#### **CR. 2.11.2 GENERAL COMMENTS**

We believe that this narrative needs some work. The narrative does two things. It generally describes the existing facilities on campus. And it describes deferred maintenance work that has been completed over the past few years.

This is what is missing:

- A description of the condition and adequacy of the existing facilities. The
  narrative asserts that everything is in good shape and adequate, but there is no
  evidence
- A description of the current deferred maintenance.
- Information about the financial commitment to facilities (new construction, renovation, maintenance) over some period of time.

Is there a Campus Master Plan or a facilities plan of some type? This usually includes an analysis of the existing facilities and projected needs in programmatic areas.

The narrative indicates that facilities are evaluated periodically. Do you have a building inventory that shows the use and the condition codes for each building? How are building needs determined? How do those needs stack up against existing facilities?

How do you know that your facilities are adequate? How do your facilities compare with other institutions? Have you done any benchmarking? Are there any committees that have responsibility for facility oversight? Do you do any surveys of faculty and students about facilities?

You have described the Carter Center facility. There is nothing about Mt. Pleasant. Are there other locations other than these that are off campus?

Specific comments and observations are included in the marginal notes.

**CR 2.11.2** The institution has adequate physical resources to support the mission of the institution and the scope of its programs and services. (**Physical resources**)

# **Compliance Judgment**

2	X	In compliance		
		Partially compliant		
		Non-compliant		

## Rationale

To support the mission of the institution, its programs, and services, the University maintains its physical resources across campus.

## **Physical Resources Supporting Programs and Services**

The University's physical facilities are adequate to serve the needs of the institution's educational programs, support services, and other mission-related activities. The following sub-sections of this report provide:

- An overview of current physical facilities, including those built since 2011
- Facilities recently completed
- Deferred maintenance projects
- Plans for future improvements.

## An Overview of Current Physical Facilities

The University's campus currently includes 650 acres, more than half of which are intensively maintained. All buildings are in good condition and provide adequate space for the University's requirements. All campus buildings are regularly evaluated for maintenance and renovation. Building Maintenance also periodically evaluates all campus buildings, including building structures and support systems critical to maintaining the functionality of these structures. These evaluations are part of the Facilities Management Preventative Maintenance program that automatically schedules inspections and evaluations Can you provide a sample schedule from the

**Comment [RA1]:** This is an assertion. We recommend that you start with a summary of the evidence that demonstrates why you are in compliance with the standard.

Comment [RA2]: Meaning what?

**Comment [RA3]:** Where is the evidence of this?

**Comment [RA4]:** How regular? How often?

**Comment [RA5]:** How often? What is the period? Do you have evidence that this is actually done?

Comment [RA6]:

system?of campus buildings, their structures, and function. To enhance its instructional processes and provide greater academic support, the University has capital projects and Maintenance Needs/Deferred Maintenance issues pending the award of state funds.

More specifically, the South Carolina Higher Education Statistical Abstract 2015, p. 121 published by the South Carolina Commission on Higher Education noted that the University had a total net area square footage of 707,900. The facilities data also show what percent of the land can be used for what task (South Carolina Higher Education Statistical Abstract 2015, p. 118). The summary for the University's assignable data is shown in Table 1 below.

Francis Marion University Fall 2014: Assignable Area by Function Use Codes					
Instruction	220,157	31.1%	27.52%		
Research	0	0.0%	0.8%		
Public Service	46,014	6.5%	1.3%		
Academic Support	67,251	9.5%	9.7%		
Student Services	94,151	13.3%	8.4%		
Institutional Support	47,429	6.7%	4.5%		
Plant Operations & Maintenance	15,574	2.2%	2.8%		
Auxiliary Enterprises	203,875	28.8%	42.4%		
Independent Operations	12,034	1.7%	1.3%		
Hospitals	0	0.0%	0.0%		
Unassigned	708	0.1%	1.5%		
Total Assignable Area	707,900				

Table 1. Francis Marion University Fall 2014: Assignable Area by Function Use Codes

The percentages above for the University are unique in nature and preclude comparison

**Comment [RA7]:** This is not readable. Create an extract in a table and include it in the text.

**Comment [RA8]:** Is this assignable area in buildings or is this a land measure?

**Comment [RA9]:** This is not readable. It looks like the following table is the extract.

**Comment [RA10]:** If research is part of the university's mission, why are there no facilities committed to research or research support?

in some areas to state teaching university averages listed. For example, in 2004, the Francis Marion Real Estate Foundation leased existing student housing facilities (Allston Housing Office Complex, Residence Halls and the Village Apartments) and land from the University. The FMU Real Estate Foundation constructed the Forest Villas Apartments. The result is that student housing facilities are not included in the S.C. Commission on Higher Education reports cited above.

