



Francis Marion University

Campus Development Master Plan 2017

PURPOSE

This Capital Development Master Plan serves as a progressive document allowing flexibility as planning initiatives and goals evolve and as funding opportunities become available. It is a continuation of the *Facilities Master Plan (2012-2020)* that was presented to the Board of Trustees at the Summer 2012 Board Retreat. This document provides an update for how the University plans to address near term future expansion.



Introduction to Campus Planning

Francis Marion University complies with the State's Annual Comprehensive Permanent Improvement requirement for Capital Planning. Section 2-47-55 of the S.C. Code of Laws requires all state agencies responsible for providing and maintaining physical facilities to submit a Comprehensive Permanent Improvement Plan (CPIP) to the Joint Bond Review Committee and the State Fiscal Accountability Authority (SFAA). The CPIP must include all of the agency's permanent improvement projects anticipated and proposed over the next five years beginning with the fiscal year starting July 1 after submission. The purpose of the CPIP process is to provide the committee and the authority with an outline of each agency's permanent improvement activities for the next five years. Higher education institutions must also submit the CPIP to the Commission on Higher Education in accordance with the statute.

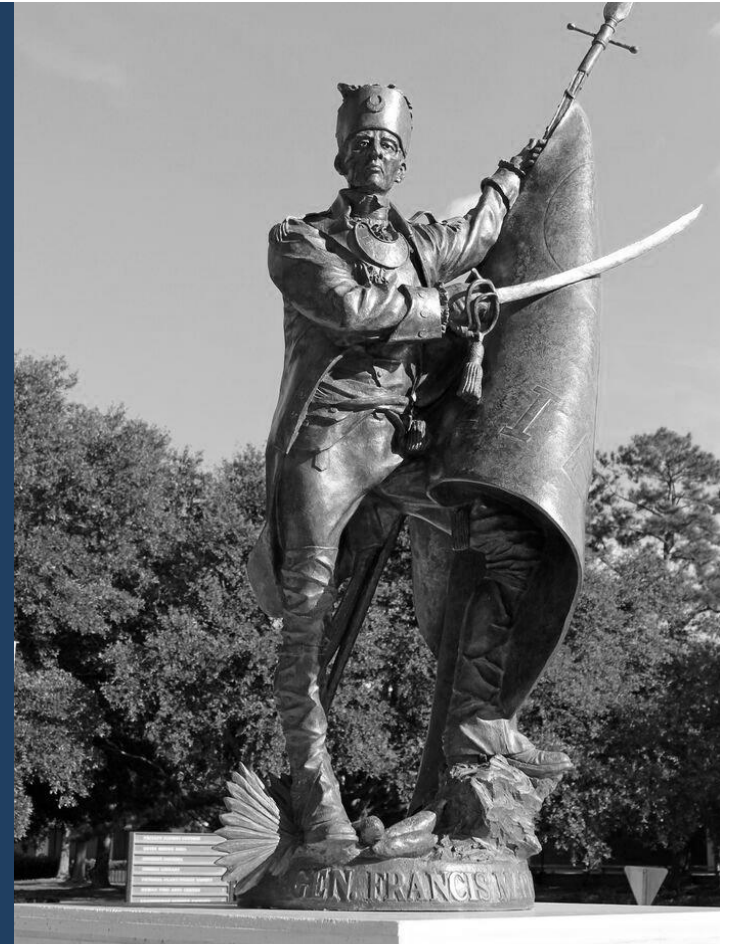
To fulfill its mission, and in accordance with the Facilities Guiding Principles contained in the University's Strategic Plan, the University makes ongoing strategic capital investments in academic, student life, athletic, housing, parking and other plant facilities using an appropriate mix of funding sources including state appropriations, state capital reserves, state institution bonds, internal capital reserves, and to a large degree, generous private grants.

This document reflects what will be contained in our FY 17-18 CPIP and our resultant budget request to the General Assembly as well as other capital projects currently underway or that will be progressively addressed in the future:

Non-Recurring Capital Bond Bill or General Appropriation Request

- \$8m Medical and Health Education classroom Complex
- \$2.4m Honors Building – This project totals 3.1m (\$700k received in FY16-17).
- \$23m School of Business & Education Building
- \$8.7m Infrastructure Improvements

Throughout this document excerpts are quoted from the original Campus Development Plan for Francis Marion College completed in 1971 for the fledgling school. Viewing the campus as it exists today, it is remarkable how the vision of its' founding fathers has come to realization forty six years later with regard to the layout of academic core buildings, parking areas, residence buildings, and athletic fields. Francis Marion College grew from that basic plan based on approximately 300 acres to a University comprised today of approximately 635 acres with four academic buildings located in downtown Florence.



“It is rich in growth and presents great opportunities to develop a beautiful campus. We envisage a park-like character with the buildings set among large trees and open sunny areas...Students brought up in beautiful, natural surroundings receive the kind of education that will make them conscious of the quality of their environment and mindful future citizens”

– Francis Marion College Campus
Development Plan 1971

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This document provides a description of the University's current Capital Development Priorities based on the 2017 Comprehensive Permanent Improvement Plan (CPIP) for plan years 2017-18 through 2021-22 with supplemental priorities as noted.

Page 6: Capital Priority 1: Medical & Health Education Classroom Complex Renovation

The inclusion of this new priority reflects a willingness to modify capital priorities based on unexpected opportunities.

Page 13: Capital Priority 2: The Honors Learning Center

This priority is consistent with the 2012 Master Plan and reflects the new name and updated planning for the facility previously known as the Centers Building.

Page 17: Capital Priority 3: The School of Education/School of Business Building

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Campus Development Guiding Principles from the University Strategic Plan:

XII. Develop the physical facilities, natural resources and infrastructure of the campus.

- A. Maintain attractive on-campus housing.
- B. Continue to develop and enhance the campus in a manner that will increase student involvement in campus life.
- C. Engage in renovation, construction and modification of campus facilities.
- D. Encourage environmental sustainability.



Francis Marion University

Capital Priority 1

MEDICAL & HEALTH EDUCATION CLASSROOM COMPLEX RENOVATION



Francis Marion University

Downtown Florence Locations

Historic Post Office/Future Medical & Health Education Complex (purchased 2017)



Carter Center for Health Sciences (constructed 2016)



Performing Arts Center (constructed 2011)

FMU Recording Studio (constructed 2014)





Francis Marion University

Capital Priority 1

MEDICAL & HEALTH
EDUCATION CLASSROOM
COMPLEX RENOVATION

Through the generosity of private donors and the City of Florence, the Historic Florence Post Office/Federal building was acquired by the FMU Education Foundation in 2017.

The FMU Education Foundation purchased this building with plans to transfer ownership to the University.

