



HENDRIX STUDENT CENTER FEASIBILITY STUDY UPDATE
CLEMSON UNIVERSITY
AUGUST 30, 2023



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EXECUTIVE SUMMARY

The Hendrix Student Center is one of the key buildings on campus for creating an engaging undergraduate experience. The focus of this study is to re-envision the use of space throughout the building to create flexible and productive spaces for students, student organizations, student leadership, and various Student Affairs and Student Affairs-related groups. Space will be vacated on the first floor (the remainder of the “Tiger Den” (previous bookstore space) and on the third floor (the current Career Center) which will allow for new programs to move into the building and existing programs to be reshuffled/reorganized throughout. The proposed design will create strategic relationships between various inter-related groups with the intention of enhancing collaboration. The location of these groups is strategically organized within the building based upon their need to be more or less student-facing. The lower two floors are more public and organizations with more student-facing needs are located there. The third floor is more private and organizations that are less student-facing, more office program-focused, or require greater discretion are located there.

The groups and spaces envisioned to be in the renovated spaces are:

First Floor:

- **Center for Student Leadership and Engagement (CSLE)**
- **Paw Pantry**
- **General Student Organization Space**
- **Specified Student Organization Space:**
 - o Tiger Live
 - o Central Spirit
 - o Multicultural Greek Council
 - o National Pan-Hellenic Council
 - o Undergraduate Student Government
 - o Graduate Student Government

Second Floor:

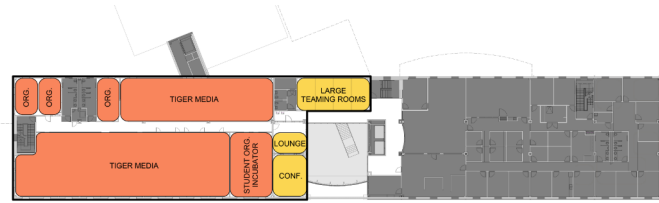
- **Harvey and Lucinda Gantt Multicultural Center (Gantt)**
- **Campus Reservations and Events (CRE)**
- General Student Collaboration Space

Third Floor:

- **Office of Advocacy and Success (OAS)**
- **Office of Community and Ethical Standards (OCES)**
- **Campus Reservations and Events (CRE)**
- **Interpersonal Violence Response (IVR)**
- Reservable Meeting Space
- Shared Meeting Space

The construction will be comprised of two projects that are phased based upon available funding and relocation demands of the associated programs and spaces involved.





