculty, staff and students to alumni, elected leaders and community stakeholders, ideas shared consistently spoke to the value of the university to the region and the potential to increase its influence on prosperity for students, the City of Sumter, and Sumter County.

Ideas for what can be were varied, yet focused on increasing student enrollment, providing an enhanced campus experience for students (such as on-campus housing), and improving campus beautification. The following goals summarize priorities for the university and the larger community.

Community Goals

- On-campus student housing
- Bachelor Degrees from USC Sumter
- Improve campus aesthetics and presence
- Multipurpose building

University Goals

- Increase traditional student freshman enrollment (on campus)
- Elevate the student campus experience
- Increase the number of returning sophomores (target 80%)

- Increase number of Dual Enrollment students who enroll for Associates degree
- Increase the number of returning sophomore varsity athletes (target 50%)

BOUDREAUX asked participants to share One Word that describes USC Sumter. The word bubble below illustrates the frequency and dominance of words shared.



Vision

Vision & Guiding Principles
Priority Investment Areas

VISION & GUIDING PRINCIPLES

VISION

USC Sumter is a thriving college community of 1,000 full-time students, world class faculty, exceptional learning, and vibrant campus life.

USC Sumter is a beautiful campus that elevates the local culture and economy through academics, athletics, partnerships, and shared resources.

GUIDING PRINCIPLES

USC Sumter...

- offers a world class education that is challenging, rewarding, affordable, locally accessible, and prepares students to build prosperous futures.
- campus is welcoming, safe, and conveys a university spirit.
- campus is a testament to community partnerships and encourages collaboration.
- thrives through responsible fiscal, operations, and management practices and policies.

The Vision and the Guiding Principles are the North Star and the guideposts for the master plan implementation journey. As the University works to achieve the vision, the guiding principles will challenge University leaders to determine and affirm projects live up to the principles.

The vision can be attained only by *Elevating the Student Experience on Campus*. The promise of unique and prosperous experiences will draw students to campus. The fulfillment of these experiences will keep them there.

The hopeful outcomes of the vision and master plan implementation include, but are not limited to, the following.

- Elevate campus life
- Elevate academic offerings and impact
- Improve and redefine the campus aesthetic
- Improve recruitment and retention
- Elevate community relations and investments

*Elevate the student experience
on campus.*

PRIORITY INVESTMENT AREAS



To *Elevate the Student Experience on Campus* the master plan recommends five priority investment areas for the university:

1. Academics
2. Student Life
3. Athletics and Wellness
4. Aesthetics
5. Community Connections

The investment areas represent the pillars of the vision and the true purpose of a university. Each pillar is necessary, all working together to support and sustain the university. Nurturing each pillar, even if through small projects or efforts, will create an environment of innovation, excitement, shared prosperity, and undergird the value of USC Sumter to the community and the region.

The following page summarizes recommended strategies to address and advance each pillar.

1

ACADEMICS

- *Classrooms*
- *Faculty Offices*
- *Gaming / eSports*

2

STUDENT LIFE

- *On-Campus Housing*
- *Support Services*
- *Third Places*
- *Food service*

3

ATHLETICS / WELLNESS

- *Nettles renovated and expanded to elevate campus wellness and athletics*
- *Athletics Management and Operations*
- *Soccer/Cross Country Facility*
- *Baseball/Softball with practice support*
- *Volleyball facilities*

4

AESTHETICS

- *Architecture*
- *Landscaping*
- *Furniture and Finishes*
- *Sense of Place and Arrival*
- *Signage and Branding*
- *Design standards*

5

COMMUNITY CONNECTIONS

- *Athletics*
- *Multi-Purpose Building*
- *University Drive*
- *Campus as Public Park*



Recommendations

Master Plan Recommendations
Facilities Recommendations
Catalyst Projects
Non-Facility Strategies
Master Plan Implementation Process

MASTER PLAN RECOMMENDATIONS

The master plan recommends and illustrates a vision of what can be through the vision, goals, priority investment areas, and catalyst projects. The recommendations present the possibilities that can be implemented over the next five to ten years and beyond. Implementation of this vision will take time, community commitment, and significant financial resources.

But, this vision can and should be implemented. The timelines are guides for university leadership to use in prioritizing funding requests and for leveraging development opportunities as they arise. The timing of projects will change as other projects are implemented, as resources become available, and as increased enrollment demands improved and new facilities.

The master plan recommends several catalyst projects to jump start the university towards *elevating the campus experience over several years*.

- Catalyst Projects: 1-7 Years, Campus Master Plan, Option 1a
- Catalyst Projects: 1-7 Years, Campus Master Plan, Option 1b
- Catalyst Projects: 5-10 Years, Campus Master Plan



*Catalyst Projects: 1-7 Years
Campus Master Plan: 1a*



*Catalyst Projects: 1-7 Years
Campus Master Plan: 1b*



*Catalyst Projects: 5-10 Years
Campus Master Plan: 2*

FACILITY RECOMMENDATIONS

The master plan recommends the following new facilities to meet the short- and long-term needs of the university as it expands for 1,000 students and more (Figure R-1).

Based on immediate needs (function, space deficits), the Project Advisory Committee (PAC) established the following priorities for master plan implementation and new facility construction.

- On-Campus Housing
- Facilities and Maintenance Building
- Athletics and Wellness Facility
- Multi-Purpose Building
- Student Success Center Expansion
- Soccer and Cross Country Complex

In addition to these facilities, Landscaping and Campus Beautification need to become ongoing, annual projects for the university.

On-Campus Housing is most critical to recruiting new students and retaining them through their sophomore year. With on-campus housing, the facilities and maintenance staff need to have the resources to maintain the campus (buildings and grounds) and space to expand the staff.

Figure R-1

RECOMMENDED FACILITIES	GSF
Student Housing (Phase 1:200 beds)	60,000
Maintenance Facility	8,800
Athletics and Wellness Facility	49,136
Multi-Purpose Building	27,912
Student Success Center	13,577
Soccer and Cross Country Complex	5,397

TOTAL GSF 164,822

JOINT SCETV FUTURE PROJECT (not part of master plan)

This project is being planned in concert with the City of Sumter and SCETV. The recommended GSF represents the academic needs for USC Sumter when this facility is designed and completed.

Downtown Professional Services Building 31,050 GSF



Funding is available now to renovate and expand Nettles. However, the funding request was based on insufficient data and without an analysis of space utilization (current and future). The funding was based on a short-term fix, which will help, but will not provide for campus growth and development. Landscaping and campus beautification are on-going efforts to create a welcoming, accessible and safe environment for the campus community as well as the surrounding community. With students living on campus, student services will have to expand.

These priorities can be addressed through several catalyst projects. Planning and implementation of the recommended catalyst projects, shared on the following pages, should begin immediately. Some projects are easily designed and constructed. Others will take more time and resources to bring to fruition, but planning now will ensure success in implementation.

The following pages illustrate the facilities space program for the recommended facilities. The programs were developed with extensive input from the administration, faculty and staff, as well as BOUDREAUX data from planning for other higher education institutions.

CATALYST PROJECTS

- On-Campus Student Housing
- Facilities and Maintenance Building
- Nettles Renovation
- Nettles Addition or New Facility for Wellness, Health, and Athletics
- Elevate the Physical Appearance to Convey University Campus
 - Continue to upfit and renovate existing classrooms, common areas, and the library
 - Establish a strong, unique campus brand that establishes a palette of colors for building exteriors, design vocabulary, graphics
 - Create a new entry to the Williams-Brice-Edwards Administration Building with improved fountain area, outdoor seating, lighting, and entry from Miller Road
 - Construct gateway signage (with new campus brand) and enhance landscaping along Miller Road
 - Enhance landscaping along University Drive
- Outdoor Gathering Areas (Third Places)
 - Improve the Campus Green
 - The Ant Hill
- Student Success Center
- Covered Batting Cages for Baseball and Softball
- Soccer and Cross Country Complex
- Downtown Professional Services Building



Campus Master Plan: 1a

Catalyst Projects:
1 - 7 years

Campus Master Plan:
Option 1a

This option includes a gym addition to the Nettles Center, based on existing state funding. The gym will provide a multi-use court for volleyball (two courts) and basketball.



