

CR 2.11.2 - Physical Resources

The institution has adequate physical resources to support the mission of the institution and the scope of its programs and services.

Compliance Finding: In Compliance

Narrative:

The University of South Carolina Beaufort (USC Beaufort) has adequate physical resources to support the mission of the institution and the scope of its programs and services. USC Beaufort’s mission includes “bringing the University of South Carolina's statewide mission of teaching, research, scholarship, and public service to the rapidly growing Lowcountry of South Carolina. USC Beaufort offers baccalaureate degrees that respond to regional needs, draw upon regional strengths, and prepare graduates to participate successfully in communities here and around the globe. The campus also supports the USC Extended Graduate Campus, which provides local access to graduate courses and programs [\[i\]](#).”

USC Beaufort has facilities in Beaufort (North Campus) and in Bluffton (South Campus). USC Beaufort also has access to Pritchards Island for research. Two classrooms are provided for USC Beaufort for instructional use on each of the two military bases: the Marine Corps Air Station and the Marine Corps Recruiting Depot (Parris Island) in Beaufort County.

North Campus

The North Campus site in Beaufort is in the historic district of downtown and is comprised of 8.5 acres with eight buildings owned and one building leased by USC Beaufort. These facilities provide 81,570 net educational and general (E & G) square feet (**Table 1**).

Table 1 North Campus Property Owned by USC Beaufort

Property	Primary Function	Net E & G Sq ft
Beaufort College Building	Administrative offices, meeting space	3,318
Marine Science	Science labs, faculty offices	5,986
Grayson Faculty House	Faculty offices	2,190
Art Studio	Studio space	1,687
Performing Art Center	Auditorium, classrooms, faculty offices	36,366
Sandstone Building	Administrative offices, computer lab, classrooms	22,338
Barnwell House	Small Business Development Center, administrative offices	2,205

Property	Primary Function	Net E & G Sq ft
Library North	Library	7,480
	TOTAL	81,570

In addition, USC Beaufort leases one building for an additional 1,147 Net E & G square feet.

Table 2 North Campus Property Leased by USC Beaufort

Property	Primary Function	Net E & G Sq Ft	Annual Lease Cost
Elliott House	Faculty offices	1,147	\$13,896
	TOTAL	1,147	\$13,896

In 2004, the total net E&G square footage for property owned by USC Beaufort on North Campus was 90,197. In 2004, the North Campus included additional leased facilities, bringing the total Net E&G square footage to 95,148. Beginning in 2004, USC Beaufort moved into new facilities in Bluffton on the South Campus. Facilities on South Campus allowed for the reassignment of space on the North Campus and allowed the institution to relinquish some of the leased property. Therefore, the net square footage for North Campus has decreased.

South Campus

The South Campus is located in Beaufort and Jasper Counties on 200 acres of land. With the move to the new facilities at the South Campus, leased facilities, with 9,842 net square feet, on Hilton Head Island were relinquished. The South Campus now includes 3 academic and administrative buildings, and a maintenance complex, with a total of 117,660 Net E & G square feet.

Table 3 South Campus Property Owned by USC Beaufort

Property	Primary Function	Net E & G Square Feet
Hargray Building	Classrooms, Administrative Offices	55,527
Science and Technology	Science Laboratories, Classrooms, Faculty Offices	19,395
Library	Library, Information Technology	26,180
Maintenance Complex	Maintenance, Greenhouse, Storage	16,558
	TOTAL	117,660

In addition to the facilities located at South Campus, space is leased at Pineland Station on Hilton Head Island for continuing education programs.

Palmetto Village

Student Housing is provided on the South Campus property under the management of Capstone Management Company. The Beaufort Jasper Higher Education Commission created a public/private partnership with Capstone Development, Building and Construction, and Management to design, build and manage 271 rooms for student usage. The completion of Palmetto Village has played a significant role in increasing student enrollment.

Table 4 Palmetto Village

Property	Primary Function	Net E & G Square Feet
Beaufort Hall	Student Housing	31,140
Jasper Hall	Student Housing	31,140
Hampton Hall	Student Housing	15,528
Colleton Hall	Student Housing	15,528
	TOTAL	93,336

Pritchards Island

Pritchards Island is an undeveloped barrier island off the coast of southern Beaufort County. The island was donated to the University of South Carolina Development Foundation in 1983. Currently the island is managed by the University of South Carolina Beaufort and is used for education, conservation, and research purposes.

Table 5 Pritchards Island

Property	Primary Function	Net E & G Square Feet
Pritchards Island	Instruction, conservation, and research	3,500
	TOTAL	3,500

Military Bases

Academic courses are taught on the two military bases in Beaufort County. Courses are taught at the Marine Corp Air Station (MCAS) and at the Marine Corp Recruitment Depot (MCRD), Parris Island. Both military locations provide two classrooms for instruction. The chart below shows a comparison of square footage and classes offered for all locations at which USC Beaufort conducted classes during fall 2004 and fall 2007.