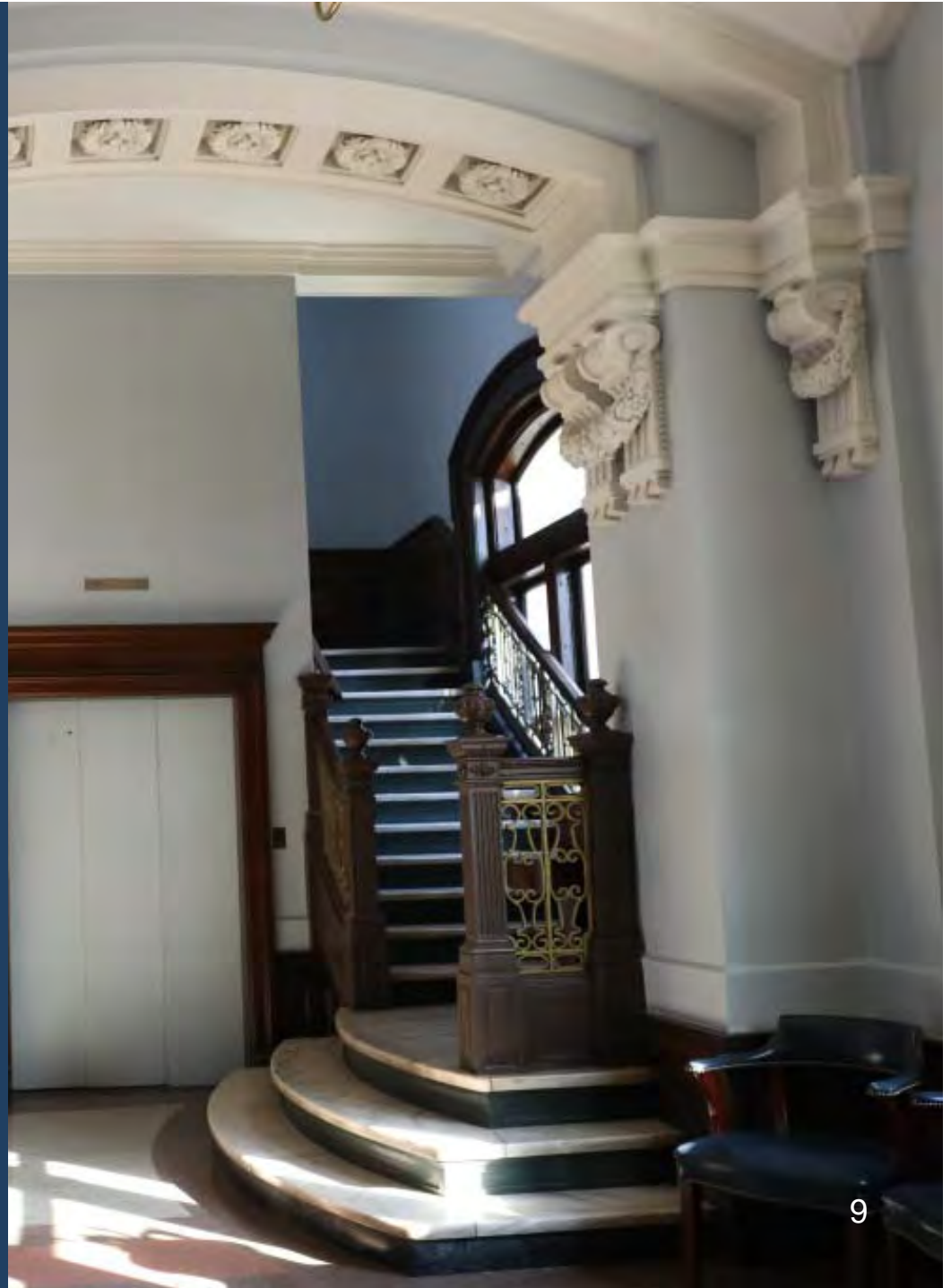
The University is seeking \$8 million in capital funding from the State to renovate the facility for offices, classrooms, lecture halls and clinical laboratories.



MEDICAL & HEALTH EDUCATION CLASSROOM COMPLEX RENOVATION

Plans are to utilize this 4 story, 32,000 square foot facility built in 1906 to expand the growth of health and medical programs in speech, occupational and physical therapy. It is Francis Marion's intent to preserve the unique design and beauty of this historic landmark while equipping it to be a contemporary instructional facility.

This building is in close proximity to the Carter Center for Health Sciences and downtown medical facilities where our students would complete their clinical requirements.



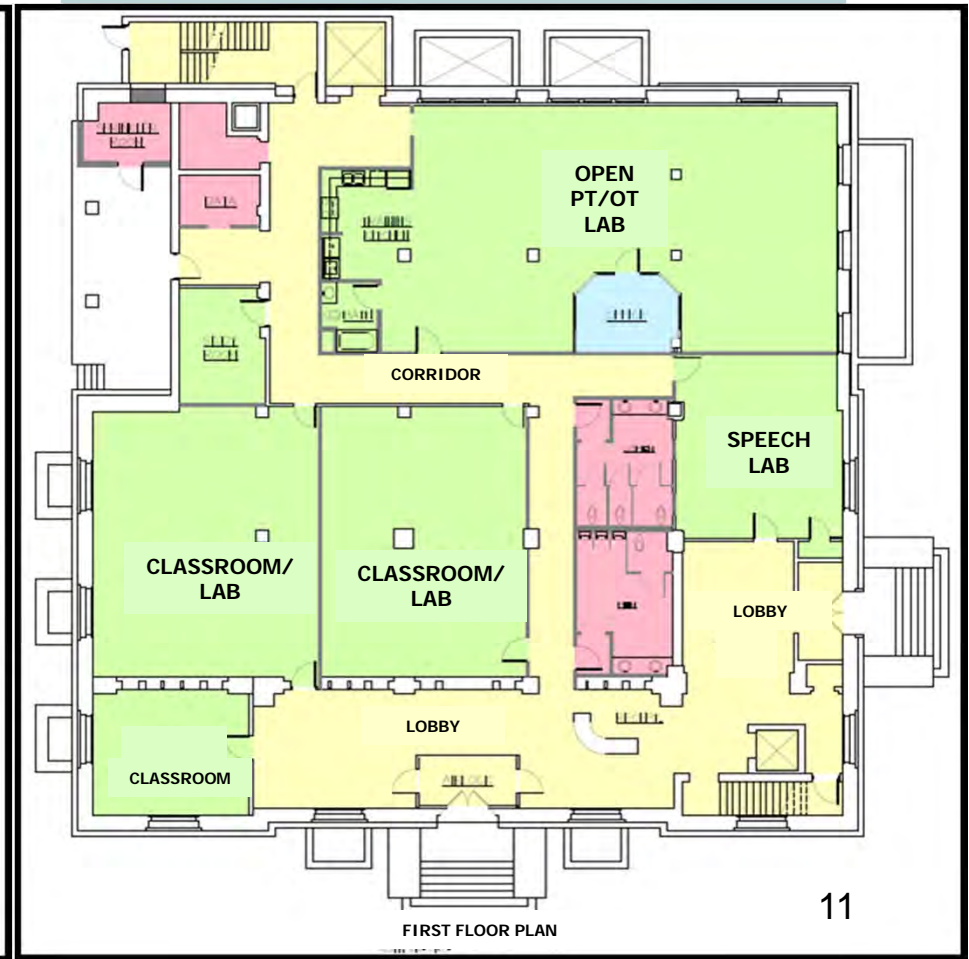
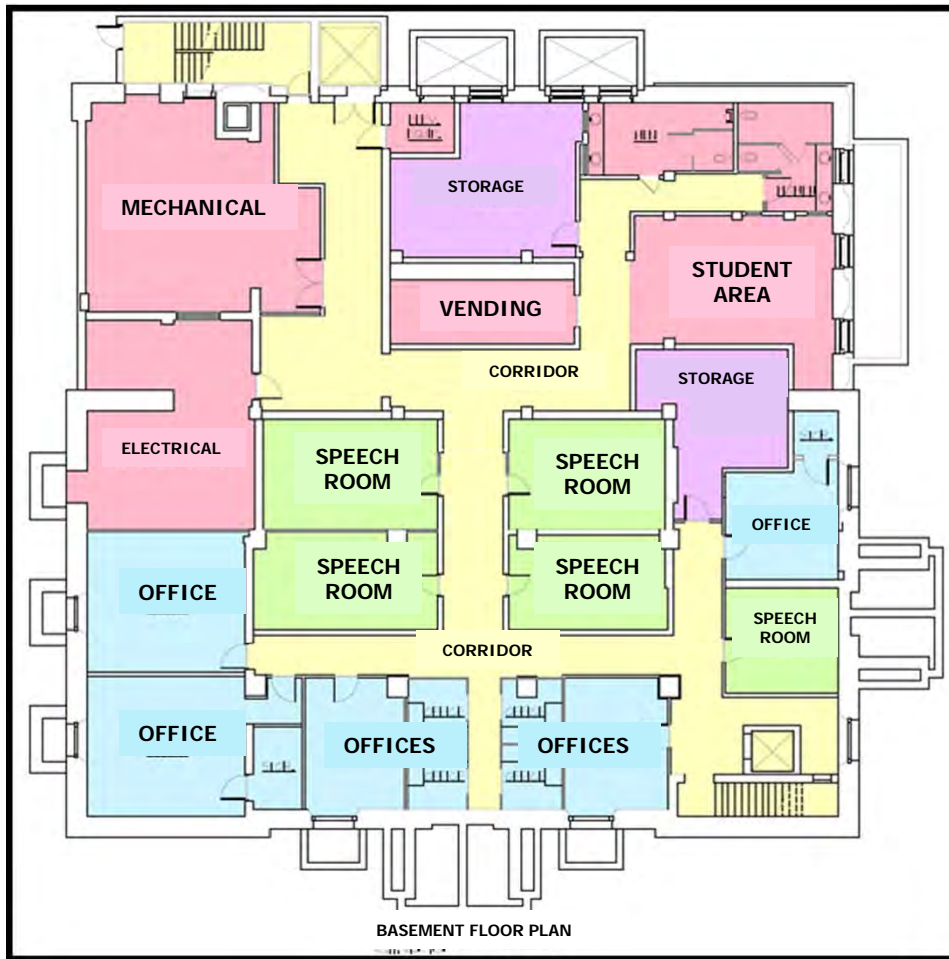
Francis Marion has seen success in student enrollment and student completion rates for programs that have dedicated facilities for their majors. Currently, Francis Marion has facilities dedicated to Fine Arts, Natural Sciences, and Health Science majors.