ON-CAMPUS STUDENT HOUSING

According to the majority of participants in focus group and stakeholder meetings, providing on-campus student housing is the greatest opportunity to recruit and retain students and to increase University enrollment. USC Sumter serves students from beyond Sumter County and its service area (Clarendon, Lee, Kershaw, and Williamsburg Counties) and has numerous international students. A good number of students live beyond convenient commuting distances. Students shared they would prefer to live on campus rather than living at home, living in apartments away from campus, or commuting. Many students desire to have a more traditional college experience: living on campus (going away to college) and participating in student life on campus.

The PAC identified on-campus housing as the priority project for the University to plan for and implement within the next two to three years. Housing would not be owned by the University. Leadership is exploring options for project delivery, ownership, and management. Leadership determined a housing goal of 30% of FTE students (see Figure R-2).

CAMPUS STUDENT HOUSING TARGET

FTE Students	654	700	800	900	1,000
30% Target	196	210	240	270	300
Existing Beds	-				
Deficit (Need)	196	210	240	270	300

Figure R-2

The master plan recommends a site north of the academic core along Theatre Drive. This location is a less-traveled area (more quiet) and can serve as a nice terminus for a major pedestrian axis, connecting academics, athletics and housing. Phase 1 recommends 200 beds, which will meet the 30% target of the existing FTE students. As enrollment and demand increases, additional housing can be constructed.

Student housing can establish a new architectural and design standard that reflects the vision for the University. The rendering (Figure R-3, following page) provides a conceptual design for the housing. The design is a four-story building that opens to an active plaza and green space. The materials should be natural materials, such as brick, metal and glass, conveying a sense of quality and permanence. The ground floor should have ample shared space for students to gather as well as space for studying and housing services (laundry, vending). On-campus student housing will convey USC Sumter is committed to its mission of enriching the classroom experience and elevating the student experience on campus.



Proposed On-campus Student Housing Concept

Catalyst Project
Create a traditional campus environment and elevate the campus experience with on-campus student housing.

Figure R-3

NETTLES RENOVATION & EXPANSION Option 1a

As mentioned, funding is available now to renovate Nettles and build an addition to provide a new gym. The Nettles gym expansion will provide a new multi-use court (one basketball court/two volleyball courts) with some space for athletics support (two shared offices, trainers office, concession, classroom, and storage).

The renovation of the existing space will improve the locker rooms, weights and cardio space, and repurpose space for office and athletics support (see Figure R-4).



NETTLES GYM EXPANSION: Option 1a

ROOM NAME	No. of Rooms or People	NSF Per Space	NASF	NOTES
Volleyball/Basketball				
Volleyball/Basketball Court	1	6,572	6,572	<i>94' x 50' NCAA basketball + 6' out-of-bounds area surrounding (106' x 62'); court striped for basketball and 2 volleyball courts</i>
Bleachers	1	1,200	1,200	
Coaches Offices (Shared)	2	120	240	
Shared Workspace/Storage	1	180	180	
Equipment Storage and Repair	2	200	400	
Trainer's Office/Treatment/First Aid	1	275	275	<i>2 treatment tables, 1 whirlpool, sink, rinse station</i>
Subtotal – Volleyball/Basketball				
Common Area/Reception				
Entrance/Lobby/Box Office	1	580	580	
Concession Area/Pantry/Ice Service	1	250	250	
Classroom	25	25	625	
Storage	1	150	150	
Subtotal – Reception			1,455	
Subtotal Net Square Footage			10,322	
35% Grossing Factor			3,613	
Minimum Gross Square Footage			13,935	

Figure R-4
Continued next page

NETTLES RENOVATION: Option 1a

ROOM NAME	No. of Rooms or People	NSF Per Space	NASF	NOTES
Renovated Spaces				
Conditioning (weights, cardio)			3,799	<i>The existing weight room (Rm. 113) should be renovated to reflect current conditioning room qualities and amenities. The existing racquetball courts (Rms. 110, 111, 112) should be renovated (walls removed) into a large cardio / conditioning space. This will provide much needed space for additional / newer equipment and space for more students</i>
Locker Rooms	2	1,084	2,168	<i>Renovate existing locker rooms for USC Sumter student athletes. When addition to Nettles is complete, these will become visiting team locker rooms.</i>
Strength Coach Office	1	100	100	<i>Renovate Rm 109</i>
Equipment Storage	1		278	<i>Renovate Rm 109</i>
Equipment/Laundry Suite			1,625	<i>Renovate Rms. 103,104,104a, 105, 105b, 105c, 106, 106a, 109 to accommodate these rooms</i>
Equipment Storage & Repair			453	
Uniform and Equipment Preparation and Distribution			300	<i>Directly adjacent to truck dock or off-loading</i>
Receiving Room			200	<i>Washers: 2 at 75sf, 1 at 35sf / Dryers: 2 at 75sf, 1 at 50sf / Soak sink</i>
Laundry Room			500	
Equipment Manager Office			100	
Student Staff Office	2	36	72	
			9,595	NASF

Figure R-4

NETTLES RENOVATION & EXPANSION Option 1a

The conceptual floor plan (Figure R-5) diagrams the renovated space (hatched) and the addition (new gym). While this addition would provide welcomed space for athletics and intramurals, *the currently funded addition does not address the immediate space needs of the Athletics Department or campus wellness.*

Therefore, the master plan recommends the University does not move forward with the Nettles Expansion. Instead, the University should renovate the 9,595 SF in the existing building (hatched) then leverage the current funding with a request for additional funding to build the facility required to meet current and future athletic and wellness needs: a new Athletics and Wellness Facility: Option 1b, which is presented on the following pages.

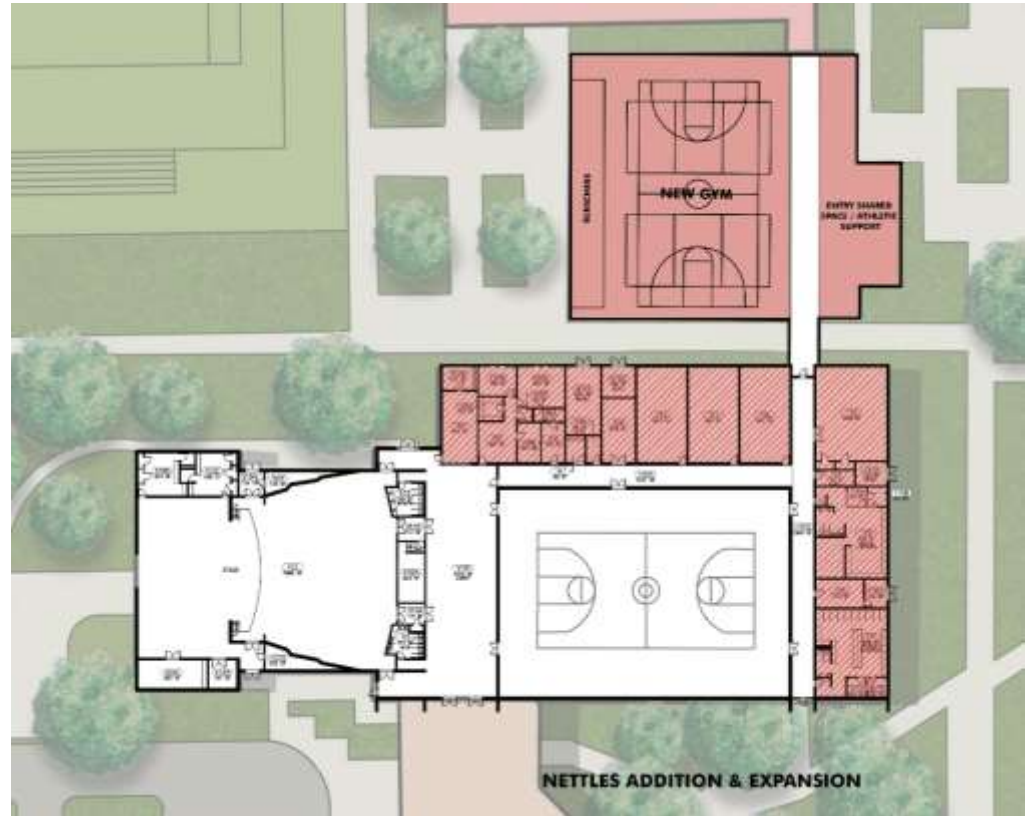


Figure R-5

Campus Master Plan: 1b

Catalyst Projects:
1 - 7 years

Campus Master Plan: Option 1b

This option proposes a new Athletics and Wellness Facility designed to meet the significant needs of the Athletics Department and campus wellness.

