



CS 3.11.3 | Physical Facilities

The institution operates and maintains physical facilities, both on and off campus, that appropriately serve the needs of the institution’s educational programs, support services, and other mission-related activities.

Compliance Finding: IN COMPLIANCE

Narrative:

The University of South Carolina Beaufort (USCB) has physical facilities and technological infrastructure to adequately support the Institution’s educational programs, support services, distance education, and other mission related activities. USCB operates as one institution with two campuses: the [Historic Beaufort \(HB\) campus](#), opened as a campus of the USC system in 1959 on 8.5 acres in the historic district of downtown Beaufort, SC, and [the Hilton Head Gateway \(HHG\) campus](#), opened in 2004 on 200 acres of property 27 miles south of the original campus on the outskirts of Bluffton, SC. Facilities at each location are unique. ([Link to Video](#)) The HB campus includes a 162 year-old building listed on the National Historic Register, and the average age of the nine buildings located there is 97 years. The HHG campus is relatively new, in that all buildings on that campus have been constructed since 2004. In support of USCB’s mission to enhance “... the quality of life for area residents of all ages through its ... community outreach, collaborations with regional initiatives, and life-long learning opportunities”, the University offers non-credit courses through our Osher Lifelong Learning Institute (OLLI) program at both campuses and in 1380 sq. ft. of leased space at Pineland Station on Hilton Head Island.

Physical Facilities

Teaching and administrative facilities are located on both the HHG and the HB campuses. On the HHG campus, teaching and administrative facilities are housed in three buildings—the Hargray Building, the Science and Technology Building, and the Library—totaling 162,932 sq. ft. These buildings contain 17 classrooms, 2 distance education classrooms, 4 teaching computer classrooms with 96 stations, 2 nursing teaching clinical laboratories, 5 research laboratories, 3 natural science teaching laboratories, 21 study and tutoring rooms, 70 open computers for

student use, a production studio to capture content for online classes, and 178 faculty and staff offices and workstations. The HB campus' teaching and administrative facilities contain 9 classrooms, 2 natural science laboratories, 20 open computers for student use, a graphics arts computer classroom with 16 stations, a general computer classroom with 16 stations, 3 art-dedicated classrooms, 65 faculty and staff offices and workstations, 2 arts galleries, and a 451-seat auditorium.

Student housing provides 650 student beds on the HHG Campus in eight facilities, totaling 252,626 square feet that are managed and owned by the Beaufort Jasper Higher Education Commission for USCB's benefit. Sixteen student beds are offered in a 2,787 sq. ft. facility on the HB campus.

Foodservice, a fitness center, a multipurpose room, a student lounge and a campus bookstore for the HHG campus are provided in a 26,969 sq. ft. facility operated and owned by the Beaufort Jasper Higher Education Commission for USCB's benefit, though the bookstore and foodservice operations are outsourced. Foodservice, a fitness center, and a student lounge are offered on the HB campus within the Sandstone building.

Technological Infrastructure

Technology infrastructure is sufficient to meet the needs of USCB students, faculty and staff, including the requirements of traditional and distance education courses. While USCB does not offer any academic programs exclusively via distance education, the University offers some general education courses via distance education and some academic programs offer select major courses via distance education. There has been an average of only 33 sections of distance education and hybrid courses each semester since 2011. USCB does not offer correspondence courses and students enrolled in dual enrollment courses attend class on campus. Network capability exists across all buildings on both campuses with 1Gb connections to all desktops. Wireless connectivity is provided in all buildings with three levels of access—faculty/staff, student, and visitor. All classrooms are equipped with the same centrally controlled and supported infrastructure, consisting of projectors connected to dedicated in-classroom computers and document cameras. Additionally, sound and video capabilities are integrated and coordinated through centralized device control. There are two dedicated classrooms, one on each campus, that are linked via HD video conferencing for use in synchronous delivery of instruction.