Francis Marion recognizes the value of customized learning environments to meet the instructional needs of specific disciplines. This facility would serve as a focal point for the speech, occupational and physical therapy programs and continue efforts to develop the workforce in the Pee Dee.



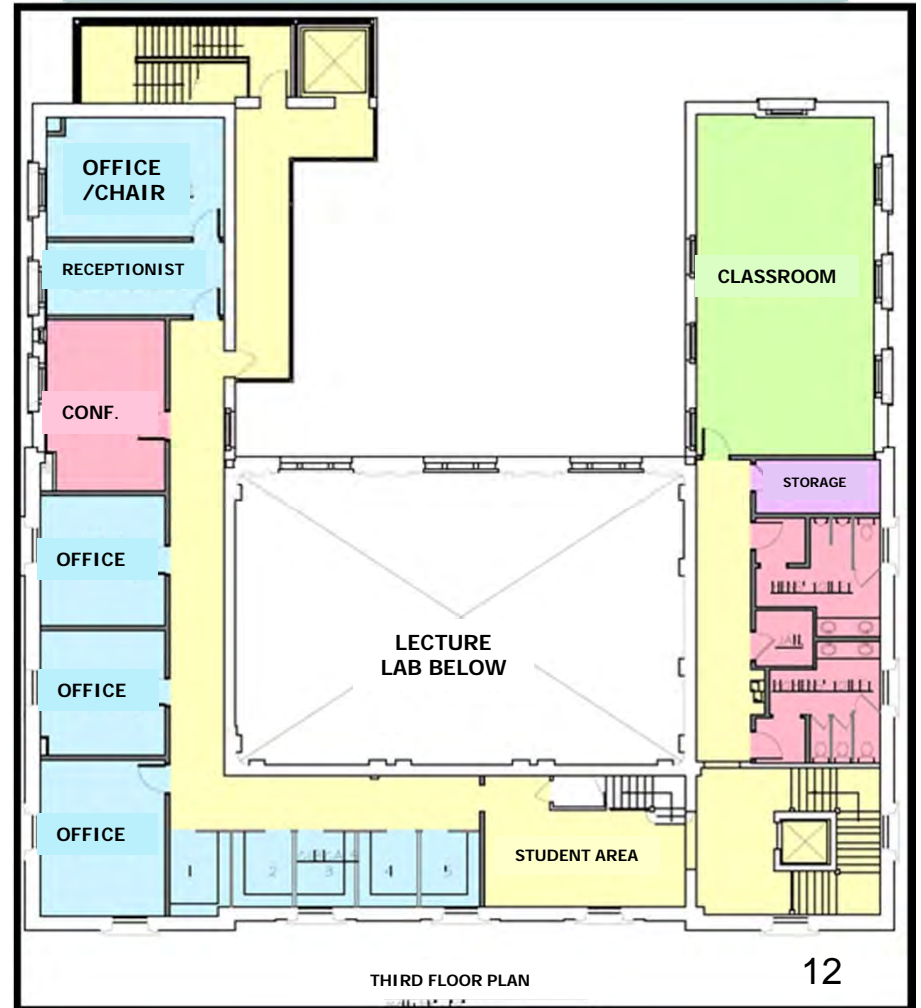
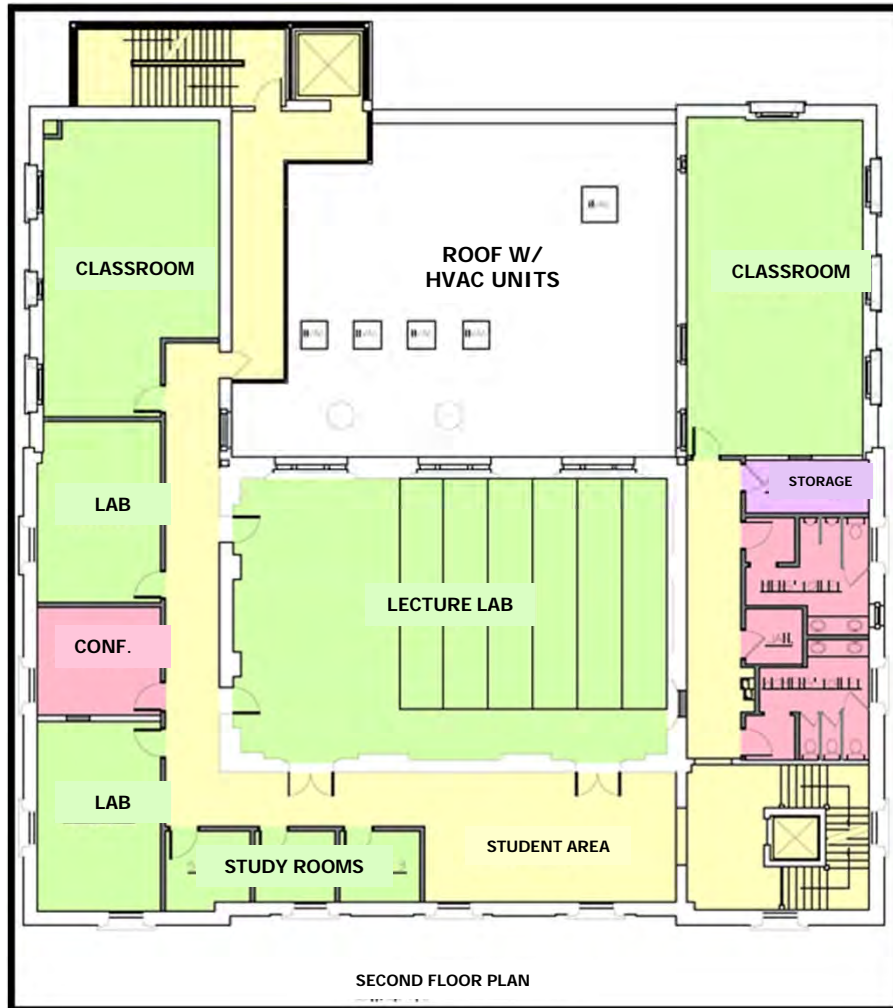
MEDICAL & HEALTH EDUCATION CLASSROOM COMPLEX RENOVATION

The University has notional floor plans and proposed space utilization plans for the facility pending further refinement as renovations funding becomes available. Floor plans for the basement and first floor are below.