Third Floor Plan



Second Floor Plan



First Floor Plan

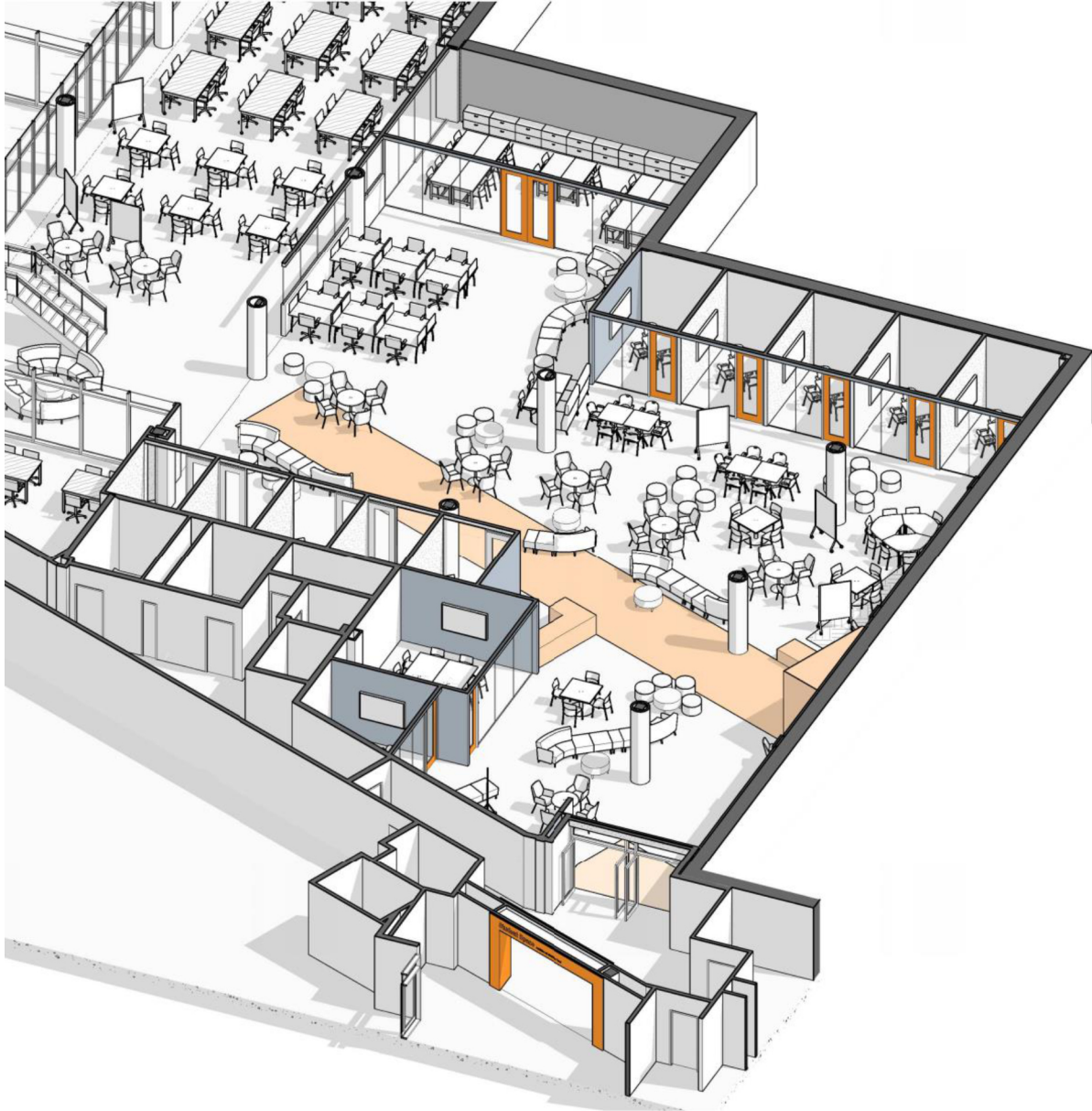
PREVIOUS STUDY + PROJECT

The previous 2019 feasibility study focused on similar objectives of reimagining the student center to create more student-centric spaces and make better use of underutilized space. However, significant portions of the program and spaces studied have changed. The current Career Center space was not investigated in-depth previously and now is a major portion of the current study for example. The previous study did establish an overall strategy for renovating the former bookstore space and led to the Phase 1 renovation creating the Tiger Den collaborative space. The current study proposes how to further develop this area for a full build out taking cues from the initial phase of design and construction. The previous study also provides a potential road map for creating more useable exterior spaces and establishing a strong connection across Cherry Road to another student center-related building, the Barnes Center.



Master Plan Site Plan

PHASE 1 RENOVATION



Previous Master Plan Axon



Current Renovation



Phase 1 Rendering

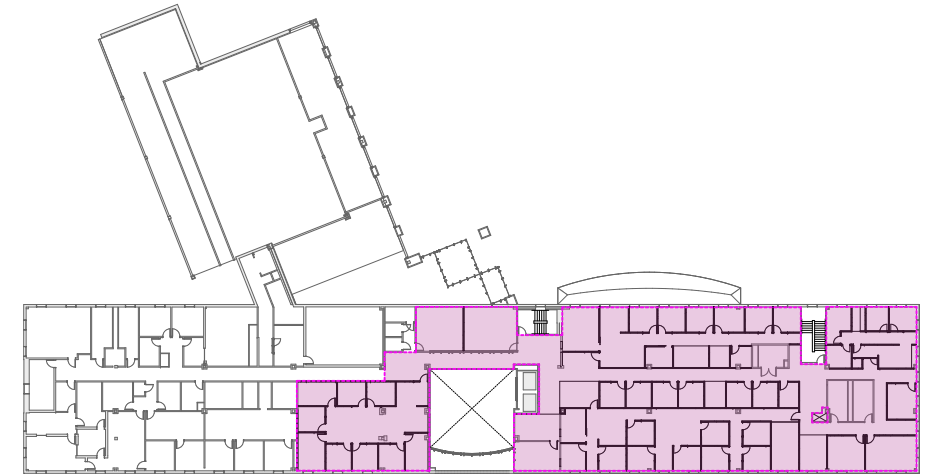
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PROJECT SCOPE + GOALS

The project scope will occur on all floors and will require relocation of current occupants and uses during construction. As a result, phasing of construction will likely be required. Most of the space types are offices, conference/teaming rooms, and collaboration spaces.