This is the recommended option to meet immediate and future space needs and to elevate the university environment.



NEW ATHLETICS AND WELLNESS FACILITY

Option 1b

The new Athletics and Wellness Facility will provide the space needed to meet the needs of current staff and sports and provide for future sports and staff.

Currently, Athletics offices (administration and coaches) are housed in 1,033 NSF in the Williams-Brice-Edwards Administration Building. Right-sizing and planning for future staff, Athletics needs 3,512 NSF (3.5 times the existing space). The lack of space and quality of the athletics support facilities can and does impact the ability of the University to recruit and retain student athletes and coaches.



Existing Athletics Offices and Condition Space

New Facility Program

- Athletics Administration
- Coaches Offices
- Competition Volleyball Courts (3) with Basketball Court
- Athletics Training, Locker Rooms, Strength & Conditioning, Equipment
- Group Exercise and Wellness Rooms
- Elevated Walking Track
- Common Area with Meeting Space and Food Service



NEW ATHLETICS AND WELLNESS FACILITY

Option 1b

The conceptual floor plan (Figure R-6) diagrams the spaces detailed in the need facilities space program (Figure R-7, page 46).

In addition to athletics space, the facility will provide wellness and classroom space, such as a walking track, a group exercise room, a versatile classroom, and a lobby that can be used for events and exhibit space.

Food service can meet the needs of students living on campus and provide concessions during events. The dual-purpose court (volleyball and basketball) will allow the University to host volleyball tournaments with three courts (in addition to the three courts in Nettles). The new facility will elevate athletics and wellness on campus, within the community and among potential recruits and students.

This facility is a major investment for the University, yet one that is long-overdue to bring the University and the campus environment into a new age of growth and opportunities.



Figure R-6

NEW ATHLETICS AND WELLNESS FACILITY

ATHLETICS AND WELLNESS FACILITY: Option 1b

ROOM NAME	No. of Rooms or People	NSF Per Space	NASF	NOTES
Basketball				
Volleyball/Basketball Court	1	8,000	8,000	
Bleachers	2	1,200	2,400	
Elevated Walking Track	1	4,800	4,800	
Subtotal – Basketball			15,200	
Athletics Administration				
Athletic Director Office	1	150	150	
Administrative Assistant	1	100	100	
Assistant Athletic Director Office	1	100	100	
Assistant Athletic Director Office – SID	1	100	100	
Reception Area	1	150	150	
Student Work Study Office Space	2	36	72	2 workstations
Small Conference Room	6	25	150	6-person capacity
File/Copy/Workroom	1	140	140	
Subtotal – Athletics Administration Offices			962 NASF	

Figure R-7

Continued next page



NEW ATHLETICS AND WELLNESS FACILITY

ATHLETICS AND WELLNESS FACILITY: Option 1b				
ROOM NAME	No. of Rooms or People	NSF Per Space	NASF	NOTES
Coaches' Offices				
Baseball Head Coach Office	1	100	100	
Softball Head Coach Office	1	100	100	
Golf Head Coach Office	1	100	100	
Women's Basketball Head Coach Office	1	100	100	
Men's Basketball Head Coach Office	1	100	100	
Women's Soccer Head Coach Office	1	100	100	
Men's Soccer Head Coach Office	1	100	100	
Tennis Head Coach Office	1	100	100	
Cross Country Head Coach Office	1	100	100	
Volleyball/Beach Volleyball Head Coach Office	1	100	100	
Shared Workspace for Assistant Coaches	8	60	480	
Video Server and Editing Workstation	1	150	150	
Video Equipment Storage	1	100	100	
Coaches' Conference Room/Staff Meeting	24	25	600	24-person capacity, flexible meeting / classroom
Staff Lounge with Kitchenette	1	180	180	
Coat Closet	1	40	40	
Subtotal – Coaches' Offices			2,500 NASF	



Figure R-7
Continued next page

NEW ATHLETICS AND WELLNESS FACILITY

ATHLETICS AND WELLNESS FACILITY: Option 1b

ROOM NAME	No. of Rooms or People	NSF Per Space	NASF	NOTES
Athletic Training				
Head Athletic Trainer/Assistant Trainer	1	120	120	<i>shared office</i>
Examination Room	2	80	160	
Treatment/Rehabilitation/Taping Area	1		400	<i>3 treatment tables, 2 benches</i>
Hydrotherapy	1		320	<i>2 whirlpools, rinse station, ice machines, sink</i>
Self-service Distribution	1		40	
Unisex Toilet/Dressing Room	1		80	
Furniture Storage	1		180	
Ready Storage	1		140	
Service Garage	1		140	<i>parking for gator or golf cart</i>
Book Bag Storage	1		50	<i>cubbies</i>
Subtotal – Athletic Training			1,630 NASF	
Strength and Conditioning				
Weight/Conditioning Room	1		4,000	
Strengthen Coach Office	1	80	80	
Equipment Storage and Repair	1		150	
Subtotal – Strength and Conditioning			4,230 NASF	



Figure R-7
Continued next page

NEW ATHLETICS AND WELLNESS FACILITY

ATHLETICS AND WELLNESS FACILITY: Option 1b				
ROOM NAME	No. of Rooms or People	NSF Per Space	NASF	NOTES
Locker Rooms				
Women's Dressing Room (All Sports)	35	25	875	35 lockers at 18" x 18" x 84"
Women's Shared Shower/Toilet Room			975	8 shower stalls, 8 water closets, 8 lavatories
Men's Dressing Room (All Sports)	35	25	875	35 lockers at 18" x 18" x 84"
Men's Shared Shower/Toilet Room			850	8 showerheads, 4 water closets, 4 urinals, 6 lavatories
Female Coaches/Staff Dressing Room	6	25	150	8 lockers at 18" x 18" x 84"
Female Coaches/Staff Shower/Toilet Room			450	2 shower stalls, 3 water closets, 3 lavatories
Male Coaches/Staff Dressing Room	6	25	150	8 lockers at 18" x 18" x 84"
Male Coaches/Staff Shower/Toilet Room			450	2 shower stalls, 2 water closets, 2 urinals, 3 lavatories
Subtotal – Locker Rooms			6,915 NASF	
Athletic Equipment				
Equipment Storage and Repair			400	
Uniform/Equipment Prep/Distribution			300	
Receiving Room			200	Directly adjacent to truck dock or off- loading
Laundry Room			400	Washers: 2 at 75sf, 1 at 35sf / Dryers: 2 at 75sf, 1 at 50sf, soak
Equipment Manager Office			80	Shared with student work study
Subtotal – Athletic Equipment			1,380 NASF	

Figure R-7
Continued next page

NEW ATHLETICS AND WELLNESS FACILITY

ATHLETICS AND WELLNESS FACILITY: Option 1b				
ROOM NAME	No. of Rooms or People	NSF Per Space	NASF	NOTES
Common Area/Reception				
Entrance/Lobby/Ticket Office	1	400	400	<i>Can serve as event and exhibit space</i>
Food Service/Concession	1	350	350	
Classroom (Versatile)	1	1,500	1,500	<i>60 people at 25sf each</i>
Group Exercise Studios	1	800	800	
Equipment/Furniture Storage	2	240	480	
Subtotal – Locker Rooms			3,530 NASF	
Sub-Total Net Square Footage			36,397	
35% Grossing Factor			12,739	
Minimum Total Gross Square Footage			49,136	

Figure R-7

WILLIAMS-BRICE-EDWARDS ADDITION

The Williams-Brice-Edwards Administration Building is the front door of the University, the place where prospective students and visitors first experience USC Sumter. The building is an attractive mid-century building yet can be improved to convey a progressive university and to welcome all with a well-designed first impression (Figure R-8). The master plan recommends a wholistic reimagining of the building that starts at Miller Road with gateway signage and a wide, landscaped plaza to complement the existing fountain and creating a welcoming front door.