MEDICAL & HEALTH EDUCATION CLASSROOM COMPLEX RENOVATION

Notional floor plans and proposed space utilization for the second and third floor.





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Capital Priority 2

HONORS LEARNING CENTER



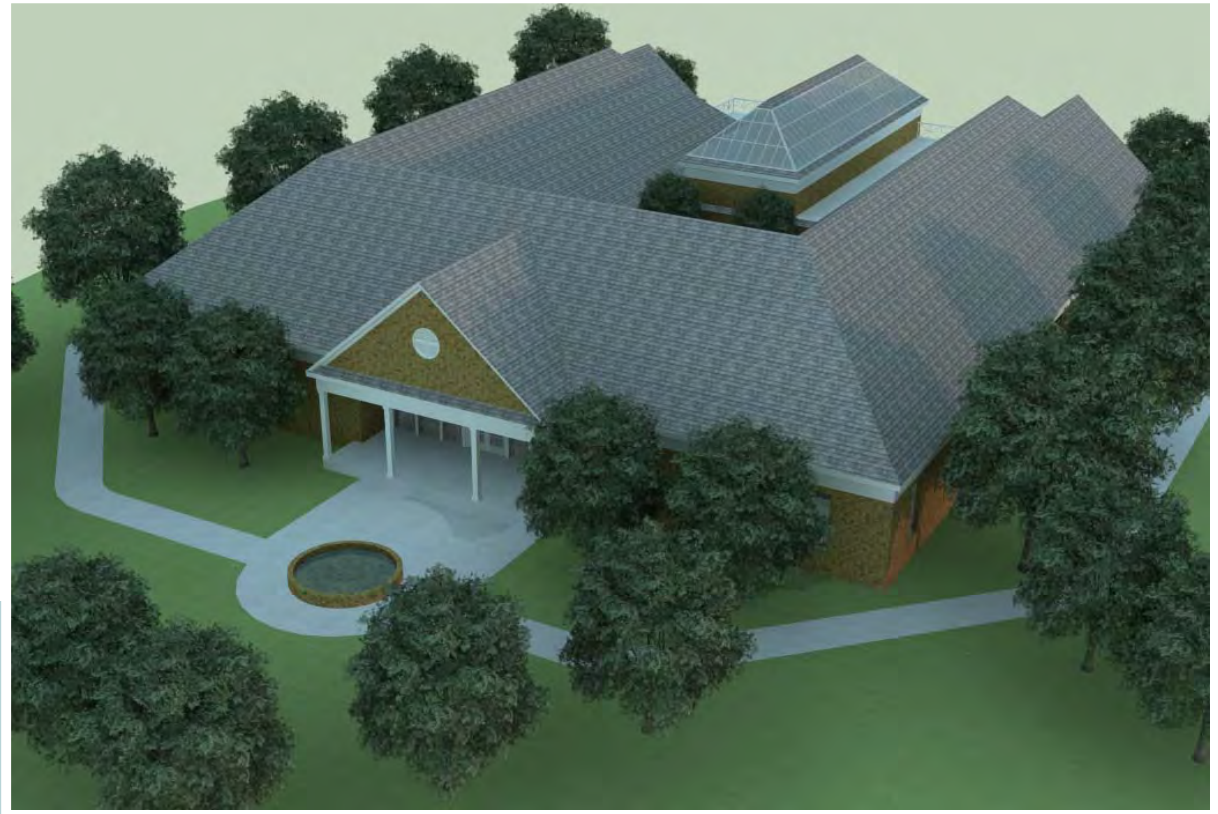
HONORS LEARNING CENTER

Providing state of the art learning facilities is critical to the University meeting its academic mission. The University has determined a need to construct a 15,000 sq. ft. academic facility to consolidate and house the University's Honors Program, McNair Center for Research & Services, and its International Program. These student programs have been successful at developing employment ready graduates that impact the region, state and world. The University has received \$700,000 in State support and will request an additional \$2.4 million of State Funding to construct this building. The facility will include faculty offices, seminar and conference rooms, and instructional space all surrounding an atrium.



