

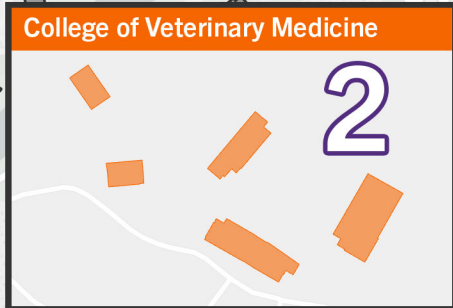


CLEMSON
UNIVERSITY

**Capital Plan
Update**

July 2025

Active Construction



1. Advanced Materials Innovation Complex
2. College of Veterinary Medicine
3. Johnstone Hall / Core Campus Demolition
4. Forestry and Environmental Conservation Building
5. Bryan Mall High Rise Renovations

6. Chiller Plant Expansion & Upgrades
7. CUFD Fire Station Addition
8. Littlejohn Coliseum and Swann Pavilion Renovation
9. Williamson Road Parking Garage

Advanced Materials Innovation Complex

Project Details

The Advanced Materials Innovation Complex will provide a state-of-the-art, 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. This facility is essential to support the significant research and enrollment growth in these disciplines and to maintain Clemson's contributions to the State as a public, top-tier research university. Research expenditures in these fields are expected to reach approximately \$17 million annually by 2026, which is critical to supporting the research goals of the University's strategic plan. Further, enrollment in these high-demand science and engineering disciplines is projected to grow by 25-30% by 2026. The current lack of chemistry facilities and laboratory space on campus will limit the University's ability to serve more students in these programs, making this facility critical to serving the State's growing educational and workforce needs.

The Advanced Materials Innovation Complex will include a variety of classrooms, wet and dry laboratories, faculty and administrative offices, lecture halls, seminar rooms and shared spaces that will encourage greater collaboration among students, faculty, staff and industry partners in the science and engineering disciplines. The facility will support 120 faculty and staff located in the building along with up to 180 graduate assistants assigned to the research labs, as well as contain undergraduate labs that will accommodate more than 12,000 students a week. In addition to replacing buildings built between the 1930's and 1980's that no longer meet the instructional and research needs of a top-tier research and top-30 public university, this facility will allow for the systematic renovation of several antiquated facilities that are very costly to maintain as laboratory facilities.

Source of Funds: **Institution Bonds and Maintenance and Stewardship Funds** | Project Manager: **Tommi Jones**



CURRENT STATUS

Interior construction is wrapping up and focused on final finishes. Building systems are operational. The tower crane and construction trailers have been removed from the site. Work is ongoing on the final parking lot and site work.

Substantial Completion
OCT
2025

Total Project Cost:
\$130
MILLION

Architect
HOK ARCHITECTS, Inc
Construction Manager at Risk
DPR CONSTRUCTION

Construction Start Date: **Sep. 2022**
Construction End Date: **Nov. 2025**

College of Veterinary Medicine

Project Details

The Harvey S. Peeler Jr. College of Veterinary Medicine will be the first veterinary school in South Carolina to address the shortage of veterinarians in the state. The demand for veterinary services is growing, and research at this facility is crucial for public health. Clemson plans to enroll 80 students initially, with the potential to grow up to 120 students. The University will partner with private clinics for clinical training, saving significant costs by utilizing a distributed education model. The college will be home to buildings located on three sites. These sites will include a central HUB building with classrooms, offices and student services, a clinical teaching building, a research building, an ambulatory facility, a central utility plant, a farm animal facility and an equine facility.

CURRENT STATUS

At the Equine Building, site clearing and enabling work are currently underway. The building is anticipated to go vertical later this summer. The Farm Animal Building remains in the site exploratory phase, with the building pad and foundation work to begin this summer. Shop drawings for the pre-engineered metal building are currently under review. The Central Utility Plant is making steady progress: concrete block work is completed, perimeter exterior framing and waterproofing are ongoing, and interior wall framing is underway. Exterior brickwork started mid-May, as preparations are being made to seal the building ("dry-in") in advance of mechanical, electrical, and plumbing equipment deliveries.

Work on the Ambulatory Building continues, with foundations underway and structural steel scheduled for installation in June. The Research Building slab on grade is in place and structural steel erection is ongoing. The Clinical Teaching Building steel work is wrapping up, as is blockwork on the elevator and stair shafts. The structural steel and building enclosure are complete on the HUB Building. The interior rough-ins and installation of mechanical, electrical, and plumbing utilities are ongoing.