The following campus facilities are listed in the Catalog 2016-2017, p. 12-14. Student housing complexes are included in the catalog but not the South Carolina Commission on Higher Education reports. Minor campus facilities are not included in either source.

#### John K. Cauthen Educational Media Center – Occupied 1977

Named for the late pioneer of educational television in South Carolina, the building contains facilities for the production and presentation of audiovisual materials as well as a Resource Area that houses the non-print resources of the University (DVD, VHS movies, CD and audio cassettes, media kits, etc.), support for instructional technology, and a public computer lab. It also provides classroom and office space for the mass communication, modern languages, psychology programs and the School of Education. The James "Ed" Dooley Planetarium, the Ashpy Lowrimore Auditorium, and the J.R. Bryan Jackson Innovation Place (a computer lab equipped with teaching and multimedia instructional technology) are also in the building (Catalog 2016-2017, p. 12-13).

# $\underline{\text{The Cottage (BB\&T/Amelia Wallace Faculty/Alumni Cottage)} - \text{Constructed}} \\ \underline{2003}$

The Cottage is operated by the FMU Foundation as a faculty/alumni facility and guesthouse. Lunch is served daily at The Cottage (unless otherwise announced) for faculty, staff, and guests. The 4,000-square foot facility is named in honor of BB&T, a major benefactor, and Amelia Wallace, whose family donated Wallace House and the first 100 acres of the land on which the University is located (Catalog 2016-2017, p. 14).

#### The Edward S. Ervin III Dining Hall – Occupied 1986

Named for a former chairman of the Board of Trustees for the University, the dining hall, renovated in the summer of 2011, serves students, faculty, and staff of the University as well as community groups. The facility includes a main dining area and two rooms (Palmetto Room and Hendrick Dining Room) available for

Comment [RA11]: What does this mean?

Comment [RA12]: Is this supposed to be the Francis Marion <u>University</u> Real Estate Foundation? Is this different from the FMU Real Estate Foundation?

**Comment [RA13]:** Are these in the SC HEC reports? Not clear.

**Comment [RA14]:** What do you want the reader to get out of reading the descriptions of all of these facilities in the following paragraphs?

The important information is the year constructed, the last renovation, current condition, remaining life, and short purpose/use statement. It would be better in a table for all facilities. You can put the more detailed description of the facilities in an appendix.

**Comment [RA15]:** How big is this?

**Comment [RA16]:** Is this the same as the FMU Real Estate Foundation or is it a different organization?

meeting space and/or catered events. Also located in Ervin Dining Hall is Provisions On Demand (P.O.D.), which reinvents the campus store experience by blending the features of "corner store" quick convenience with modern market style and service. P.O.D. offers a variety of fresh food and produce, delicious prepared meals and everyday essentials that deliver quality, selection, and value (Catalog 2016-2017, p. 13).

### Facilities Management/Campus Police Building - Occupied 1972

This building "provides utility services to other buildings and houses the offices of the Facilities Management Department. Campus Police [provide] around-the-clock law enforcement services from this location" (Catalog 2016-2017, p. 13).

#### Founders Hall - Occupied 1974

Named in honor of those whose efforts and energies led to the founding of the University, the building houses offices and classrooms for many of the University's academic programs including English, geography, history, philosophy and religious studies, political science, sociology, and the School of Business. The Writing Center is also located in this building (Catalog 2016-2017, p. 13).

## The Peter D. Hyman Fine Arts Center - Occupied 1980

Named for a community leader who was instrumental in the founding of the institution and who was the first chairman of the Francis Marion University Board of Trustees, it houses the John W. Baker Art and Music Wing and includes faculty offices for the Department of Fine Arts, classrooms, and studios for teaching art, art education, theatre, and music. The south wing includes the Adele Kassab Recital Hall and the University Theatre, which has a working stage and the capability for quick changes from a proscenium to a thrust stage. The Hyman Fine Arts Center houses public art galleries which display exhibitions of art in a variety of media by fine arts students as well as local, regional, and national artists (Catalog 2016-2017, p. 13).