Figure R-9 (following page) illustrates a design concept possibility for expanding the entry into the administration building. The new entry proposes to close the vehicular through lane and parking in front of the building, creating a welcoming, pedestrian-focused entry. This will present an impressive view from Miller Road. The first step is to conduct a feasibility study of the building and the plaza area (from Miller Road to the front door) to evaluate existing conditions and needs, program spaces and landscape elements, redesign the parking area, produce a schematic design, and determine a construction cost estimate. Renovating Williams-Brice-Edwards Administration Building and the Plaza can transform the campus experience and contribute to the beautification of the campus.



Existing Administration Building

Figure R-8



Proposed Addition and Plaza Concept

Catalyst Project
Elevate the physical
appearance of campus:
Administration
Building New Entry and
Plaza

Figure R-9



STUDENT SUCCESS CENTER

With increased student enrollment and students living on campus, student services will have to expand. Currently, student services (TRIO, OSP, Veterans, tutoring, DESA, and student assistance) are located in the Business Administration Building, the Williams-Brice-Edwards Administration Building, and the Arts & Letters Building. There is no student health center on campus, which the students would like to have. While the Business Administration Building is central to student pathways during school, there is very little privacy for those needing assistance.

The master plan recommends bringing all student services (current and future) under one organization: The Student Success Center. This will allow offices and private meeting spaces for staff to meet with students. Veterans can have a dedicated area to receive services and gather. The University can provide confidential services such as a food pantry and clothing closet to students with greater dignity. Services can be administered with greater efficiencies.

The facilities program (Figure R-10) details the spaces desired by staff and allows space for growth. The location of the Student Services Center will be determined as the master plan is implemented. One possible location is the existing Arts & Letters Building. This program illustrates the significant space needs to be addressed as the University enrollment increases.

USC SUMTER STUDENT SUCCESS CENTER

	FTE	NSF Per Space	NASF
Administration			4,290
Director	1	150	150
Administration Assistant	1	60	60
Records (secured)	1	120	10
Classroom/Conference Room	120	20	2,400
Catering Kitchen	1	120	120
Lobby/Reception/Military Gallery	1	300	300
Open Study Area	1	300	300
Copy/Work Area	1	200	200
Conference/Group Study Room (16 people)	1	400	400
Staff Break Room	1	120	120
Food Services/POD	1	120	120
Office of Student Disability Services			330
DESA/Accessibility Services Coordinator (privacy)	1	120	120
Administrative Assistant	1	60	60
Records (secured)	1	150	150

Figure R-10

Continued next page

STUDENT SUCCESS CENTER

USC SUMTER STUDENT SUCCESS CENTER			
	FTE	NSF Per Space	NASF
Campus Health Center			1,120
Nurse Office (privacy)	1	120	120
Mental Health Counselor	2	100	200
Lobby/Reception	1	120	120
Administrative Assistant	1	60	60
Examination Room	3	100	300
Medical Supplies (secured)	1	120	120
Records (secured)	1	120	120
Laundry/Storage	1	80	80
Tutoring and Career Counseling Center (in-person and online)			1,032
Administrative Assistant	1	60	60
Student Success Coaches	2	60	120
Career and Transfer Counselor	1	60	60
Shared Offices (tutors)	2	36	72
Study/Tutoring Room (2-4 people)	4	25	400
Individual Study Rooms	8	40	320

Figure R-10

Continued next page



STUDENT SUCCESS CENTER



USC SUMTER STUDENT SUCCESS CENTER			
	FTE	NSF Per Space	NASF
TRIO Program			
Director (privacy)	1	150	150
Administrative Assistant	2	60	60
Records (secured)	1	120	120
<u>OSP Scholars</u>			
Coordinator (privacy)	1	120	120
Counselor (privacy)	1	100	100
Administrative Assistant	3	60	60
Advisors (privacy)	2	120	240
Conference Room (8 people)	1	200	200
Work Study	2	36	72
Records (secured)	1	120	120
<u>Upward Bound Program</u>			
Coordinator (privacy)	2	120	240
Shared Office Counselor/Advisor (privacy)	2	100	200
Records (secured)	1	120	120

Figure R-10

Continued next page

STUDENT SUCCESS CENTER

USC SUMTER STUDENT SUCCESS CENTER			
	FTE	NSF Per Space	NASF
Veterans Services			1,030
Manager	1	120	120
Reception/Coffee Service	1	240	240
Administrative Assistant	1	60	60
Counseling Rooms (2-4 people)	2	80	160
Conference/Group Study Room (10 people)	1	250	250
Records (secure)	1	200	200
Student Assistance			920
Food Pantry	1	120	120
Clothing Boutique (women and men)	2	120	240
Assistant Manager	1	60	60
Dressing Room	2	60	120
Intake and Processing	1	180	180
Storage	2	100	200
			Total NASF 36,397
			Grossing Factor 30% 12,739
			GSF 49,136

Figure R-10



CAMPUS GROUNDS RECOMMENDATIONS

College campuses are typically known for a few iconic places that are not only beautiful **but define the college's brand and identity**. For instance, USC is known for the Horseshoe; Clemson is known for Bowman Field; Ole Miss is known for the Grove; UVA is known for the Lawn. These places represent the spirit and the history of the universities and serve as the most popular gathering places on these campuses.

Beautification and Placemaking are key efforts to elevating the student experience on campus. The USC Sumter campus has a few outdoor spaces where people can gather; however, none of them were mentioned as that identifiable, iconic place people automatically think of when they think of USC Sumter. USC Sumter needs some iconic places.

Pride in one's campus is important. The quality of the education is the core of any university; but the beautiful places on campus make us fall in love with the place and instill a lasting sense of pride in the school. In addition, when recruiting potential industry and businesses to Sumter County or new employees and residents, the USC Sumter campus should be top of the list of places to not only drive past, but to get out, walk through and experience... maybe take a selfie or photos.



University of South Carolina Horseshoe



Elevating the Campus Experience is more than beautification. Elevating the Campus Experience is creating beautiful, cherished places (placemaking), creating a cohesive campus brand and image, and becoming a thriving university in a vibrant college town. USC Sumter needs to focus on reimagining the outdoor spaces, creating special places.

The infrastructure and spaces exist. They need to be reimagined and branding as part of the USC Sumter experience. These outdoor places will:

- create a more vibrant collegiate experience on campus for students;
- provide more places for gathering, sitting, hanging out;
- create a cohesive campus brand and image;
- enhance the Miller Road and University Drive presence;
- make the campus more beautiful and welcoming

ELEVATE CAMPUS BEAUTY

Where can USC Sumter students sit on the grass in shade to study or visit? Where can students toss Frisbees or take Instagram selfies to post of their day on campus? John Norquist, former mayor of Milwaukee, had one question he would ask of his staff and potential developers as projects were proposed for the city, “Would you put it on a postcard?” This question, which today may be “Would you post it to USCS’s social media?”, is important for it encourages one to think of the lasting physical impact of buildings and landscapes.

As defined by Ray Oldenburg in his seminal book, *The Great Good Place* (1989), “Third places are important for civil society, democracy, civic engagement, and establishing feelings of a sense of place.” Oldenburg calls one’s “first place” the home and those with whom one lives. The “second place” is the workplace — where people may actually spend most of their time. Third places, then, are “anchors” of community life and facilitate and foster broader, more creative interaction. In modern times, people intentionally seek out these informal meeting places.



“Would you put it on a postcard?”

John Norquist

THIRD PLACES

USC Sumter needs more Third Places. The following pages illustrate four new Third Places that can energize master plan implementation and being to transform the campus experience for students, faculty, staff, visitors, and the Sumter community.

These four new Third Places – planned green space - will provide places for the campus community to come together and will add more beauty to this campus. These places are as noted on the illustration.

1. The Plaza
2. The Campus Green
3. The Patio
4. The Ant Hill

“Third places are important for civil society, democracy, civic engagement, and establishing feelings of a sense of place.”

-Ray Oldenburg



THE PLAZA

The University's front door should be reimagined and brand The Plaza. Reaching out to Miller Drive from the new entrance to the Williams-Brice-Edwards Administration Building and flanked by two impressive gateway signs, the Plaza conveys a welcoming presence to a progressive and visionary university campus. The Plaza will be a popular gathering place and can serve as outdoor event space.