18%
COMPLETE

Substantial Completion

AUG
2026

Total Project Cost:

\$285
MILLION

Architect
LS3P

Construction Manager at Risk
TURNER CONSTRUCTION

Source of Funds: **FY 22-23 Lottery Expend, Account, State Appropriations, Institution Bonds**
Project Manager: **Jennifer Wood**

Construction Start Date: **Mar. 2024**
Construction End Date: **Sept. 2026**

Johnstone Hall/ Core Campus Demolition

Project Details

This project will demolish the 132,500 square foot Johnstone Hall and Union Building and Facilities support structures by Klugh Ave. Johnstone had been vacant for several years and was a maintenance and safety issue, so removal was necessary. University Facilities has relocated off of the main campus as part of the University's goal to prioritize on-campus space for student-centric needs.

The final project will return this area to a tiered green space to allow for parking during football season. The ultimate use of this prime campus area will be studied as part of the Long Range Framework Plan update.

CURRENT STATUS

The installation of the new steam line has been completed as of early June. Additional abatement of existing utilities within the tunnels was finalized by the end of May. Following this, the contractor proceeded with demolition of the slab-on-grade and the cut-and-cap of any remaining underground utilities.

After a final design review of the site plan, grading is underway to create the terraced green space. Initially, this will be gravel to allow parking this fall for football, and then it will be seeded in the spring of 2026 to bring it into its final state for project completion.



60%
COMPLETE

Substantial Completion

DEC
2025

Total Project Cost:

\$16
MILLION

Architect

RAMBOLL ENGINEERING

Design Build Contractor

NEUBER ENVIRONMENTAL

Source of Funds: **Maintenance & Stewardship Funds and Housing Improvement Funds** |
Project Manager: **Jason Motto**

Construction Start Date: **Oct 2024**
Construction End Date: **Jan 2026**

Forestry and Environmental Conservation

Project Details

This project is a new four-story 85,000 square foot building to house Clemson University's Department of Forestry and Environmental Conservation (FEC), which is part of the College of Agriculture, Forestry and Life Sciences (CAFLS). It will replace the existing Lehotsky Hall on the Ag Quad. Spaces within the building will include teaching and research labs, offices, classrooms, storage, and collaboration spaces necessary to support the department in both its teaching and research missions.

The building is a gateway to campus from Cherry Road and the design has two wings that integrate into the site to create a garden courtyard looking toward the natural setting of Honeycutt Creek. The indoor-outdoor connection is paramount, and the landscape will be an integral teaching tool to supplement the learning environments within the building. The design has a mass timber structure, primarily utilizing CLT floors and glulam beams and columns. The north "campus" face will offer a new front porch that will terminate the existing Ag Walk and further activate the southern portion of campus.



Source of Funds: **Institution Bonds** | Project Manager: **Jason Motto**



CURRENT STATUS

The mass timber structure is complete. Interior metal stud walls and exterior framing are progressing. The coordinated MEP (Mechanical, Electrical, and Plumbing) overhead installation continues on the 1st and 2nd floors. Roofing installation has begun. The rooftop air handling units are expected to be installed by the end of July.

22%
COMPLETE

Substantial Completion

APR
2026

Total Project Cost:

\$68.3
MILLION

Architect
MOSELEY

Construction Manager at Risk
AJAX BUILDING COMPANY

Construction Start Date: **June 2024**
Construction End Date: **May 2026**

Bryan Mall High Rise Renovations

Project Details

The high-rise renovations will include repairing the building exteriors, improving accessibility, installing new fire sprinkler systems, replacing plumbing, HVAC, and electrical systems, and removing hazardous materials. Additionally, the project will renovate interior spaces, bathrooms, and common areas to meet modern student preferences. About 210 of the 1,450 beds will be converted into student lounges and programming spaces. One interior stairwell will be rebuilt on the exterior, and the other will be modernized to meet current codes. These updates will bring the facilities up to current standards and extend their useful life by 40 years.

CURRENT STATUS

Byrnes Hall was completed in August 2024 and has just successfully completed its first year of use after renovation. Manning Hall is currently in its last phase of renovation and is scheduled for completion this July for student occupancy in Fall Semester 2025. Lever Hall was recently closed in May 2025 and will be undergoing its renovation in the next 14 months. The scheduled completion date for Lever is August 2026.