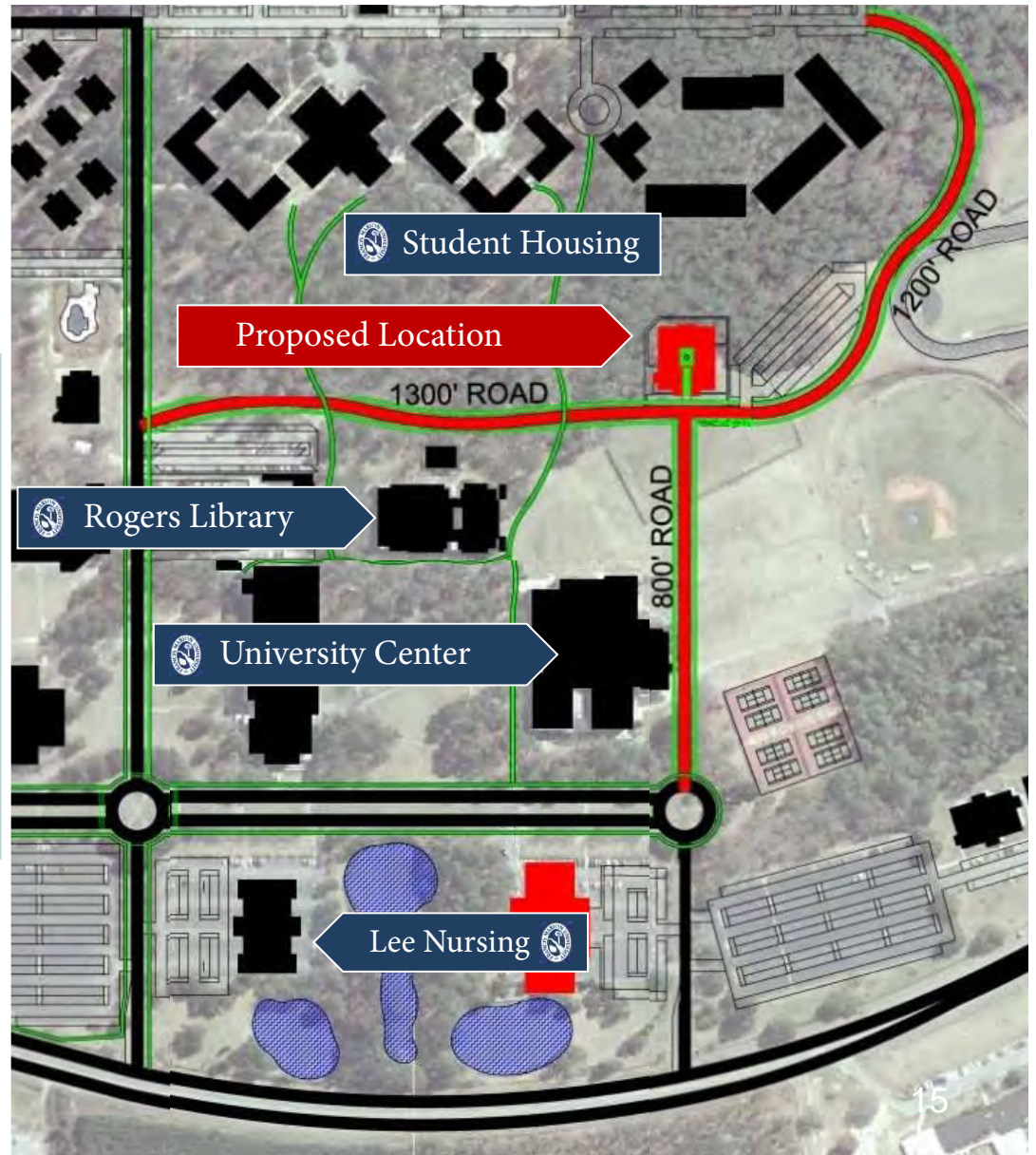
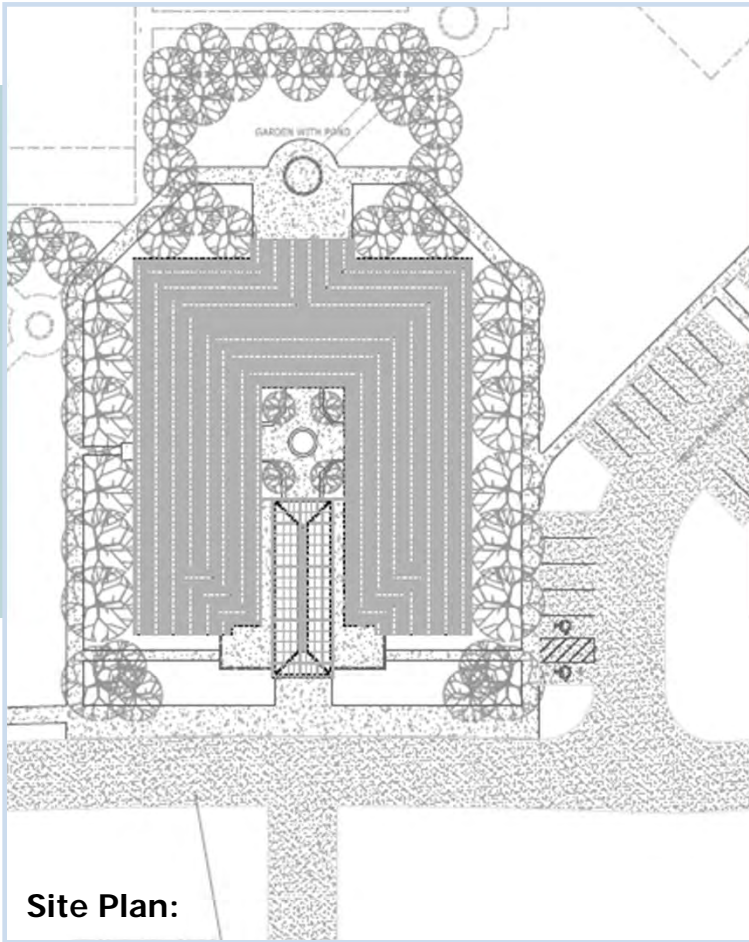
Francis Marion University

Capital Priority 2



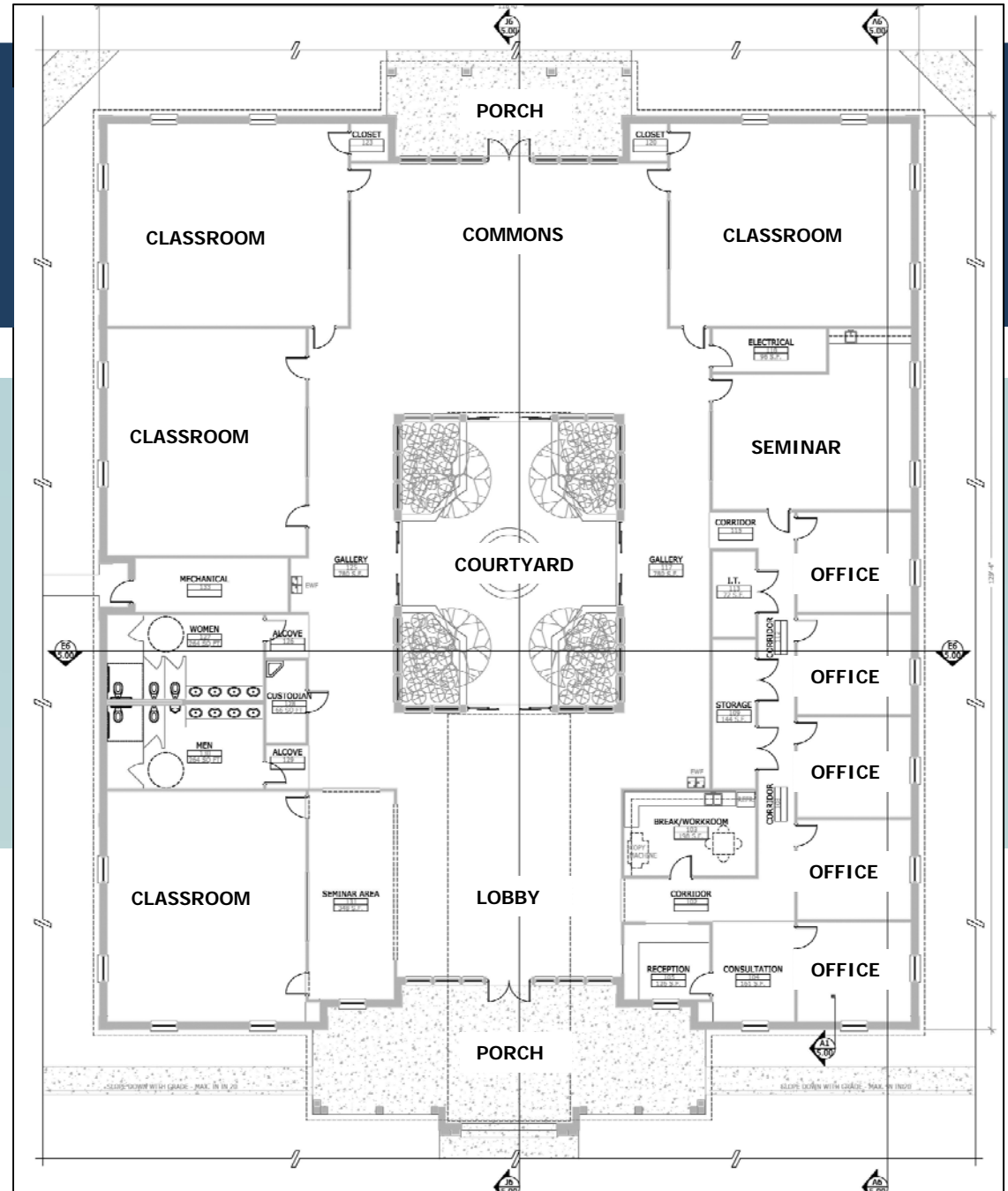
HONORS LEARNING CENTER

Proposed Site Location



HONORS LEARNING CENTER

Floor Plan





Francis Marion University

Capital Priority 3

SCHOOL OF EDUCATION/ SCHOOL OF BUSINESS BUILDING





SCHOOL OF EDUCATION/ SCHOOL OF BUSINESS BUILDING

Capital Priority 3

This project is to construct an approximately 61,000 square foot two story building for the School of Education and the School of Business. The building will provide thirteen classrooms, a distance learning classroom, four computer laboratories, one open computer laboratory, four project rooms, a teaching materials center, fifty faculty offices, two dean's offices and various support staff facilities. The projected cost of the building is \$23,850,000 with the University previously receiving \$850,000 in State Funds to undertake architectural and engineering design work.