Project Goals:

- Renovate to create efficient and highly utilized spaces throughout the building.
- Plan for growth in all departments and groups.
- Focus Student-Centric spaces on the lower two floors of the building.
- Utilize the upper floor for less student-facing programs or those that require greater discretion and privacy.
- Create an inviting home for student organizations surrounded by Clemson Staff support.
- Expand upon the design ideas of the Phase 1 Tiger Den project into the remaining portion of the unrenovated space.
- Create a closely knit grouping of office suites for Student Affairs departments that encourage collaboration.
- Develop a phasing strategy to accomplish the construction.



Third Floor Plan



First Floor Plan



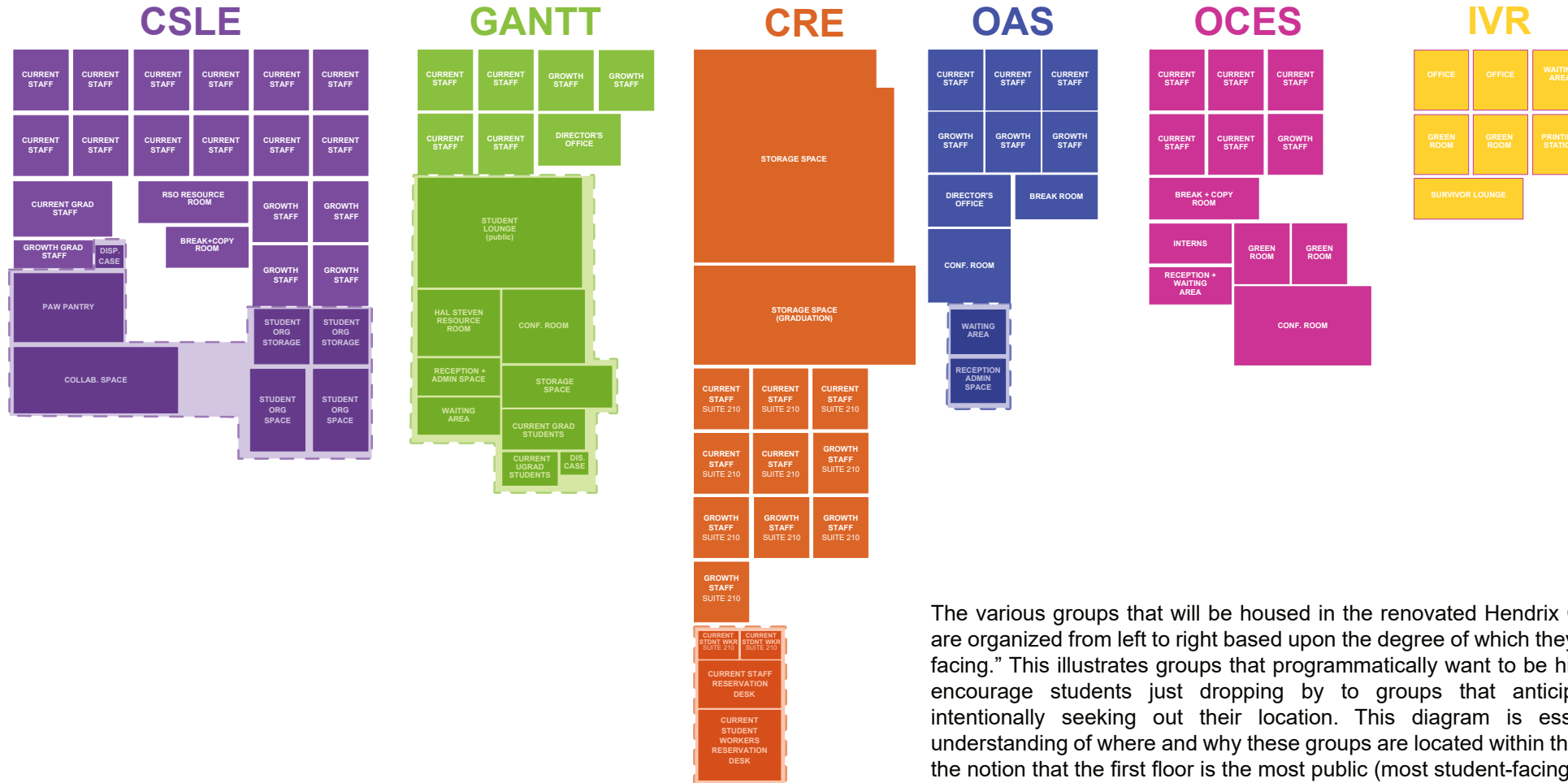
Second Floor Plan

STUDENT FACING



MORE

LESS



The various groups that will be housed in the renovated Hendrix Center project are organized from left to right based upon the degree of which they are “student-facing.” This illustrates groups that programmatically want to be highly visible to encourage students just dropping by to groups that anticipate students intentionally seeking out their location. This diagram is essential in the understanding of where and why these groups are located within the building with the notion that the first floor is the most public (most student-facing) and the third floor is more private (least student-facing).

Center for Student Leadership and Engagement Program							
Space Type	Room Description	Program					Comments
		Units	Seats	SF/person	NSF	Total NSF	
	Current Staff	12	1	110	110	1320	Individual Offices
	Growth Staff	4	1	110	110	440	
	Current Grad Students	1	5	36	180	180	Open Offices
	Growth Grad Students	1	2	36	72	72	
	Break + Copy Room	1		110	110	110	
	Collaboration Space	1	12	30	360	360	
	Display Case	1		20	20	20	
	RSO Resource Room	1		150	150	150	
	Student Organization Space	2		150	300	300	Tiger Live and Central Spirit
	Student Org. Storage	2		100	200	200	
	Team Room	1	17	20	340	340	
	Multicultural Greek Council	1		150	150	150	Please confirm this is accurate