65%
COMPLETE

Substantial Completion

JUL
2026

Total Project Cost:

\$155
MILLION

Architect

BOUDREAUX ARCHITECTS

Construction Manager at Risk

**JUNEAU CONSTRUCTION
COMPANY**

Chiller Plants Expansions and Upgrades

36%
COMPLETE

Project Details

Clemson University is upgrading its chilled water facilities to support future growth. By the end of 2026, new buildings will exceed the current cooling capacity. To address this, the University is adding 3000 tons of chilled water capacity in this phase. Over the next decade, the aging Central Energy Facility will be gradually phased out. These improvements will ensure reliable, efficient cooling for the growing campus.



CURRENT STATUS

Work has been focused on underground utilities, including sanitary sewer, stormwater, chilled water piping, extensive duct bank installations, and concrete pours. The retaining wall has been completed. Slab-on-grade has been completed. Structural work included forming and pouring interior footings, piers, and curbs. The plant reached a topping-out milestone on June 5th, 2025. The project remains on track, with continued construction activity expected through August 2026.

Substantial Completion

AUG
2026

Total Project Cost:

\$30
MILLION

Architect

RMF Engineering

Contractor

Messer Construction

Source of Funds: **Maintenance and Stewardship Funds** | Project Manager: **Kailash Munoth**

Bid Date: **July 2024**

Construction Start Date: **Oct. 2024**

Construction End Date: **Sept. 2026**

CUFD Fire Station Addition

Project Details

This project consists of constructing an approximately 5,000 square foot single-story addition to the existing building. New spaces will include departmental offices, multi-purpose room, storage room, conferencer room, and support spaces. Renovations to the existing fire station will include upgrades / repairs to existing systems and interior finishes.



CURRENT STATUS

Site work is currently underway. The existing duct bank has been removed, allowing mass grading to commence. Storm drainage has been installed. Construction of the slab-on-grade and the erection of structural steel is ongoing.

12%
COMPLETE

Substantial Completion

DEC
2026

Total Project Cost:

\$4.8
MILLION

Architect

RADIUM ARCHITECTURE

Contractor

LILES CONSTRUCTION

Source of Funds: Maintenance & Stewardship Funds | Project Manager: Jason Motto

Bid Date: Jan. 2025

Construction Start Date: April 2025

Construction End Date: Jan. 2026

Littlejohn Coliseum and Swann Pavillion Renovation

Project Details

This project is to make improvements to Littlejohn Coliseum and Swann Pavilion to accommodate growing Basketball program needs equitably and integrate areas for the recently added Gymnastics program. The project scope includes three primary areas of improvement including: 1) Interior refresh of 34,600 square feet of existing basketball program spaces; 2) Interior reconstruction of 17,000 square feet of shared service spaces; and 3) New construction of a 29,600 square feet additional basketball practice facility. The facility currently serves as the primary home for Clemson Men's and Women's Basketball for competition, practice, and operations but will begin serving as the competition venue for Women's Gymnastics in 2024. Shared services in the facility include strength and conditioning, nutrition, and sports medicine. Littlejohn Coliseum features a main competition floor with a permanent wood court and Swann Pavilion includes a practice floor with a permanent wood court. With the addition of Gymnastics, as well as the use of Littlejohn Coliseum for other University events, additional practice facility space is necessary. In addition, the size of the existing shared service spaces lacks capacity to serve all student-athletes in the facility. Anticipated facility improvements include an interior refresh of updated finishes and technology in Women's Basketball team spaces, practice gym, offices, and recruiting room. Additionally, the improvements include interior reconstruction of strength and conditioning, nutrition, and sports medicine spaces for expansion and modernization. Finally, new construction includes new Men's Basketball team spaces, offices and a practice facility.



CURRENT STATUS

Bids were opened May 29, 2025 and Messer Construction Co. is the apparent low bidder. Work will commence August 1, 2025 with a 365 day construction duration.