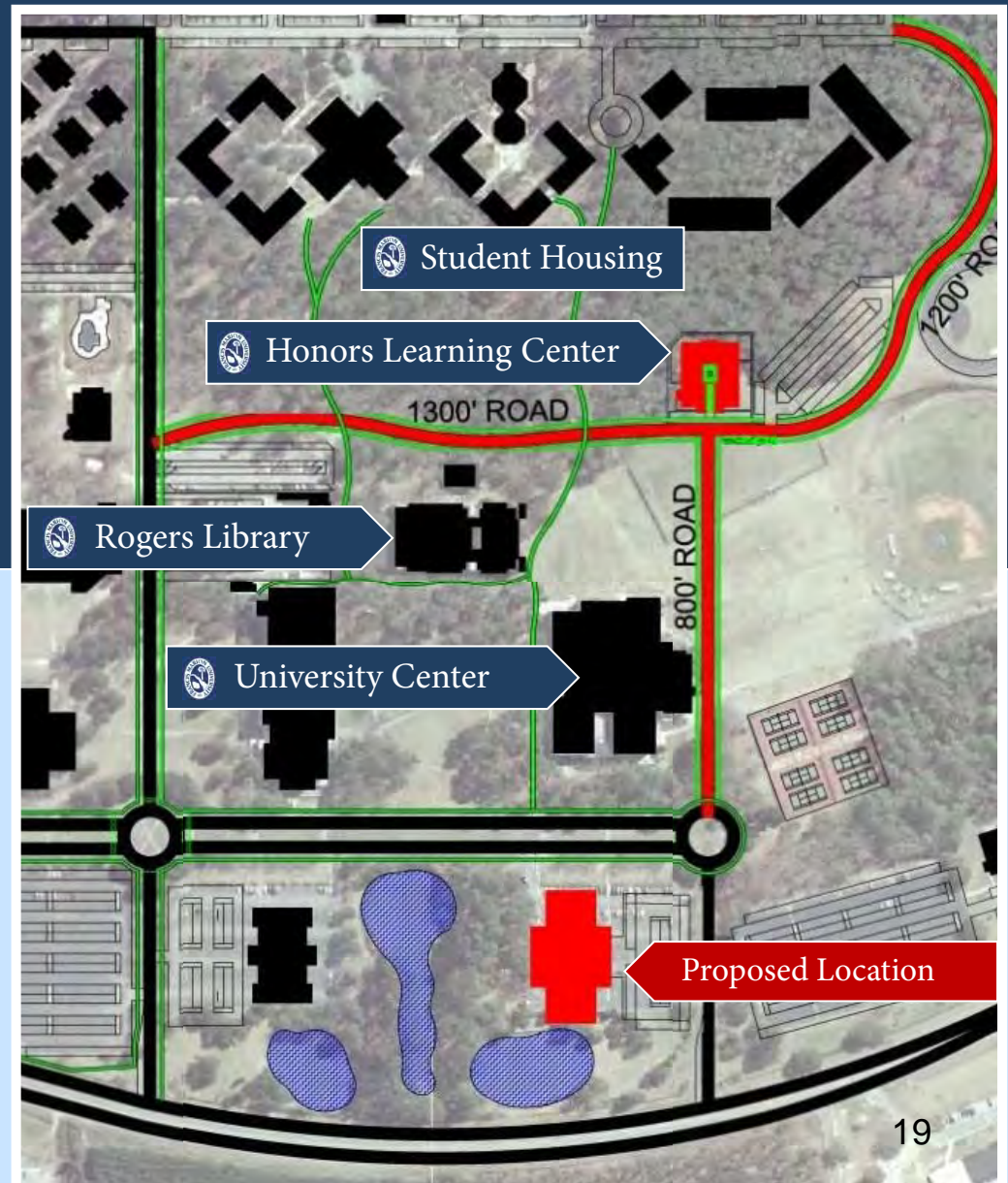
The Schools of Education and Business currently reside in adjoining buildings constructed in the 1970's. Other disciplines currently sharing these facilities are the Department of English, Modern Languages & Philosophy, the Department of Political Science, History & Geography, and the Department of Psychology & Sociology. This new building will afford the opportunity for both the School of Education and the School of Business to reside in a building designed for and dedicated to the promotion of their respective undergraduate and graduate programs.

SCHOOL OF EDUCATION/ SCHOOL OF BUSINESS BUILDING

This building can serve as a focal point for these two disciplines in similar fashion to the buildings dedicated to the Fine Arts and the Sciences already on campus.

With the goal of enhancing the delivery of undergraduate and graduate instruction for the School of Education and the School of Business, the flexibility of the design will allow the latest technological developments to be included in the completed building to positively affect instructional delivery. Additionally, the School of Business offers an undergraduate Computer Science program that should also benefit from technological enhancements within the new building.

Proposed Location





DEFERRED MAINTENANCE NEEDS

The University and State monitor deferred maintenance needs through periodic development of a Building Condition Survey. The 2014 survey identified \$20.6 million in maintenance needs. Since 2014, the University has been proactive in working to reduce this need and in the spring of 2017, identified and developed an \$8.7 million five-year plan to address the most critical of these maintenance needs in the following categories :

- fiber & cabling infrastructure,
- paving projects
- roofing replacement
- building renovations
- sidewalks
- underground piping replacement & repairs



Capital Priority 4: Deferred Maintenance

Category 1: IT Fiber & Cabling Infrastructure Needs	Location	Estimate
Install single mode fiber to support network expansion & emerging technologies	Physical Plant to Residence Halls	\$35,000
Replace cabling to support VoIP telephony	Leatherman Science/McNair Science	\$100,000
Pull fiber to extend campus network and wireless services to this facility	Observatory	\$28,000
Replace cabling to improve network capabilities	Stokes Administration Building	\$55,000
Replace cabling to enhance network capabilities	Founders Hall/Media Center	\$60,000
Replace a number of switches in academic buildings to support current and emerging technologies.	Various Buildings	\$100,000
Add licenses to our wireless platform to enable more concurrent devices	Campus-wide	\$20,000
TOTAL		\$398,000



Capital Priority 4 – Deferred Maintenance

Category 2: Paving Projects (planned projects highlighted in red on map)	Estimate
Lot F	\$220,000
Lot E	\$81,500
Lot D	\$190,000
Patriot Drive	\$70,000
Cottage Road	\$162,500
Robert C. Scott Drive	\$23,000
Alumni Drive	\$185,000
Warehouse parking lot	\$75,000
TOTAL	\$1,007,000



Founders/Media Center

Stanton Academic Computer Center

McNair Science Building

Smith University Center

Capital Priority 4 – Deferred Maintenance

Category 3: Roofing Replacement	Estimate
Founders Hall/Media Center	\$1,200,000
Ervin Dining Hall	\$370,000
Smith University Center	\$950,000
Stanton Academic Computer Center	\$150,000
McNair Science Building	\$350,000
TOTAL	\$3,020,000



McNair Science Building

Leatherman Science Facility

Capital Priority 4 – Deferred Maintenance

Category 4: McNair & Leatherman Science Facility Renovation	Estimate
<p>Estimate based on enhancing the exterior façade of both buildings particularly the Leatherman exterior staircase, updating bathrooms, replacing HVAC systems and asbestos abatement in the McNair Science Building.</p>	<p>\$3,000,000</p>



Deferred Maintenance - Sidewalk Repair & Replacement

Consistent with the campus design by the University's founders is the critical need to maintain the park-like atmosphere of the campus. Facilities Management monitors damage to sidewalk segments throughout campus. The University requested \$250,000 based on the large number of sidewalk segments needing repair or replacement due to settling or the infringement of roots by the numerous trees on campus.