	National Pan-Hellenic Council (NPHC)	1		150	150	150	Please confirm this is accurate
	Paw Pantry	1		250	250	250	
	Undergraduate Student Government						
	Office	3	1	110	110	330	
	Storage	1		200	200	200	
	Team/Court Room	1		200	200	200	
	Workstations	6	1	36	36	216	
	Graduate Student Government						
	Offices	2	1	110	110	220	
	Team Room	1		150	150	150	Separate room or shared workstation space with other groups?
	SUB-TOTAL	44				5,358	
	SUB-TOTAL						
	NET-GROSS MULTIPLIER						
	ESTIMATE OF GROSS SQUARE FOOTAGE						

Campus Reservations and Events Program							
Space Type	Room Description	Program					Comments
		Units	Seats	SF/person	NSF	Total NSF	
	Current Staff in Suite 210	5	1	110	110	550	Individual Offices
	Growth Staff in Suite 210	5	1	110	110	550	
	Current Student Workers in Suite 210	2	1	36	36	72	
	Growth Student Workers in Suite 210	0	0	36	0	0	
	Current Staff at Reservation Desk Area	1	2	64	128	128	Open Offices
	Growth Staff at Reservation Desk Area	0	0	32	0	0	
	Current Student Workers at Reservation Desk	1	6	32	192	192	
	Growth Student Workers at Reservation Desk	0	0	23	0	0	
	Conf. Room	1	0		260	260	For faculty office suites
	Break Room	0	0		0	0	
	Storage Space	1		1200	1200	1200	2/3 of existing storage space (1/3 graduation storage)
	Graduation Storage Space	1		0	0	0	Assume that this space (600 sf) will be relocated to another location outside of Hendrix
	SUB-TOTAL	17				2,952	
	SUB-TOTAL						
	NET-GROSS MULTIPLIER						
	ESTIMATE OF GROSS SQUARE FOOTAGE						

Office for Advocacy and Success Program							
Space Type	Room Description	Program					Comments
		Units	Seats	SF/person	NSF	Total NSF	
	Director's Office	1	1	140	140	140	Conference Table in Office
	Current Staff	3	1	110	110	330	Individual Offices
	Growth Staff	3	1	110	110	330	
	Current Grad Students	0	0	36	0	0	Open Offices
	Growth Grad Students	0	0	36	0	0	
	Break Room	1	4	30	120	120	
	Reception/Administration Space	1	1	80	80	80	
	Waiting Area	1	4	20	80	80	
	Conf. Room	1	8	25	200	200	For faculty office suites
	SUB-TOTAL	11				1,280	
	SUB-TOTAL						
	NET-GROSS MULTIPLIER						
	ESTIMATE OF GROSS SQUARE FOOTAGE						

