



UNIVERSITY OF
SOUTH CAROLINA


[Home](#)
[SACSCOC](#)
[Fifth-Year Interim Review \(Submitted to SACSCOC\)](#)
[Options](#)
[Fifth-Year Interim Report](#)
[Document Directory](#)

Item CS - 3.11.3

CS - 3.11.3

Physical Resources: 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. **(Comprehensive Standard 3.11.3)**

Judgment

☒ Compliant ☐ Non-Compliant ☐ Not Applicable

Narrative

The University of South Carolina is committed to operating, maintaining, and continually improving facilities that meet the current and long-term needs of the institution. To do so, physical facilities are operated and maintained through a comprehensive facilities management program that includes planning, design, construction, maintenance, and operations. The institution ensures that its facilities serve the needs of the educational and research programs, support services, and other mission-related activities through the use of effective planning processes and programs that regularly consider the needs of the entire campus. Facilities management is centralized at the USC Columbia campus with decentralized operations on each of the system campuses.

The University of South Carolina is the oldest continuously operated, publicly-funded University in the United States. With 54 facilities on the National Register of Historic Places, protecting this heritage is important to retaining the campus character. The USC System maintains more than 16 million square feet across eight campuses. USC Columbia maintenance expenditures exceed \$24.5 million. For the USC System, at June 30, 2015 there were 109 capital projects under construction with total budgets of more than \$450 million. At the Columbia campus, there are five energy plants producing steam and chilled water, and the Facilities Department is responsible for the distribution of high voltage electrical power, water, wastewater, and storm water. Total energy expenditures are approximately \$28.4M annually in Columbia.

Facilities Data, Policies and Procedures

Through the State of South Carolina Commission on Higher Education (CHE) extensive data on facilities is collected and reported each year. Through the CHE, information on age of buildings, assignable area, square feet per student, building condition, and utilization is available for each system campus. A sampling of reports is provided. The state procedures for capital project development, the approval process and acquisition of land are outlined in the annual University Capital Budget Document.

The University also maintains extensive policies to give academic and service departments a clear process for maintenance and facilities support activities. Policies for Customer Service, Building Management and Maintenance, and Landscaping and Environmental Services provide clear processes for helping ensure that departments across campus work closely with the Facilities Department to keep facilities clean and in working order.

Master Plan

To ensure that physical facilities meet both the current and future needs of the University, a comprehensive Campus Master Plan is in place that identifies long-range facilities needs and priorities in accordance with the University's mission and strategic plan. The University contracted with Sasaki and Associates to update the University's Campus Master Plan. Representatives from Sasaki conducted extensive interviews with Vice Presidents, Deans, the Capital Planning Committee, Student Government Leadership, City of Columbia planning officials, and local neighborhood associations to identify the needs of various constituents across campus. Through this process, the most recent Master Plan has concluded that the institution's current and planned facilities are adequate to meet the needs of educational programs and support services in light of the University's mission. In addition to these aggregate, institutional level planning processes, individual work units make their requests for space and renovation needs through the Annual Blueprints for Academic Excellence and Service Excellence.

In addition to the Master Plan, a comprehensive capital planning process is in place that considers the needs of all academic and administrative units as well as the system campuses and prioritizes them through the work of the Capital Planning Committee, which has broad academic and administrative representation. To further ensure the ability to match resources with the University's Facilities needs, a capital budget document was developed to outline all of the University's facilities-related bonded indebtedness and capacity for future growth. Through this extensive planning process, the University considers the long-range needs of the University and has the funds/resources available to meet those needs.

Facilities Operations

The Facilities Department is the primary organization responsible for overseeing and maintaining the facilities and grounds on the Columbia campus, with responsibility for the planning, design, construction, renovation, repair, and on-going (both routine and preventive) maintenance for much of the Columbia campus. The mission of the Department is to create and maintain a space for people to learn, live,

work, and play and is comprised of three divisions - Facilities Planning & Construction, Facilities Operations and Maintenance, and Facilities Administration & Finance. These areas are staffed with professional engineers, architects, craftsmen, business support staff, and administrative experts.

Facilities Planning and Construction provides USC system-wide project programming, design, and management services. The unit also manages Campus master planning, Comprehensive Permanent Improvement Projects, CHE reports, contract administration, real property leases, and the system space inventory. Interior design services, campus signage, and landscape architecture services are also managed by this area.

Facilities Operations and Maintenance ensures that the facilities on the Columbia campus are in effective operating condition and are maintained to meet the academic and service needs of the campus. Facilities Operations and Maintenance manages small improvement projects with in-house construction crews and responds to maintenance service requests. The unit also works to address the deferred maintenance needs of the campus within available funding. The University's extensive energy conservation initiatives and energy management activities are managed through this area, which also is charged with maintaining the appearance of the University landscape. This area is organized into six primary units to support the facilities across campus:

Maintenance Services – electrical, plumbing, welding, roofing, carpentry, painting, locksmith, engine repair, and HVAC support is all provided by this area.

Energy Services – managing and supporting a Biomass and traditional Energy plants, automated building controls, steam crews, and general utility account management.

Building Services – new construction for in-house projects, to include carpentry and electrical services.

Environmental Services – recycling, pest control, and herbicide/pesticide application.

Landscape Services – arborist, horticultural, irrigation, and grounds/turf management services.

Custodial Services – custodial, janitorial and cleaning support services to the campus.










These areas have responsibility for cleaning and maintenance, building renovations, new construction, roof repair, elevator maintenance, fire alarm systems, environmental controls, fire protection systems, campus key and lock services, metal fabrication, historic preservation repairs, waste management, utility production and distribution, energy conservation, special event support, and emergency response. This area also allows customers to place requests for services through an on-line Facilities Management Information System (FAMIS), which receives and acknowledges requests for services and routes requests to the appropriate service area. Maintenance requests are then prioritized according to severity of need. Emergency work is dispatched directly to the shops for immediate response, and routine work is prioritized and forwarded to the shops for scheduling.

-

The Administration and Finance areas support the service units by providing budget reporting, procurement services, computer and technology support, stores operation, and vehicle support, along with effective human resources practices to support Facilities management and employees.

University Housing Facilities Management Department manages the construction, renovation, custodial and maintenance services for residence halls on campus, with 6,646 beds located in residence halls across the campus. A comprehensive staff supports this area, which is structured to provide quick resolution of facilities-related issues that arise through an on-line trouble reporting system that ensures needs are immediately identified and problems are addressed in priority order. While this area operates independently from the Facilities Department, both areas partner together to meet the needs of resident students through shared responsibility for major construction projects, coordinated long-range planning efforts, and other assistance on an as-needed basis.

Sources

-  2016 USC Bond Report
-  CHE Facilities Information 2015
-  CHE Facilities Reporting 2015
-  CHE-Building Data Summary for USC SYSTEM 2015
-  FY15 USC Capital Budget Document
-  FY16 USC Capital Budget Document
-  FY17 USC Capital Budget Document
-  USC Housing Master Plan
-  USC Master Plan