#### Hugh K. Leatherman Sr. Science Facility - Occupied 1994

The building provides office, classroom, and laboratory space for the Department of Biology, Chemistry, Physics, and Mathematics, and it includes a greenhouse located on the rooftop (Catalog 2016-2017, p. 13).

#### Robert E. McNair Science Building – Occupied 1972

Named for the former Governor of South Carolina who played a significant role in making the University possible, this building provides classroom, laboratory, and office space for biology, chemistry, and physics. It also houses the McNair Center for Government and History. The auditorium was renovated and renamed for Provost Richard N. Chapman in 2007. Also due to generous gifts from Progress Energy, the nuclear physics lab was renovated in 2012 (Catalog 2016-2017, p. 13-14).

#### The Observatory – Constructed 1982

"This two-story, pre-cast concrete structure with a 12-foot rotating dome" holds a permanently mounted 14-inch reflecting telescope, other telescopes, a small classroom-orientation area with a large screen TV for viewing images from an electronic eyepiece, and an observatory deck (Catalog 2016-2017, p. 14).

#### Office Services Building - Constructed 2013

In-house publications, printing, and mail service operations are housed in this facility (Catalog 2016-2017, p. 14).

#### Pee Dee Education Research Center

The Pee Dee Education Center is a consortium of 16 school districts, Coker College, and Francis Marion University, established to provide support for the school districts in the region (<u>Catalog 2016-2017</u>, p. 14).

#### <u>James A. Rogers Library – Occupied 1971</u>

The library houses a collection of more than 398,000 volumes and 550 print journal subscriptions and provides access to 35,000 e-journals, more than 343,000 e-books, and 142 electronic databases providing access to information from almost anywhere. Membership in PASCAL, the statewide academic library consortium provides access to millions of articles and to a statewide virtual library at over 12.5 million volumes. The library seats 475, contains 77,000 square feet, and is open 85.5 hours a week. It was expanded in 1988 with the addition of the J. Mitchell Reames wing (Catalog 2016-2017, p. 14).

## Walter Douglas Smith University Center - Occupied 1974

The University Center provides comprehensive facilities for student activities and services including the offices of Student Affairs, Athletics, Dean of Students, Student Life, Student Newspaper, Campus Recreation Services, Career Development, Multicultural Student Affairs, and Army ROTC. It also provides space for meetings, social activities, recreation and athletic programs (including a 2,547-seat gymnasium, racquetball courts, weight/fitness rooms, game room, and swimming pool), and the Patriot Bookstore (Catalog 2016-2017, p. 14).

#### Thomas C. Stanton Academic Computer Center - Occupied 1988

The Computer Center provides computer classrooms and a computer laboratory and helps students and faculty stay abreast of current technologies (<u>Catalog 2016-2017</u>, p. 14).

#### J. Howard Stokes Administration Building

"The building houses administrative offices including the offices of Academic Affairs and Enrollment Management, Accounting/Cashier, Administration, Auxiliary Services, Administrative Manager, Admissions, Business Affairs, Faculty Governance, Financial Assistance, Financial Services, Graduate Programs, Human Resources, Institutional Research, Orientation, Payroll, President, Provost, Public Affairs, Purchasing, and Registrar." An addition was completed in 1990 and was last renovated in 1992-1995 (Catalog 2016-2017, p. 14).

#### Wallace House (President's Home) - Constructed 1924

"Rebuilt in 1924 after the original 1836 J. Eli Gregg home was destroyed by fire, this antebellum-style house was the home of Joseph Wilds Wallace Sr. and Sallie Gregg Wallace... In 1960, in their memory, the Wallace family donated the house for the founding site of the University of South Carolina at Florence... Then named Wallace Hall, the structure housed classrooms and meeting space for the Florence campus. When Francis Marion [College] was established in 1970, the house served as a facility for administrative offices... It was renovated as a permanent residence for the president of Francis Marion University in 1983" and was renamed Wallace House in 1994 (Catalog 2016-2017, p. 14).