Source of Funds: **Athletic Revenue Bonds** | Project Manager: **Robbie Phillips**

Bid Date: **May 2025**
Construction Start Date: **August 2025**
Construction End Date: **November 2026**

1%
COMPLETE

Substantial Completion

OCT
2026

Total Project Cost:

\$40
MILLION

Architect

Goodwyn Mills Cawood

Contractor
Messer

Williamson Road Parking Garage

Project Details

Description: This six-story parking structure is strategically placed near existing surface lots, transit hubs, and the center of campus, creating convenient access for both vehicular and pedestrian traffic. The placement of the deck provides vehicular access from New Williamson Road and Perimeter Road and solidifies an intuitive pedestrian circulation approach from the adjoining C-2 and E-3 surface parking lots. A pedestrian bridge will enhance accessibility and pedestrian safety by allowing students, faculty, staff, and visitors to safely walk over Perimeter Road without having to engage with vehicular traffic.

Existing grades are optimized with Level 1, 2, and 3 sitting partially below grade, allowing only Level 4, 5, and 6 to be seen from the center of Campus. This approach minimizes visual impact and preserves the campus aesthetic. Stepped retaining walls promote airflow and improve aesthetics by pulling the ground away from the face of the deck. Additionally, the deck's location is carefully chosen to maximize tree preservation, remaining sensitive to the surrounding campus environment.

CURRENT STATUS

Site fencing, tree removal, and duct bank construction have begun. Guaranteed Maximum Price for deep foundations and site walls was received in June 2025.



1%
COMPLETE



Substantial Completion

JUL
2027

Total Project Cost:

\$79
MILLION

Architect

Jenkins Peer Architects

Construction Manager at Risk

Triangle Construction

Source of Funds: **Institution Bonds** | Project Manager: **John Gambrell**

Construction Start Date: **May 2025**
Construction End Date: **August 2027**

Green Tiger 1 Guaranteed Energy Savings Project

Project Details

This project implements energy-saving measures across Clemson University buildings to reduce utility and maintenance costs, address aging infrastructure, and support long-term sustainability goals. Using the State's competitive contracting method for guaranteed energy savings, seven firms submitted qualifications. The top three advanced to the RFP phase, which included evaluations of five campus buildings and interviews by Clemson's Evaluation Team and a Board of Trustees member. Johnson Controls, Inc. (JCI) was selected as the contractor following Phase I approval. A \$600,000 budget was allocated for JCI to assess 108 buildings and propose a scope of work to maximize savings and address critical maintenance needs. The project is financed at low interest through the State's Master Lease Program, with energy savings covering the debt service. These savings are independently audited annually and guaranteed by JCI, backed by a surety policy, ensuring financial and operational accountability.



Boiler, Chiller and Fan Coils Commissioned at Ravenel Center on 9th May 2025

CURRENT STATUS

Scopes of work for lighting upgrades, water conservation, building envelope improvements, and lab and controls upgrades in Life Sciences, Rhodes Annex, and AMRL are fully complete, pending closeout documentation. Final Certificates of Occupancy have been received for lighting and lab controls scopes at Life Sciences and AMRL. Final inspections are being scheduled for completed renovation scopes. HVAC upgrades at AMRL, Apparel Research, SC Water Resources Center, and BRC are complete, with punch list items underway. Chiller Plant improvements at AMRL are also finished, with only power meter relocation remaining to ensure accurate energy savings measurement. The HVAC upgrades were finalized at Ravenel Center and Fluor Daniel, with completion achieved in late May 2025. Upgrades at Hunter Hall are scheduled for this summer. The overall project is expected to remain active through at least October 2025.

Source of Funds: **STO Master Lease Program, Maintenance and Stewardship funds, Energy Provider Rebates**
Project Manager: **Kailash Munoth**

Bid Date: **Nov. 2020**
Construction Start Date: **Feb. 2024**
Construction End Date: **Oct. 2025**

85%
COMPLETE

Substantial Completion

OCT
2025

Total Project Cost:

\$45
MILLION

Architect

RMF Engineering

Contractor

Johnson Controls Inc.

Projects in the Design Phase

PEE DEE REC - DARGAN'S POND DAM REPAIRS

Project Manager: Dwight Emory
Project Budget: \$1,800,000 (Final/Phase II)
Source of Funds: PSA Building Improvement Funds
Architect / Engineer: ADC Engineering, Inc.
Schnabel Engineering
Contractor: TBD

Project Overview

The scope of this project is to repair the dam on Dargan's Pond at the Pee Dee Research and Education Center (REC) in Florence. The dam is an earthen embankment structure located on Dargan's Pond, which is a fishing pond on the Pee Dee REC property. The dam was severely damaged during Hurricane Matthew in October 2016, causing the pond to partially drain and a service roadway to be washed away. DHEC, which administers the Dams and Reservoirs Safety Act, mandates significant repairs be made to stabilize the water body and re-vent the surrounding area from becoming a downstream flooding hazard.