Table 1: Changes in Physical Plant Square Footage, Course Offerings, and FTE From 2010 to 2013

Location	Sq Ft 2010	Sq Ft 2013	% +/-	# of Courses offered in Fall 2010	# of courses offered in Fall 2013	% +/-	FTE 2010	FTE 2013	% +/-
HB campus	75679	84934	12%	60	46	-23%			
HHG campus	283407	435681	53%	290	311	7%			
Distance Education				29	36	24%			
Campus Total	359086	520615	45%	379	393	4%	1518	1457	-4%

Campus Master Plan

A [Campus Master Plan Study](#) was conducted in 2010. The study included an analysis for facility-related needs on both campuses based on the strategic plan of USCB, and suggested facilities modifications that would serve USCB's vision to uniquely define the HB campus as the [Studio Arts](#) campus. Subsequently, the University invested \$3M to create a ceramics lab, an arts classroom, a graphic arts classroom, an art gallery, and auxiliary components that include foodservice and student housing. Based on the pattern of growth of our student body, the study also identified needs for the HHG campus that included [indoor recreation space](#), [faculty offices](#), and [classrooms](#). At the time, we were in the midst of a Library 2nd floor "up fit" construction project that provided for the additional faculty offices and classroom needs. That construction project is now complete and those spaces are in service. Over the past two years we have been planning a facility to provide for the indoor recreation space needs. The new 26,665 sq. ft. facility and 3.96 acres of new recreation fields are currently under construction and scheduled for completion in early 2015. An additional 96 beds of student housing have been completed on the HHG campus to be occupied in the Fall 2014 semester. In 2013 a local land planning firm developed a [new master build-out plan](#) for the HHG campus to include current development, as well as the ideas for future growth recommended by the 2010 master plan study.

Routine, Preventative, and Deferred Maintenance

Because of the age difference in the buildings on the HB campus versus the HHG campus, the maintenance needs for the two campuses are vastly different. Annually, the Director of Facilities updates the South Carolina Commission on Higher Education (SCCHE) [Comprehensive Permanent Improvement Plan](#) document for review by Administrative Council and approval by the Vice Chancellor of Finance and Operations and the Chancellor. Once approved, the plan is submitted to the USC system Architect, the USC President, the Board of Trustees, and the SCCHE. The document is a five-year budget plan for new construction and renovation projects for the campus that reflects changing campus needs resulting from program development and student enrollments.

The Facilities and Maintenance [staff](#) is charged with maintaining the physical plant, custodial services, and grounds. All USCB faculty, staff, and students are asked to participate in an electronic facilities satisfaction survey each spring. For Spring 2014, more than 50% of respondents were satisfied or very satisfied with all aspects of the facilities. The [USCB Facilities Survey responses](#) provide administrators with an indicator of overall satisfaction with the condition of facilities and the service of the maintenance and custodial staff. The overall satisfaction level was 84%. The data are used to guide continuous improvement.

Facilities personnel also prepare a [Deferred Maintenance Plan](#). Deferred maintenance has been woefully underfunded for years by the state. During the past three years the state has appropriated \$600,000 for USCB in funds earmarked for deferred maintenance projects. An Institutional Capital Project Fund (ICPF) and a Renovation Reserve (RR) account funded with a portion of student fees (\$35/full time student for RR and \$82/full time student for ICPF) provide the means to meet additional deferred maintenance needs.

Supporting Documentation

1. Campus Map – Historic Beaufort Campus
2. Campus Map – Hilton Head Gateway campus
3. Campus Tour Video
4. USCB Master Plan
5. Master Plan—Studio Arts
6. Master Plan—Indoor Recreation
7. Master Plan—Offices
8. Master Plan—Classrooms
9. Master Build-out Plan
10. Comprehensive Permanent Improvement Plan
11. Facilities Maintenance Staff
12. 2014 USCB Facilities Survey Results
13. Deferred Maintenance Plan