The Plaza should be designed and constructed with two to three years, which will create excitement and pride in the campus.



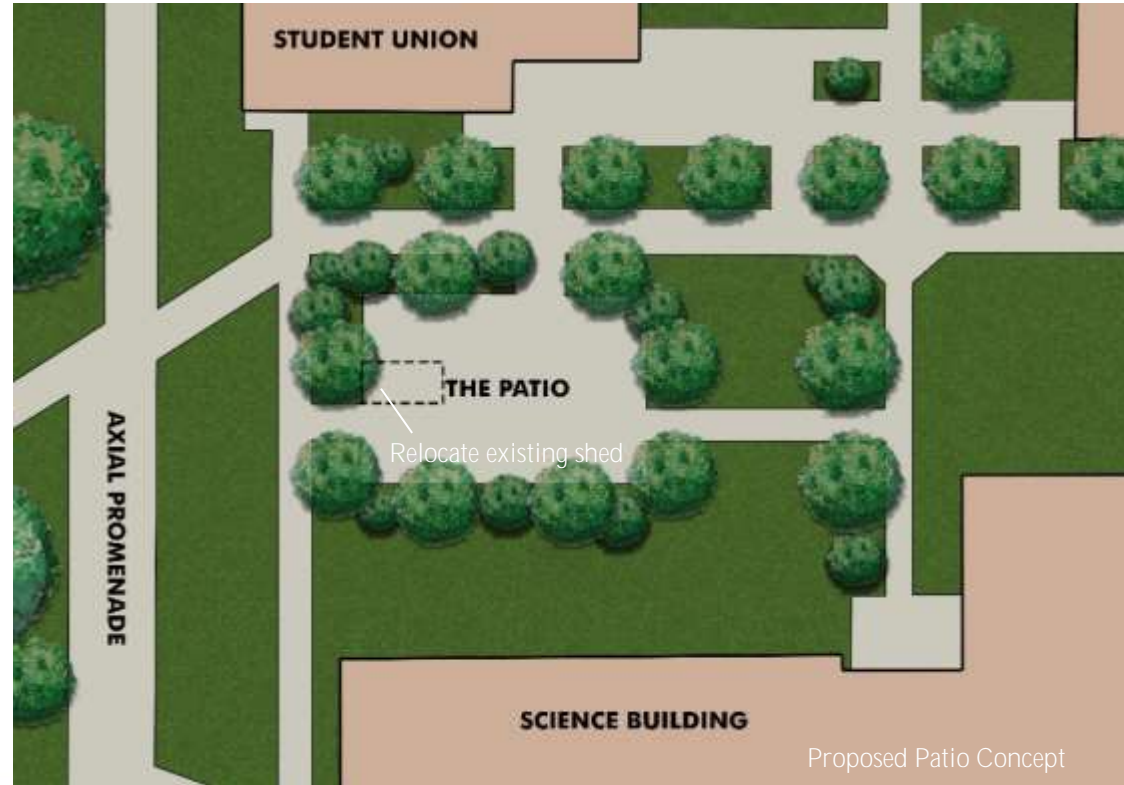
THE CAMPUS GREEN

The existing courtyard, designed by South Carolina's Robert Marvin, is a beautiful area defined by live oaks and four buildings. This space is the center of campus and should be renovated to reflect the character of the original design. Adding amenities such as additional swings, benches, and lighting will transform the courtyard into the signature place for the campus – a treasured place for sitting, gathering, and celebrating. The garden outside the WBE entrance needs to be redesigned as a more engaging garden that invites people to linger and enjoy the space.



THE PATIO

The Patio will be located between the SUB and the Science Building, serving as outdoor dining, an outdoor classroom, and a shaded place to meet friends or study. The existing chemical storage shed should be relocated (if possible) to the new maintenance facility or another place that is more secure. The existing greenhouse can be improved and incorporated into the patio area as an extension of the green space.



THE ANT HILL

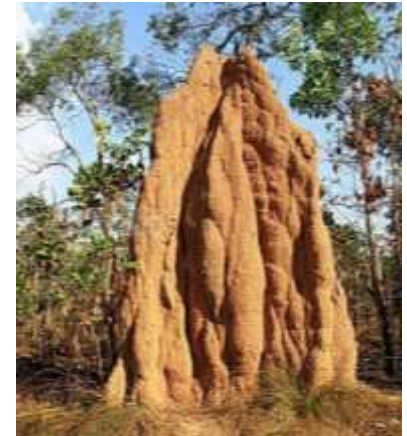
USC Sumter is the only university or college in the United States with a Fire Ant as a mascot! This should be a unique element in the university's brand and storytelling. The master plan recommends a one-of-a-kind Third Place where students can gather: The Ant Hill. Similar to The Bean in Chicago and The Vessel in New York, The Ant Hill can be a creative placemaking landscape and public art element.



The Bean, Chicago



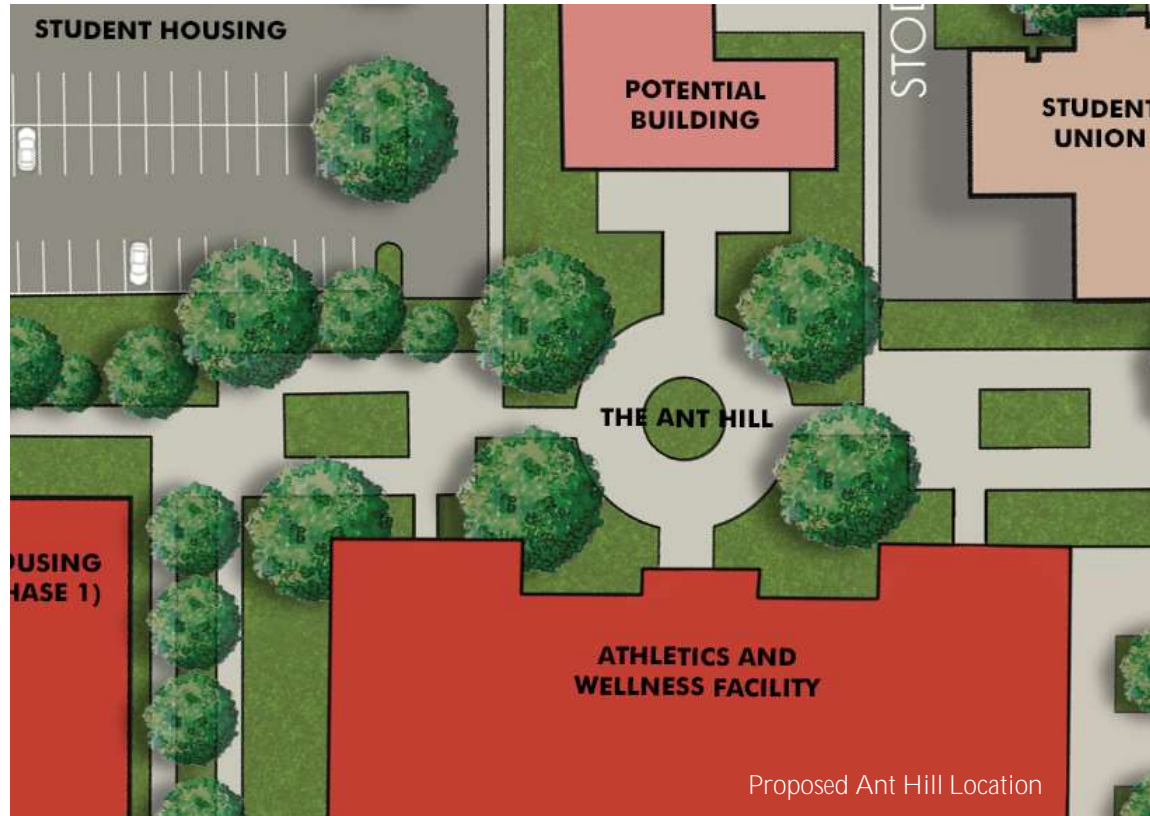
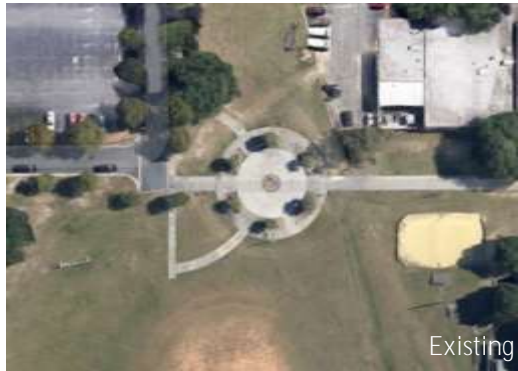
The Vessel, New York



African Fire Ant Hill

THE ANT HILL

The Ant Hill can be centrally located along the pedestrian axis from the academic part of campus to the residential part of campus. The Ant Hill can be an abstract element with significant vertical mass and made for walking around and through, climbing over and sitting on it. This will be a unique element and Third Place, a place of pride for all USC Sumter Fire Ants.