Office of Community and Ethical Standards Program

Space Type	Room Description	Program					Comments
		Units	Seats	SF/person	NSF	Total NSF	
Offices	Current Staff	5	1	110	110	550	Individual Offices
	Growth Staff	1	1	110	110	110	
	Current Grad Students	0		36	0	0	Open Offices
	Growth Grad Students	0		36	0	0	
	Interns	1	3	36	108	108	
	Break + Copy Room	1	1	150	150	150	
	Green Rooms	2	1	110	110	220	
	Reception and Waiting Area	1	5	20	100	100	
	Conf. Room	1	12	30	360	360	larger sf/person due to AV needs
	SUB-TOTAL		12				1,598
SUB-TOTAL							
NET-GROSS MULTIPLIER							
ESTIMATE OF GROSS SQUARE FOOTAGE							

Harvey and Lucinda Gantt Multicultural Center Program

Space Type	Room Description	Program					Comments	
		Units	Seats	SF/person	NSF	Total NSF		
	Director's Office	1	1	140	140	140	Conference Table in Office	
	Current Staff	4	1	110	110	440	Individual Offices	
	Growth Staff	2	1	110	110	220		
	Current Grad Students	1	3	36	108	108	Open Offices	
	Growth Grad Students	0		36	0	0		
	Current Undergrad Students	1	2	30	60	60		
	Hal Steven Resource Room	1	6	30	180	180		
	Student Lounge (public)	1	20	30	600	600	includes LGBTQ Lounge	
	Break Room	0		30	0	0		
	Storage Space	1		150	150	150		
	Reception/Administration Space	1	1	80	80	80		
	Waiting Area	1	4	20	80	80		
	Conf. Room	1	8	25	200	200	For faculty office suites	
	SUB-TOTAL		15				2,258	
	SUB-TOTAL							
	NET-GROSS MULTIPLIER							
ESTIMATE OF GROSS SQUARE FOOTAGE								

Interpersonal Violence Response Program

Space Type	Room Description	Program					Comments
		Units	Seats	SF/person	NSF	Total NSF	
	Office	2	1	110	110	220	
	Green Room (future office)	1	1	110	110	110	
	Green Room	1	1	80	80	80	
	Survivor Lounge	1			180	180	
	Waiting Area	1			80	80	
	Printing Station	1	1	25	25	25	probably a corridor niche
	SUB-TOTAL		7				695
SUB-TOTAL							
NET-GROSS MULTIPLIER							
ESTIMATE OF GROSS SQUARE FOOTAGE							