POULTRY SCIENCE RESEARCH FACILITY CONSTRUCTION

Project Manager: Phillip Addington
Project Budget: \$6,215,000 (Phase II)
Source of Funds: FY 22-23 Non -Recurring Appropriated State Funds
Architect / Engineer: DLR Group
Contractor: TBD

Project Overview

The feasibility study was completed and phase 2 was funded March 5, 2025. The A&E selection process was completed on April 30, 2025. Schematic design has started.

FY 21-22 MAINTENANCE, RENOVATION & REPLACEMENT (HVAC & ELEC.)

Project Manager: Barry Spencer
Project Budget: \$40,330,332 (Final/Phase II)
Source of Funds: Capital Reserve Funds and Surplus State Funding for Maintenance Projects
Architect / Engineer: RMF Engineering, Live Oak, GWA, Wiley Wilson
Contractor: Johnson Controls Inc., Climate Controls, Clements

Project Overview

This project is to upgrade HVAC systems in several buildings including Sikes Hall, Earle Hall, Lee Hall I & II, Lowry Hall. The HVAC scope replaces existing units that are beyond their service life with energy efficient systems that meet the current building needs. Jordan Hall electrical refurb just held it's pre-bid meeting. The equipment has been purchased and delivered. The estimate is for this work to cost between \$600K and 900K. The Sirrine Hall design is finished. Once the Jordan contractor is secured and work begins, we will move forward with the Sirrine bid package to SCBO. Staging these jobs of course helps with the current fiscal constraints. At this time, there is not a current estimate for this project.

EDISTO REC RESEARCH INFRASTRUCTURE UPGRADES & EXPANSION

Project Manager: Phillip Addington
Project Budget: \$7,000,000 (Final/Phase II)
Source of Funds: FY 23-24 Non-Recurring Appropriated State Funds
Architect / Engineer: Hord Coplan Macht
Contractor: TBD

Project Overview

This project is scheduled to be bid on June 5th, 2025.

Projects in the Design Phase (Cont.)

MUSC at Clemson

Project Manager: John Gambrell
Project Budget: \$72,000,000.00 (Phase II)
Source of Funds: State Revenue Bonds
Architect / Engineer: Mcmillan Pazdan Smith
Contractor: Rogers Thompson Turner

Project Overview

Construction has begun this summer on enabling work for the MUSC @ Clemson Medical Office Building (MOB) with the removal of the berm along Perimeter Road . To ensure ongoing operations for the campus during the construction reinforced paving for a revised bus loop and the realignment of Theta Kappa Street will also occur this summer. Design work is underway for additional enabling work that will occur summer of 2026 including a high voltage loop and water/sewer loop that will serve the MOB facility and future expansion in this area. The main MOB is in schematic design and the early site preparation work is scheduled to start in November 2025 .

DOUTHIT HILLS EXPANSION

Project Manager: Adam Murray
Project Budget: \$57,500,000.00 (Phase II)
Source of Funds: Housing Improvement Funds
Architect / Engineer: Boudreaux
Contractor: Holder Construction

Project Overview

The new residential building in the Douthit Hills Community will provide an additional 372 beds including RA units. The building will consist of 15-room units to support the desired ratio of thirty students to each Resident Advisor. The proposed plan also includes new staff offices, a large conference room and a faculty apartment.

NIERI FAMILY ALUMNI AND VISITORS CENTER - ROOF TERRACES EXPANSIONS

Project Manager: Al Cope
Project Budget: \$3,500,00.00 (Phase II)
Source of Funds: Clemson University Foundation
Architect / Engineer: Goodwyn Mills and Cawood INC
Contractor: Harper General Contractors

Project Overview

A construction contract was executed with Harper General Contractors, and the preliminary project schedule was thoroughly reviewed. Construction is slated to commence in July. Although the tentative completion date was initially set for October 2025, the Contractor proactively engaged with manufacturers to expedite the delivery of critical components—namely handrails and operable exterior glass wall—in an effort to accelerate the overall project timeline.