MULTI-PURPOSE BUILDING

Repeatedly during focus groups and meetings with community stakeholders, the need for a multi-purpose facility was raised. This facility would serve the University and the community, providing a much-desired event space for 400-500 people. Community and University leaders see this multipurpose building as one that first serves the University and, secondly, to welcome the community to campus. Figure R-11 (following page) illustrates the facilities space program.

The building will house student organizations, a new Fire Ant bookstore (more public visibility and access), gallery space, banquet space with a commercial kitchen, food service, and a potential eSports gaming area. The master plan recommends the current Business Administration Building site as the future location of the Multi-Purpose Building. The Business Administration Building is approaching the end of its useful life (quality of space, condition of the exterior) and is not designed to meet future educational needs. The Multi-Purpose Building will establish a more progressive architectural legacy and image for the University.

The Multi-Purpose Building should be pursued and planned for now in concert with the City of Sumter and Sumter County along with private support.



USC SUMTER MULTI-PURPOSE BUILDING

	FTE	NSF Per Space	NASF	NOTES
Banquet/Meeting Room	1	6,500	6,500	<i>400 people (15sf per person) for seated dining, 700 people in rows of chairs; operable folding walls to divide the room into three smaller rooms, each with AV/IT; access to serving and kitchen. Enhanced interior aesthetics so space feels appropriate for large banquets and conference meetings.</i>
Reception Lobby/Informal Gathering Space	1	500	500	
Fire Ant Shop/Bookstore	1	800	800	
eSports Arena	1	2,800	2,800	<i>Gaming stations, e lockers, spectator seating, storage</i>
Galley/Exhibit Area	1	800	800	<i>Gallery can be adjacent to lobby; military history, existing art collections, rotating art exhibits</i>
Loading and Storage	1	200	200	
Chair/Table Storage	1	500	500	
Commercial Kitchen	1	1,200	1,200	<i>Serving line to be adjacent to Meeting Hall</i>
Faculty Offices	12	100	1,200	
Staff Offices	8	80	640	
Hoteling Workspaces	8	36	288	<i>Flexible workspace for part-time faculty and staff</i>
Copy/Work Room	1	120	120	
Conference Room	20	25	500	<i>20-person capacity</i>
Conference Rooms (2)	12	25	600	<i>12-person capacity</i>
Student Government Association Office	1	300	300	
Student Organizations Offices	6	120	720	
Resource Workroom	1	240	240	
POD/Refreshment Bar	1	300	300	<i>For coffee, and other smaller food and beverage preparations</i>
Storage Room	4	100	400	
Subtotal Net Area Requirements NASF			18,608	
50% Grossing Factor (Circulation, mechanical, restrooms, walls, etc.)			9,304	
Grand Total Gross Area Requirements GSF			27,912	

Figure R-11

MAINTENANCE FACILITY

With new facilities and students living on campus, the Maintenance Department will need additional staff, equipment, tools, workspace, fleet parking, and storage. The new facility (8,800 GSF proposed) will bring all maintenance under one roof in a location that is protected from campus and more secure while being more accessible. The existing chemical storage shed outside of the Science Building could be relocated to the Maintenance Facility grounds. One central maintenance facility will open space in the SUB to be repurposed for academic or student services space.

Facility Space Program

- Equipment garage and storage
- Secured, fireproof storage
- Possible relocation of chemical storage
- Office with shared workspace
- Restrooms
- Workshop bays for equipment
- Workshop area for carpentry, maintenance, tools
- Athletics fields storage
- Outdoor fleet parking
- Outdoor work area



SOCCER and CROSS COUNTRY COMPLEX

The soccer teams need a dedicated and code/NCAA compliant field for practice and competition. Cross Country is being considered as the next sport to add, which can be housed in the Soccer Complex. The Complex will provide a regulation soccer field, restrooms and concessions, locker rooms, bleachers, and a press box (Figure R-12).



USC SUMTER SOCCER and CROSS COUNTRY COMPLEX

	NSF	Number Of Rooms	Total NASF
Team Support			
Vestibule	60	2	120
Home Locker Room (Women & Men)	400	2	800
Team Restrooms (Women & Men)	210	2	420
Team Equipment Storage	200	2	400
Shared Training Room	300	1	300
Visiting Team Locker Room	300	2	600
Officials Sitting Area	120	1	120
Officials Restroom	60	2	120
Custodial	30	2	60
Press Box / Streaming Production	220	1	220
		NASF	3,160

Figure R-12

Continued next page



USC SUMTER SOCCER / CROSS COUNTRY COMPLEX

	NSF	Number Of Rooms	Total NASF
Support Elements			
Box Office	100	1	100
Single Family Restroom	60	1	60
Men's Public Restrooms	200	1	200
Women's Public Restrooms	240	1	240
Janitors Closet	64	1	64
Concession Area	400	1	400
Concession Storage Room	100	1	100
Electrical Room	150	1	150
Spectator Services/First Aid	100	1	100
Bleachers: 15-row aluminum bleachers, 33' sections (2 per side): 11,880sf – not included in NASF			
		NASF	1,414
		Total NASF	4,574
		18% Grossing Factor	823
		Total Building GSF	5,397

Figure R-12

DOWNTOWN PROFESSIONAL SERVICES CENTER

The Professional Services Building originally was part of the master plan scope. This building is a partnership between the University, the City of Sumter and SCETV and intended to infuse additional higher education programming and State services into the continued revitalization of downtown Sumter. Even though the project schedule changed, the team programmed the space needs for the University (see Figure R-13). When this building is constructed, classroom and office space will open up on campus, allowing current and future space needs to be addressed.

USC SUMTER DOWNTOWN PROFESSIONAL SERVICES CENTER			
	FTE	NSF Per Space	NASF
Management/Faculty			7,140
Reception	1	220	220
Director's Office	1	180	180
Administrative Assistant	1	60	60
Lecture Hall/Multi-Purpose Room	100	20	2,000
Faculty Lounge	1	320	320
Student Lounge	1	240	240
Faculty Offices	24	120	2,880
Staff Offices	4	80	320
Conference Room	20	20	400
Copy/Work Room	1	120	120
Storage Rooms	4	100	400
Nursing (Assuming 24 students / cohort; 48 students total)			4,960
Nursing Lab	24	125	3,000
Nursing Classrooms (lecture)	48	20	960
Nursing Classrooms (versatile)	40	25	1,000

Figure R-13

Continued next page



DOWNTOWN PROFESSIONAL SERVICES CENTER

USC SUMTER DOWNTOWN PROFESSIONAL SERVICES CENTER

	FTE	NSF Per Space	NASF
Center Support (can be shared with SCETV)			3,148
Lobby/Gallery/Informal Gathering Spaces	1	500	500
Hoteling Workspaces (flex for part-time faculty / staff)	8	36	288
Conference Room	20	25	500
Conference Rooms (2)	12	25	600
POD/Refreshment Bar	1	300	300
Loading and Storage	1	200	200
Chair/Table Storage	1	360	360
Storage Rooms	4	100	400
Subtotal Net Area Requirements NASF			3,148
50% Grossing Factor (Circulation, mechanical, restrooms, walls, etc.)			1,574
Grand Total Gross Area Requirements GSF			4,722