#### R. Griffin Athletic Complex – Constructed 2012

The complex includes Clifford S. Cormell (baseball) Field at Sparrow Stadium, Murray G. Hartzler (soccer) Field, the FMU Softball Stadium, Marion L. "Spyder" Webb Plaza, Lake ("W") Coleman, and a field house with office space and locker rooms. There is a lighted baseball complex with a natural grass surface (Catalog 2016-2017, p. 13).

#### John Kassab Courts

The courts consist of eight tennis courts, four of which are lit. It was renovated in 2003 with a new entranceway, playing surface, fencing, and landscaping, and the courts provide space for tennis classes as well as personal recreation (Catalog 2016-2017, p. 13).

#### Other Exterior Athletic-Recreational Facilities

These facilities provide space for class activities as well as personal recreation, including a regulation soccer field, a regulation softball field, old baseball stadium, two natural grass intramural fields, an outdoor recreational field near the housing area, and an outdoor recreational pool (Catalog 2016-2017, p. 14).

#### FMU Foundation – 2005 Real Estate Acquisition

The FMU Education Foundation owns a building and four acres of land situated on Highways 301/76 across from the FMU campus (west of Highway 327) (Catalog 2016-2017, p. 13). The FMU Foundation/Development Office, Alumni Affairs, Community Affairs, and several non-profit organizations including the North Eastern Strategic Alliance (NESA) are located in this building. The Education Foundation Building also houses the University's offices of Counseling and Testing and Student Health Services (Board of Trustees Resolution).

#### Campus Grille (2006)

This one-story building (approximately 3,600 square feet indoors and approximately 1,700 square feet of covered exterior porches) is located adjacent to the outdoor swimming pool. The facility has indoor and outdoor seating available. It also has a lounge area, a small space for group use, and provides convenient access to the outdoor pool, sand volleyball court, and outdoor grilling. It expands the student life offering on campus and also provides an additional dining option during the day and in the evening after the dining hall closes (Catalog 2016-2017, p. 13).

#### Frank B. Lee Nursing Building (2006)

This two-story facility (approximately 30,000-plus square feet) is located on the north side of the campus pond. This building houses classrooms, offices, a clinical care lab area, a computer lab, and an auditorium for the Department of Nursing program (Catalog 2016-2017, p. 13)

#### Gail and Terry Richardson Center for the Child (2008)

The Center houses a child care program, FMU classrooms, a developmental clinic, research facilities, and community programs (Catalog 2016-2017, p. 14).

#### Francis Marion University Performing Arts Center (2011)

The FMU PAC opened in 2011 and is located in downtown Florence. Its main elements include an 849-seat main auditorium with a fly tower and orchestra shell, a 100-seat experimental theater, and an academic wing with classrooms, offices, and rehearsal spaces for the Department of Fine Arts Music Industry degree. The surrounding grounds include the 500-seat BB&T Amphitheatre and the Beverly Hazelwood and Starr Ward Garden Courtyard. FMU's Music Industry program, a division of the Department of Fine arts, is housed at the PAC along with resident performing companies (the Florence Symphony Orchestra, Masterworks Choir, South Carolina Dance Theatre) and Drs. Bruce and Lee Foundation. The PAC is home to a variety of cultural and civic events throughout the year, including performances by university groups, resident companies and special performances developed by the University staff. Spaces are also available for rent. More information is available at www.fmupac.org (Catalog 2016-2017, p. 14).

#### Francis Marion University Recording Studio (2014)

This new state-of-the-art facility utilizes both classic analogue and modern digital equipment. The studio focuses around a fully loaded ProTools 11 HD rig with an Avid C24 console and ADAM A7 monitoring. There is a full compliment of industry standard microphones from AKG, Sennheiser, Rode, Audio Technica, Neumann, and many others. Neve, API, Universal Audio, and Audient provide classic analogue preamps. The studio features two isolation booths and a great room large enough to handle ensembles of any size (Catalog 2016-2017, p. 13).

## Allard A. Allston Housing Office Complex - Constructed 1992

The complex includes the offices of Housing and Residence Life as well as a Study Hall. It was constructed along with one of the two sets of residence halls (Catalog 2016-2017, p. 14).