Table 6 Facilities and Classes Offered for All Locations

Location	Sq Ft			Courses Offered			FTE		
	2004	2007	% +/-	Fall 2004	Fall 2007	% +/-	2004	2007	% +/-
North Campus	95148	90197	(5%)	145	98	(32%)	*	*	
South Campus	55527	117660	112%	99	175	77%	*	*	
Internet				6	22	267%			
Campus Total				250	295	18%	832	1001	20%
MCAS				17	14	(18%)			
MCRD				12	4	(67%)			

***FTE figures are not available by location.**

Current facilities are adequate to support the mission of USC Beaufort. The physical facility growth will occur on the South Campus as the North Campus has no contiguous property available. The administration continues to assess properties in the vicinity of the North Campus for future expansion. The South Campus has adequate acreage to allow for future expansion. During the initial construction of the Science and Technology Building and the Library Building, the second floors were constructed but not finished for occupancy. A renovation project is currently underway to complete the second floor of the Science & Technology building to house classrooms, offices, and laboratories for the nursing program.

Annually, USC Beaufort prepares a five-year comprehensive permanent improvement plan, CPIP, that is submitted to the Capital Budgeting Unit, Office of State Budget and Control Board by March 1. This document is reviewed internally by the University Architect, the Vice President and Chief Financial Officer, the President, and the Board of Trustees. The CPIP is updated to maintain a five-year plan for capital projects. The 2007 CPIP [\[ii\]](#) includes projects through 2012. The campus master plan was completed in 2002 by Edward Pinckney/Associates, Ltd [\[iii\]](#). In 2007, the administration had an updated master plan completed by Watson, Tate, Savory. This latest plan is a campus map [\[iv\]](#) showing existing and future buildings as currently proposed, based on program growth. The following data (Table 7) is a comparison of USC Beaufort to other four-year institutions in South Carolina [\[v\]](#).

Table 7 Comparison of Space to Other Four-Year Institutions Academic Year Fall 2006

Institution	ASF of Acad./Supp. Facilities	FTE Enrollment	Sq. Ft. of Acad./Supp. Facility Per FTE
The Citadel	365,382	3,036.16	120.34
Coastal Carolina University	448,588	6,943.63	64.60
College of Charleston	802,478	9,802.37	81.87
Francis Marion University	341,002	3,341.62	102.05
Lander University	328,826	2,399.74	137.03
U.S.C. - Aiken	361,931	2,748.58	131.68
U.S.C. - Beaufort	127,009	997.33	127.35
U.S.C. - Upstate	310,598	4,198.71	73.97
Winthrop University	656,690	5,416.12	121.25

During the fall semester 2007, a facilities and maintenance survey was made available to faculty, staff, and students [vi]. A total of 119 responses were received (Table 8). Of the respondents, 23% were faculty, 25% were staff, and 52% were students; respondents spent the most time on North campus (31%), South campus (64%) and student housing (5%). The survey results indicated an overall satisfaction with the condition of the facilities and with the maintenance staff.

Table 8 Facilities and Maintenance Survey

Respondents' satisfaction with	Satisfied/Very Satisfied	Dissatisfied/Very Dissatisfied	Neutral/Non-responsive
Cleanliness of Classrooms/offices	90%	7%	3%
Cleanliness of Restrooms	91%	4%	5%
Comfort/Temperature	38%	37%	25%
General Conditions of Buildings	77%	10%	13%
Security of Buildings	86%	3%	11%
Parking Areas and Walkways	79%	4%	19%
Condition of Grounds	92%	2%	6%

Respondents' satisfaction with	Satisfied/Very Satisfied	Dissatisfied/Very Dissatisfied	Neutral/Non-responsive
Helpfulness of Staff	84%	10%	6%
	Yes	No	
Know How to Submit Work Requests	55%	45%	

The one area with a high dissatisfaction response is the comfort and temperature of the classrooms and offices. This issue is being addressed by the facilities staff.

The physical plant personnel are adequate to support the mission of the campus. With the development of the South Campus and the anticipated growth, a Director of Facilities and Maintenance was hired to direct the construction of new facilities and oversee the maintenance of the campus. The campus facilities and maintenance organization is reflected in the organizational chart [\[vii\]](#) below.

Supporting Documents

- [i USC Beaufort Mission](#)
- [ii USC Beaufort Comprehensive Permanent Improvement Plan](#)
- [iii USC Beaufort Campus Master Plan 2002](#)
- [iv USC Beaufort Campus Master Plan Map](#)
- [v SC CHE Square Feet of Academic/Support Facilities Per FTE Student](#)
- [vi Facilities Survey](#)
- [vii Facilities Organization Chart](#)