Figure R-13
Continued next page



DOWNTOWN PROFESSIONAL SERVICES CENTER

USC SUMTER DOWNTOWN PROFESSIONAL SERVICES CENTER

	FTE	NSF Per Space	NASF
Industrial Process Engineering (Assuming 32 students / cohort; 64 students total)			3,240
Industrial Process Engineering Lab	32	30	960
Industrial Process Engineering Classrooms (lecture)	64	20	1,280
Industrial Process Engineering Classrooms (versatile)	40	25	1,000
Education (Assuming 32 students / cohort; 64 students total)			3,240
Education Lab	32	30	960
Education Classrooms (lecture)	64	20	1,280
Education Classrooms (versatile)	40	25	1,000
Business Administration (Assuming 32 students / cohort; 64 students total)			2,120
Small Business Development/Incubator Center	1	320	320
Business Classrooms (lecture)	40	20	800
Business Classrooms (versatile)	40	25	1,000
Subtotal Net Area Requirements NASF			20,700
50% Grossing Factor (Circulation, mechanical, restrooms, walls, etc.)			10,350
Grand Total Gross Area Requirements GSF			31,050

Figure R-13

Campus Master Plan

Catalyst Projects: 5 - 10 years

The University should update the master plan in 3 to 5 years, as projects are completed and enrollment increases. The update will inform the phasing of remaining projects and can reveal the need for other facilities due to changing factors, such as housing, new academic programs, and new community partnerships.

Proposed 5-10 Years Projects

- Phase 2 On-Campus Student Housing
- Additional Parking
- Multipurpose Building
- Additional Third Places/Campus Green Space



PARKING REQUIREMENTS

The proposed master plan strategically locates new surface parking lots adjacent to proposed new buildings and outdoor athletics facilities, placing them on the perimeter of the property to promote campus accessibility and wayfinding. Local ordinances require the following spaces for the proposed new facilities:

Athletics and Wellness:	300 per gsf = 164 spaces
Multipurpose:	350 per gsf = 80spaces
Maintenance:	350 per gsf = 25 spaces
Soccer/XC:	350 per gsf = 18 spaces
Student Success Center	350 per gsf = 39 spaces
Residential:	2 per unit = 108 spaces

TOTAL: 433 spaces

Existing parking: 725 spaces (663 required)



NEW PARKING LOT LEGEND		SPACES
1.	University Drive / Athletics	90
2.	Theater Drive / Housing	180
3.	Intersection / Athletics Fields	80
4.	Softball / Baseball	50
TOTAL:		400

NON-FACILITY STRATEGIES

This master plan focused on the physical environment of the campus: buildings and grounds. Driven by the vision to increase enrollment to 1,000 full-time students and guiding by the University mission and guiding principles, the master plan is a vehicle for ensuring the facilities support and inspire *“excellence in instruction, scholarship, public and professional service, and creative endeavors to enrich the classroom experience.”*

The master plan acknowledges several non-facility strategies that are beyond facilities yet will fuel the journey to the vision. The following strategies can be put into action now.

Proposed Projects (1-2 years)

- Reinvigorate the University Associates, engaging more young alumni
- Amplify the USC Sumter story and brand
 - Brand Image and Narrative
 - Signage
- Determine USC Sumter’s value proposition: *What distinguishes USCS?*
 - Good stewards of your future
 - Honest, trustworthy brokers of your future
 - From the heart, from the community
 - Exceptional customer service
- Advocate for a unique eSports program