#### Forest Villas Apartment Complex - Constructed 2004

The Forest Villas Apartments were constructed in two phases; Phase I was completed and occupied in the fall of 2004 with completion and occupancy of Phase II following in the fall of 2007. The apartment buildings are named Allen Hall, Beaty Hall, Cusac Hall, King Hall, and Thigpen Hall. The five three-story buildings consist of 103 four-bedroom apartment units, five two-bedroom units and five one-bedroom units, capable of housing approximately 427 residents. Each apartment includes single bedrooms. Four-bedroom and two-bedroom apartments feature shared living, dining and kitchen facilities. Four-bedroom units include two full bathrooms. Apartment units are available with provisions for persons with disabilities. Additional information regarding the apartments can be found under the Housing and Residence Life heading of the "Resources and Services" section of this catalog.

Heyward Community Center was named for Dr. Joseph E. Heyward who served the University as Vice President of Student Affairs and as interim Provost. This facility was built in 2004 and is available to all students. This building consists of a large common lounge for social functions and meetings, a smaller meeting/study area, a fitness room, a laundry facility, and an enclosed mail pickup area (Catalog 2016-2017, p. 14).

## Residence Halls - Constructed in Two Phases - Occupied 1986, 1992

The University has two sets of residence halls. Each set consists of three residence halls linked to each other by exterior breezeways: one set (built in 1986) Marion State, Palmetto, and Swamp Fox forms a courtyard with the Edward S. Ervin III Dining Hall. The other set Belle Isle, Snow Island, and Ellen C. Watson (built in 1992) forms a courtyard with the Allard A. Allston Housing Office Complex, which was built at the same time. Residence halls provide housing for approximately 700 residents. Each residence hall suite consists of two bedrooms (two students share a bedroom) with an adjoining bath shared by all four residents living in the suite. First-floor residence hall units are available with provisions for persons with disabilities. A Resident Assistant is assigned to each residence hall floor to provide support for students. Additional information regarding the

residence halls can be found under the Housing and Residence Life heading of the "Resources and Services" section of this catalog (Catalog 2016-2017, p. 14).

## The Village - Occupied 1980, Additional Buildings in 1986, 1990, 1991

The Village Apartments, the first student housing on campus, originally consisted of 10 apartment buildings occupied in the fall of 1980. The Village currently consists of 12 two-story apartment buildings and a one-story apartment and can house approximately 386 residents. The apartment buildings named Anderson, Baxter, Dalton, Ervin, Ferguson, Gallingten, Henderson, Johnston, Logan, and Moultrie consist of eight apartments designed to accommodate four persons each in individual bedrooms with a common living room, kitchen, and bath. The Ingram and Kidwell apartment buildings consist of 16 apartments designed to accommodate two persons, each sharing a bedroom, living room, kitchen, and bath. Half of the single-story Newton building is an apartment for two persons, each sharing a bedroom, living room, kitchen, and bath. The other half serves as an Emergency Medical Transport (EMT) station serving the campus and the surrounding area. Additional information regarding the apartments can be found under the "Housing" section of this catalog (Catalog 2016-2017, p. 14-15).

#### Facilities Recently Completed

#### Luther F. Carter Center for Health Sciences (2016)

The Carter Center is a 50,000-square foot building in downtown Florence. It houses FMU's graduate programs in the health sciences and allied programs associated with the USC School of Medicine. It opened in the fall of 2016. Key features of the building include the Dr. Sompong Krakit Simulation Laboratory, and Haigh Porter Auditorium. The building is named for Dr. Luther F. Carter, FMU's fourth president (Catalog 2016-2017, p. 12).

## Maintenance Needs/Deferred Maintenance Issues

The University has received Maintenance Reserve Ho much each year?

What happened before 2011?. These are projects that the University sees that would improve the facilities, keeping buildings up to code. Projects completed with these funds are as follows:

2011-12 Maintenance Needs/Deferred Maintenance

Comment [RA17]: Describe the deferred maintenance plan. What is the current estimated cost of deferred maintenance? Provide a list of all deferred maintenance items.