Deferred Maintenance – Underground Piping Replacement & Repairs

The University requested \$1 million in funding to replace damaged infrastructure related to the hot water supply system for heating the residence halls and for providing domestic hot water to the residence halls and the main dining facility. In lieu of funding, Facilities Management continues to patch this system as leaks develop.



Francis Marion University

OTHER CAPITAL-RELATED PROJECTS

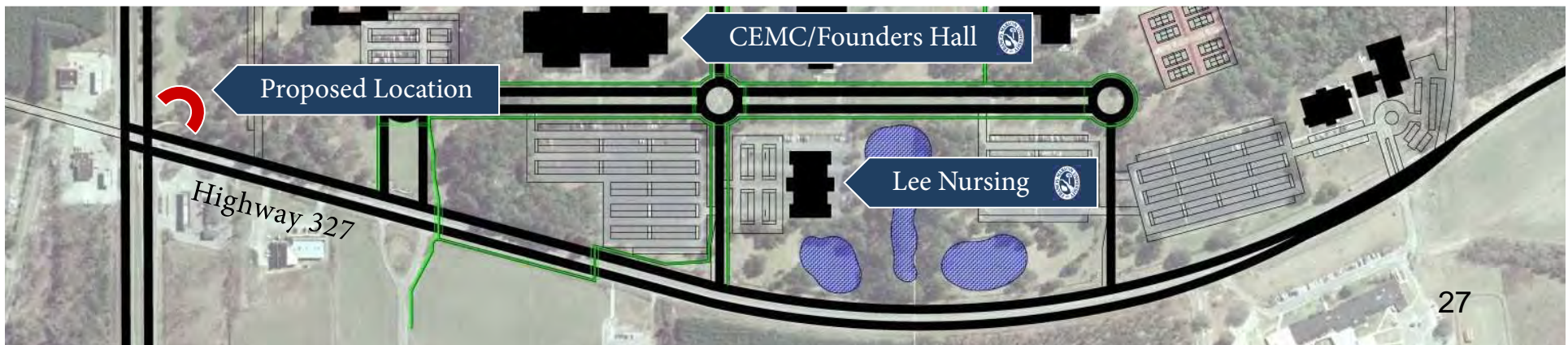
MAIN ENTRANCE GATEWAY

Plans are underway to replace the main Entrance structure on campus during the Fall 2017 semester. The new entrance, to be placed at the intersection of Highways 76 and 327, will serve as a welcoming gateway to the campus. This style will later be extended to other campus entrances.



Francis Marion University

Other Capital-Related Projects – Project 1



ACCESS & STREET IMPROVEMENTS

The construction of the Honors Learning Center will necessitate the creation of a road to connect the new facility to the roundabout adjacent to the Smith University Center. As funding opportunities arise, additional access improvements will be considered such as creating a connecting road to Patriot Drive and developing a loop to the Housing parking lot. This loop would also greatly assist in relieving traffic congestion during student move-in to Campus Housing.