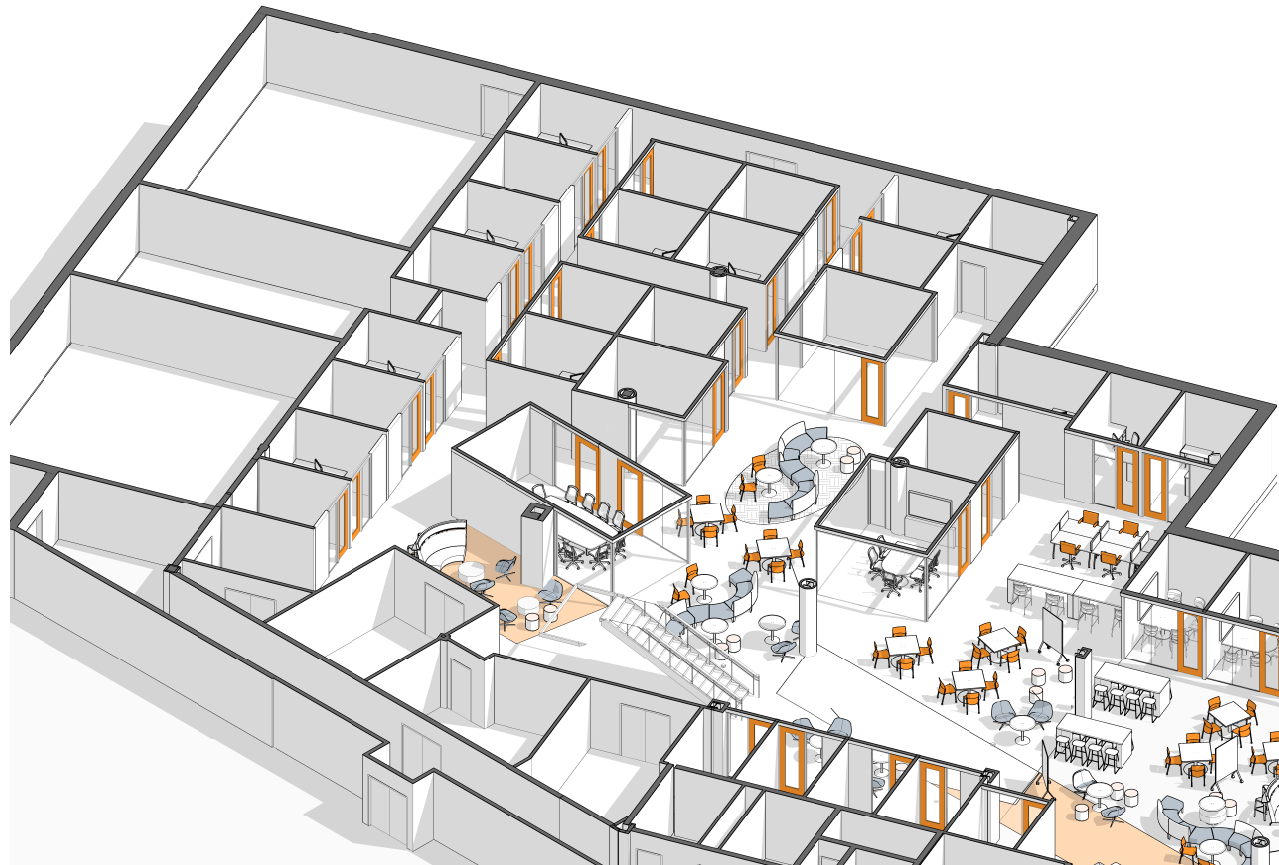




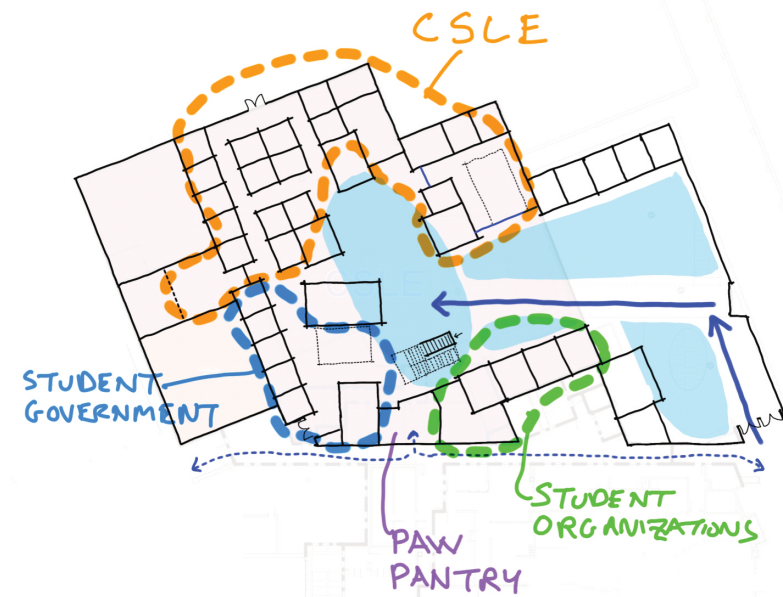
First Floor Scope Plan



This portion of the first floor is intended to build upon the design ideas of the constructed phase 1 Tiger Den space. An essential design element is the extension of the pedestrian circulation deeper into the space and arriving at a central collaboration space for student organizations. Collaborative teaming and conference spaces wrap around this central hub creating an open and engaging environment. The hub is strategically located in the existing two-story volume and leverages access to natural light from the clerestory windows above. A new connecting stair is located on the edge of the hub space to create a more natural pedestrian flow into and through the space. A variety of offices are located throughout the space to accommodate various organizations and groups. The Paw Pantry has been strategically located to be staffed from inside the hub space, but also allow for visitors to have a more discreet access to the space via the service corridor if desired. The service corridor could also provide a route for moving goods easily from the loading dock to the Paw Pantry.