- Rogers Library HVAC with Humidification Capabilities
- Sidewalk repairs
- University Center Gymnasium Roof Replacement
- Founders Hall/Media Center Renovations
- Campus Signage Upgrade

#### 2012-13 Maintenance Needs/Deferred Maintenance

- Tennis Court Refurbishment
- Chillers Repairs/Replacement
- HVAC Replacement (Rogers Library, Academic Computer Center, & Fine Arts Center)
- Roof Repairs (McNair Science Building & University Center)
- Repave Parking Lots A and C
- Replace carpet, remove wallpaper and paint (Leatherman Science Facility)
- Carpet replacement in Hallways (Stokes Administration Building)
- Asbestos Removal (Rogers Library, McNair Science Building, & Stoke Administration Building)
- Water Tank Replacement (McNair Science Building)
- Sewer Line Replacement (Village Apartments)

## 2013-14 Maintenance Needs/Deferred Maintenance

- Founders Hall/Media Center Soundproofing
- Founders Hall/Media Center Door Upgrades
- Founders Hall/Media Center Interior Restrooms
- Founders Hall/Media Center Elevators
- Founders Hall/Media Center Paint & Flooring

## 2014-15 Maintenance Needs/Deferred Maintenance

- Sidewalk Repairs
- Boiler #1 Replacement
- Clerestory Window Repairs UC
- Emergency Power Upgrade Academic Computer Center
- Repair Storm Drainage System
- Inclement Weather Mitigation/Night Vision
- President's Office Flooring Renovation
- Pavement Striping

## <u>Proviso 118.16 – Classroom Building Renovations</u>

- Physics Furniture
- Biology Furniture
- Chemistry Furniture
- 3-D Printer for Physics & Fine Arts
- Music Studio Furniture
- Sound Studio Lighting & Wall Treatment
- Orr and Gualdi Studio Space Repurpose
- Music Studio Furniture II
- Costume Lab Furniture
- Fine Arts Center Annex Trailer Flooring Renovation
- Fine Arts Center Theater Lighting

## Proviso 118.16 – Founders Hall Renovations

- Founders Hall/Media Center Interior Renovations
- Founders Hall/Media Center Furniture

#### FY 15-16 South Carolina Lottery Maintenance Needs

- Campus Security Siren System Upgrade
- Campus Video Surveillance

Comment [RA18]: What about FY 16-17?

## Plans for Future Improvements

The University FY 17-18 Request to the General Assembly of South Carolina is as follows:

## Non-Recurring Capital Bond Bill

\$23m School of Business & Education Building.

## Non-Recurring Appropriation Request

\$2.4m Honors Building - This project totals \$3.1m (\$700k received in FY16-17).

**Comment [RA19]:** These don't look like deferred maintenance.

#### \$2m Infrastructure Improvements

- Single-Mode fiber between Physical Plant-Dorm B-Dorm F will support network expansion and emerging technologies
- LSF/MSB cable project to replace old outdated cable and support emerging technologies like Voice-over-IP telephony
- Observatory fiber cable project will extend network and wireless services and incorporate the facility into the campus proper
- Stokes Administration Building cable project will upgrade the aging and outdated cable and improve network capabilities
- Founders Hall and Media Center needs additional cable pulled that was left out of the last cabling effort due to funding
- A number of network switches in the Academic buildings are due to being refreshed to support current and future emerging technologies
- Add licenses to our Wireless platform to enable more concurrent devices since students now bring more than five devices per student
- Parking Lot and Road Paving
- Sidewalk repairs.

## Recurring Appropriation Request

- \$610k Accreditation Support: 5 positions (humanities, business, & education), academic equipment, & technology support
- \$350k Math & Science Curriculum Support.

#### Other Funds Authorization Request

\$920k (approximate) Year 2 PA Program Student Fee Revenue. Other funds authorization will need to expand to cover our second cohort of PA student tuition revenue.

## **Evidence**

Supporting Documentation Location

**Comment [RA20]:** What does this have to do with this Core Requirement?

Comment [RA21]: After reading this, all we have an understanding of is most of the buildings you have and what kinds of deferred maintenance actions have been taken with special state funds. We have no information about the conditions of your buildings, your list of deferred maintenance, or the adequacy of the buildings to support your mission.

Board of Trustees Resolution	https://drive.google.com/open?id=0B6CRvX7 lkUE3RXVVSjNGcDc3NGs
Catalog 2016-2017	https://drive.google.com/open?id=0B6CRvX7 lkUE3dDJhNE42VHJraWc
South Carolina Higher Education Statistical Abstract 2015	https://drive.google.com/open?id=0B6CRvX7 lkUE3NmN1eEtnUzVJeTg