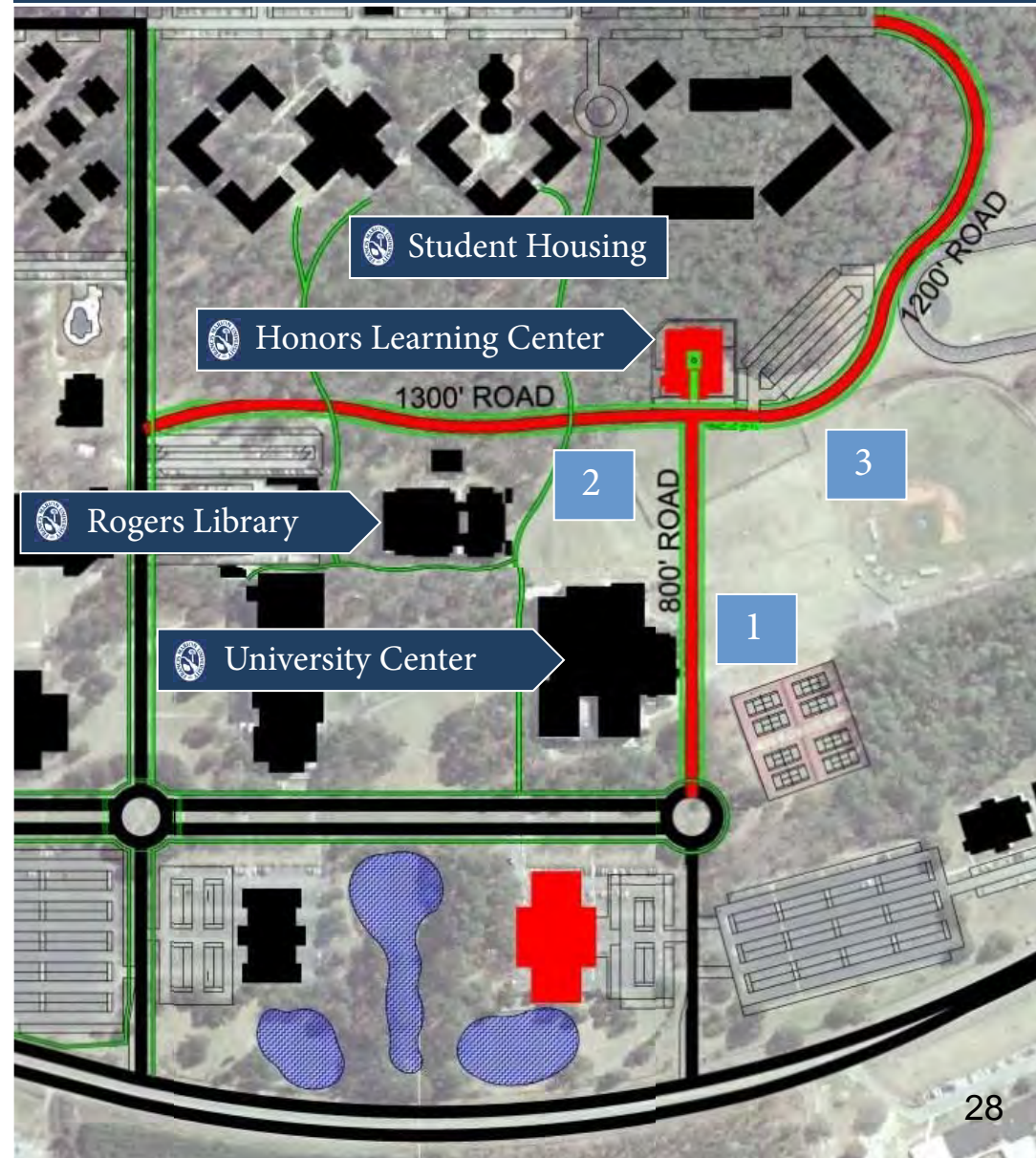
PRIORITY 1: 800' Access road

PRIORITY 2: 1300' Access Road

PRIORITY 3: 1200' Loop Road



Other Capital-Related Projects – Project 2

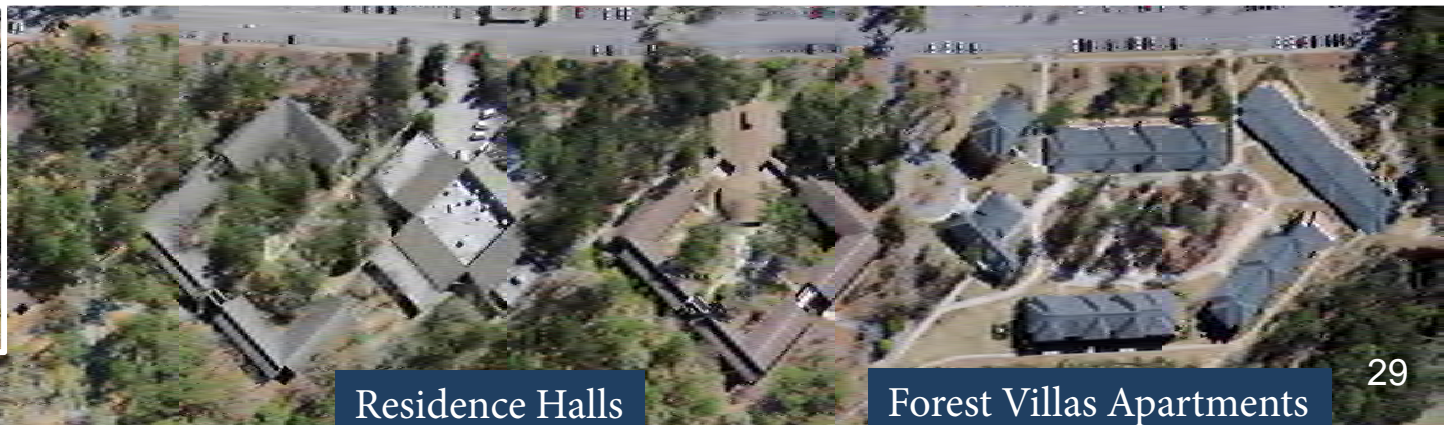


VILLAGE APARTMENTS EXTERIOR RENOVATIONS

In 2014, the architecture firm, Goforth, Brown & Associates, was commissioned to provide a condition assessment of campus housing. The resulting report supported the need to replace siding, roofing and HVAC systems for the University's oldest student housing, the Village Apartments. It is estimated to cost \$1,740,000 for windows, doors, roofing, and siding upgrades for the twelve Village apartments. Replacement of all HVAC systems estimated at \$1,068,780. Total project cost estimated at \$2,808,780. These recommended renovations will be undertaken gradually as funding becomes available.



Village Apartments



Residence Halls

Forest Villas Apartments



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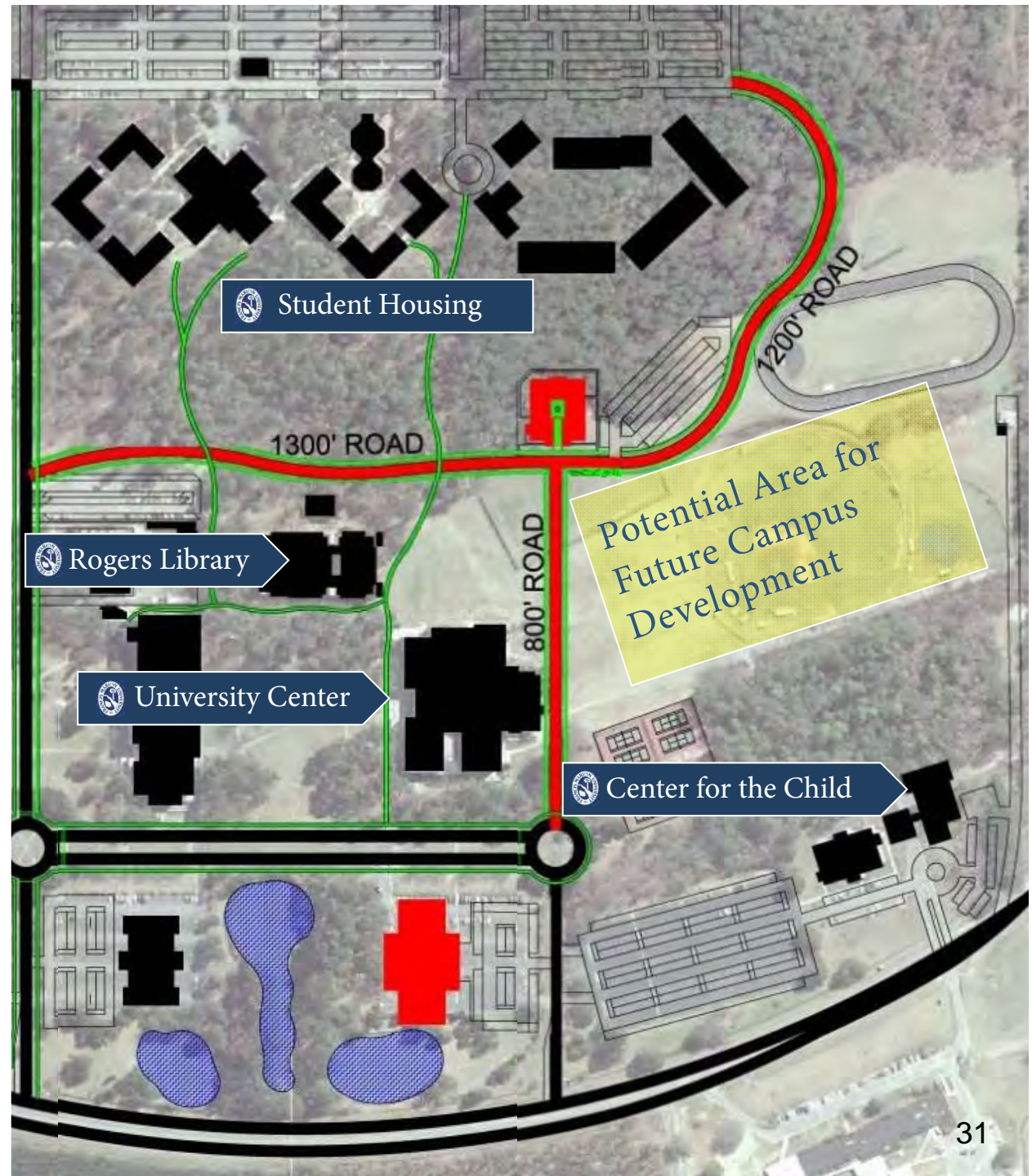
FUTURE DEVELOPMENT

“Within this fundamentally organic plan, the College can grow and expand over the years in a logical manner. At the same time, with a thin skeleton setting the functions of the areas there is adequate room for change and variety as the future may dictate”

– Francis Marion College Campus Development
Plan 1971

FUTURE CAMPUS DEVELOPMENT

With the move of many of the Athletic facilities to the Griffin Athletic Complex, land proximate to Student Housing is available for future development as needs arise.





Conclusion

“It is rich in growth and presents great opportunities to develop a beautiful campus. We envisage a park-like character with the buildings set among large trees and open sunny areas...Students brought up in beautiful, natural surroundings receive the kind of education that will make them conscious of the quality of their environment and mindful future citizens”

– Francis Marion College Campus Development Plan 1971



Francis Marion University

Appendix - Map 1

Griffin Athletic Complex

Founders Hall

Cauthen Media Center

Leatherman Science

Lee Nursing

Leatherman Science

Rogers Library

Campus Housing

Smith University Center

Center for the Child





Francis Marion University

Map 2 - Downtown Florence Locations

Historic Post Office/Future Medical & Health Education Complex (purchased 2017)

 Carter Center for Health Sciences (constructed 2016)

 Performing Arts Center (constructed 2011)

FMU Recording Studio (constructed 2014) 

