

CU trustees sign off on major projects

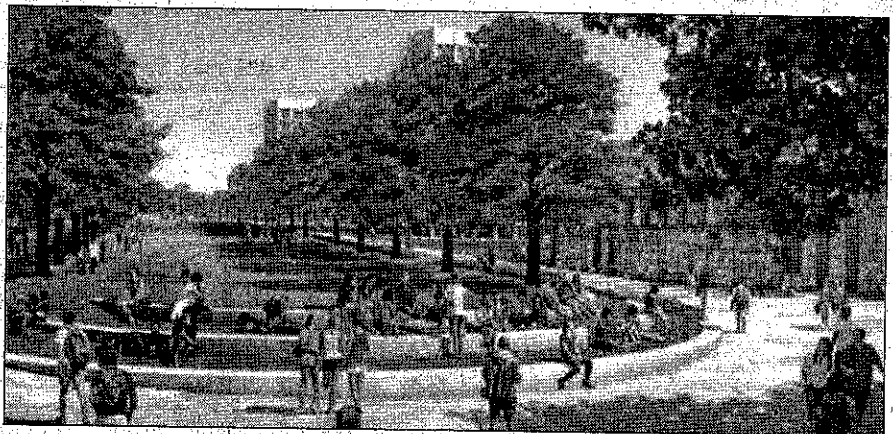
THE JOURNAL STAFF

CLEMSON — The Clemson University Board of Trustees recently approved spending \$1.5 million to begin the process to transform the Bryan Mall high-rises.

The high-rise residence halls of Byrnes, Lever and Manning have been evaluated for more than a year, according to university finance officials. With full approval coming earlier this month, the process to design the renovations is now underway. The buildings were built between 1963 and 1972 and have had minimal renovations since construction. Clemson chief financial officer Rick Petillo said demolishing the residence halls was considered, but a replacement project was deemed less cost-efficient.

The project may include renovating interior spaces, bathrooms and common spaces to accommodate modern preferences and improving the existing courtyard, which is currently used for parking. Approximately 210 of the current 1,450 beds are in the interior of the buildings and will be converted into student lounge and programming space to provide a better resident experience. The proposed renovations will bring the facilities up to current standards and extend their use for another 40 years. The project also predicts targeted renovations to the low-rise residence halls to extend use until they can be replaced, Petillo said.

The project is expected to start in May 2023 and run through spring 2026, and will be funded through higher education revenue bonds and housing improvement funds. Each building would be offline over one fiscal year to minimize disruption



SPECIAL TO THE JOURNAL

Renderings show renovations to Clemson University's Bryan Mall high-rises will also convert the area into future greenspace.

to housing. Ultimately, renovations are estimated to cost \$100 million.

OTHERS RECEIVE APPROVAL

Trustees also signed off on other projects, including \$180,000 to design the demolition of the Johnstone Hall and Union building complex and \$600,000 to begin system evaluation, designs and cost estimates for Green Tiger 1, an energy-saving project led by Johnson Controls.

Workers would demolish approximately 132,500 square feet of Johnstone Hall and the Union complex, including smaller facilities associated with the school's push to shift facilities away from the heart of campus.

Johnstone Hall was built in the 1950s as temporary housing and is "well past its useful life," Petillo said, and the Union complex was built in 1974 and is "in poor condition."

Total estimation for the project sits at \$12 million, to be funded with maintenance and stewardship funds and housing improvement funds, Petillo said. Construction

would last from July 2023 to June 2024, pending board approval.

Some \$1.8 million has been committed to design the Advanced Materials Innovation Complex (AMIC). It will provide an approximately 143,000-square-foot interdisciplinary research laboratory and teaching facility for the Chemistry, Materials Science and Engineering and Chemical and Biomolecular Engineering departments and related programs.

Executive vice president of finance and operations Tony Wagner said the project aims to address the lack of research space capable of supporting modern research initiatives. Johnson Controls will study Clemson's 108 buildings and determine an opportunity to save on utilities and "address maintenance and repair needs for end-of-life systems," Wagner said.

Total estimated construction is \$49 million, which would be financed through the state's Master Lease Program, and construction would be between October 2022 and December 2024.