MASTER PLAN IMPLEMENTATION PROCESS

Figure C-1

YEARS 1-3 CATALYST PROJECT TASK LIST and TIMELINE

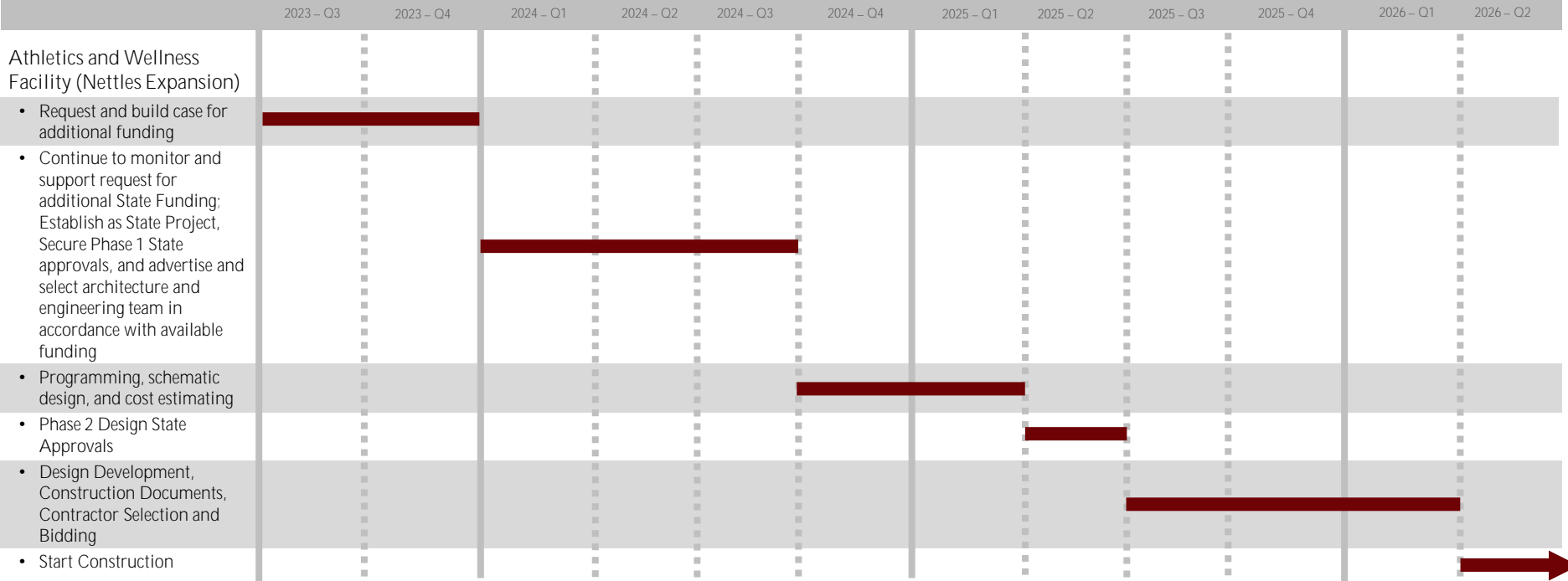


Figure C-2

YEARS 1-3 CATALYST PROJECT TASK LIST and TIMELINE

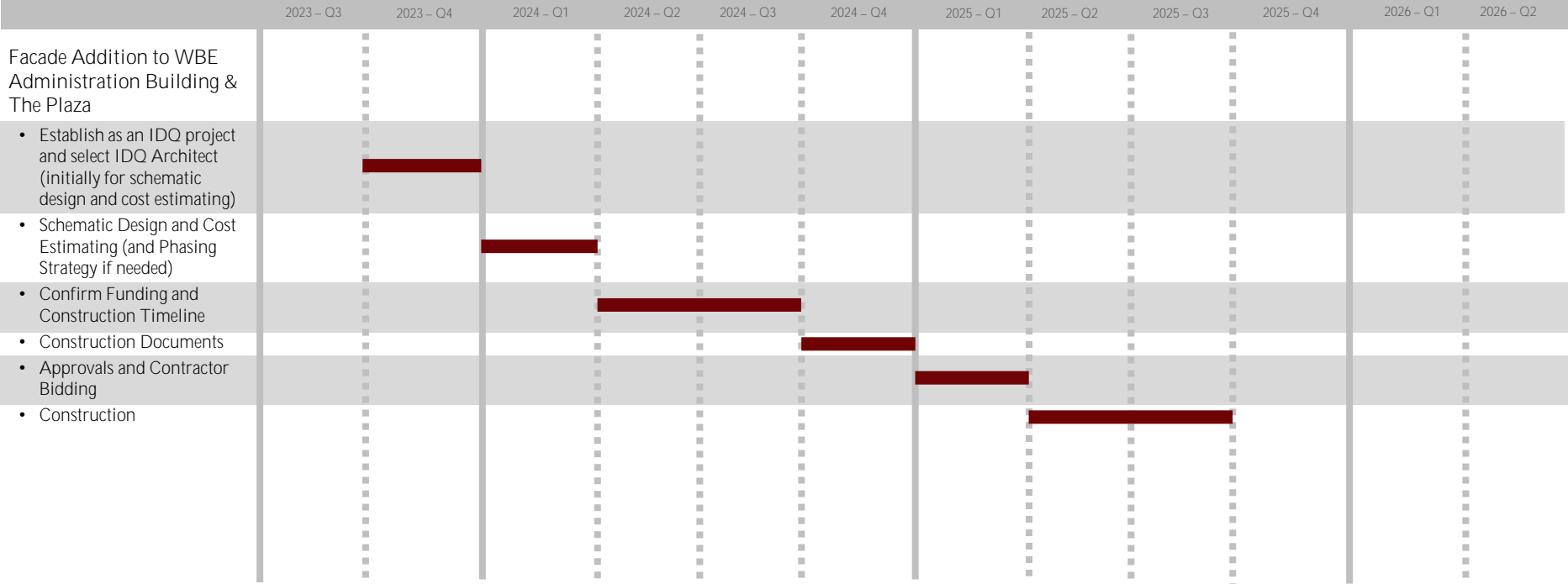


Figure C-3

YEARS 1-3 CATALYST PROJECT TASK LIST and TIMELINE

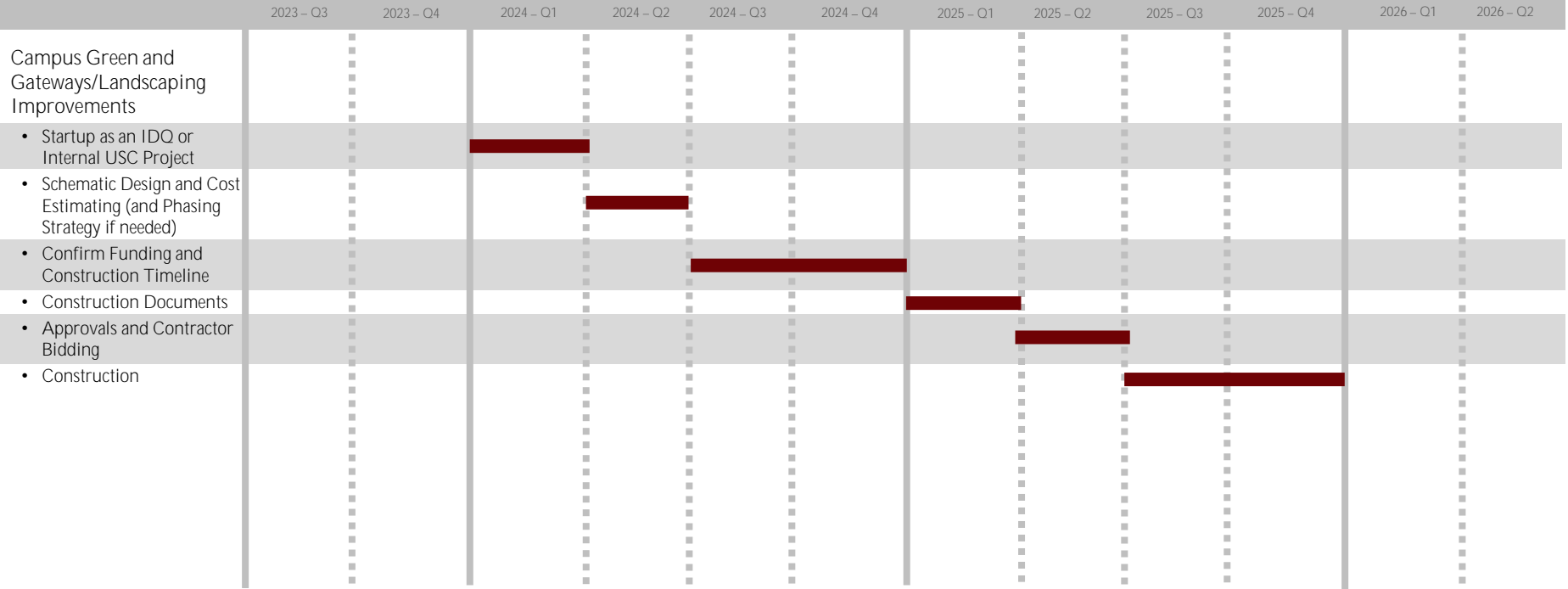
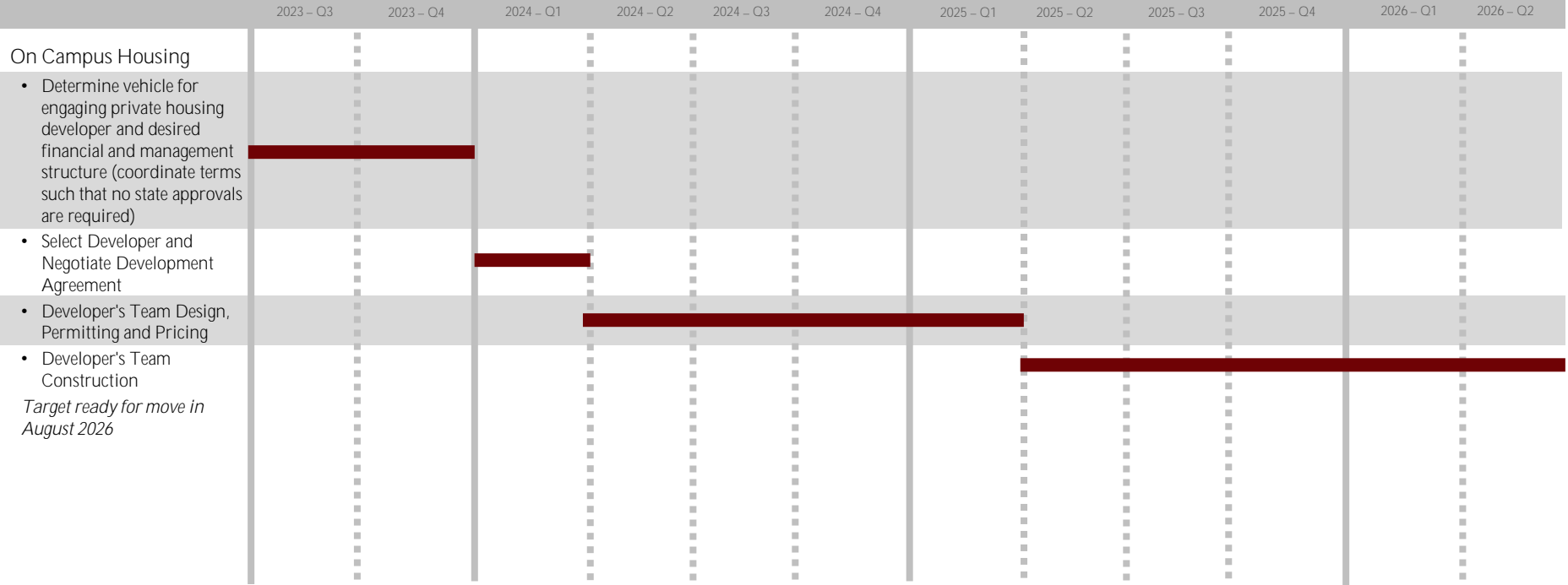


Figure C-4

YEARS 1-3 CATALYST PROJECT TASK LIST and TIMELINE



Conclusion

Successful implementation of the master plan requires a laser focus on the vision for the University and a constant checking in on the impact of completed projects and new needs and opportunities. There is no expectation that all projects will be implemented in the next five to ten years; however, planning for the projects and assessing the feasibility of each will keep the momentum going for achieving the first vision benchmark: 1,000 full-time students by 2028.

Continuing to build community support is necessary to bring this vision to fruition and to complete the first projects. **Elevate the campus experience... USC Sumter is the university of choice.**



VISION 2028

1,000 Full-Time Students

- Increase traditional student freshman enrollment
- Increase the number of returning sophomores

Beautiful Campus

- Elevates the local culture and economy
- Improve aesthetics – facilities and landscape

*Elevate the
student experience
on campus.*

Vision
2028