Concept Design Axon



Program Allocation Sketch

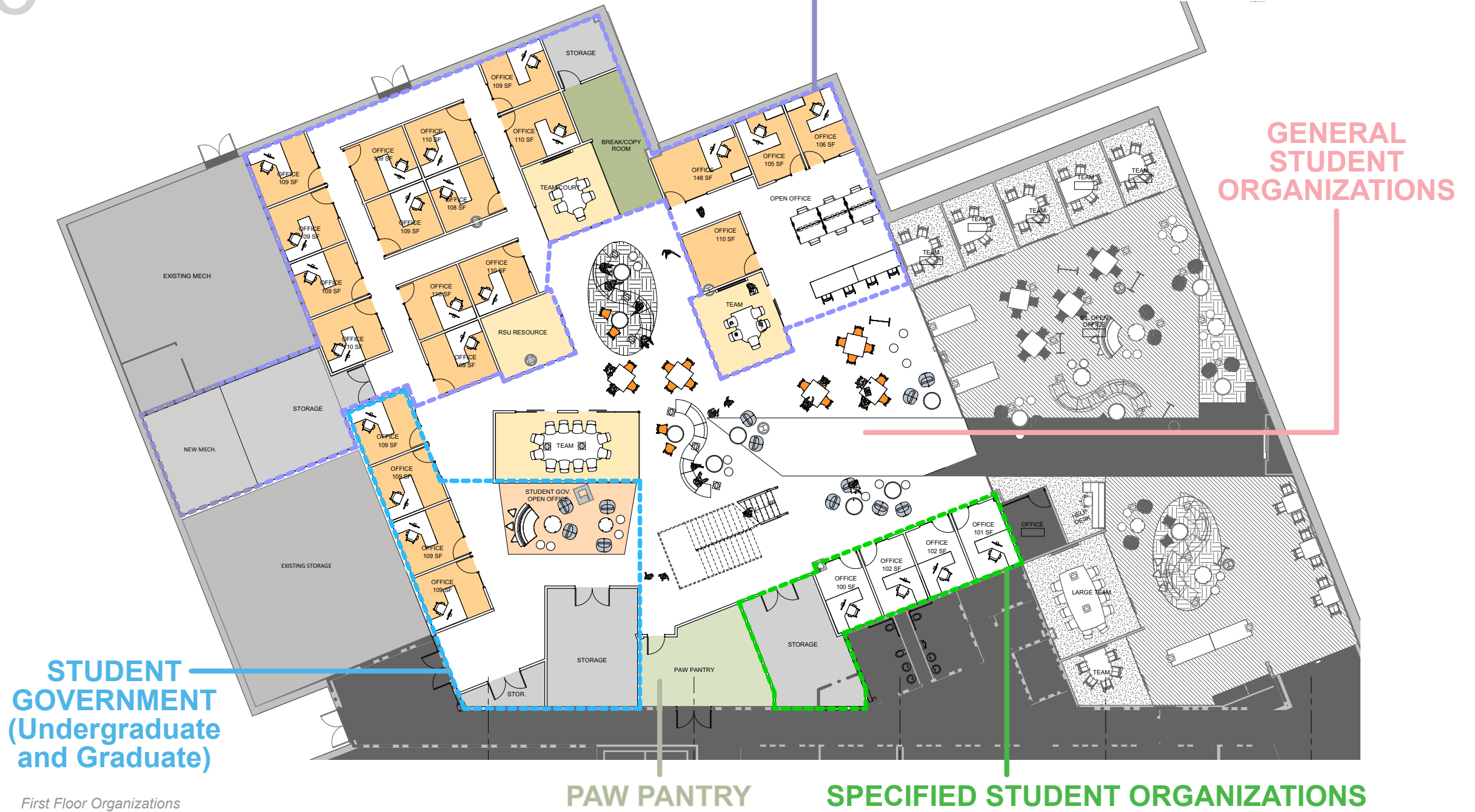
HENDRIX STUDY



Concept Sketch

HENDRIX STUDY
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CENTER FOR STUDENT LEADERSHIP AND ENGAGEMENT

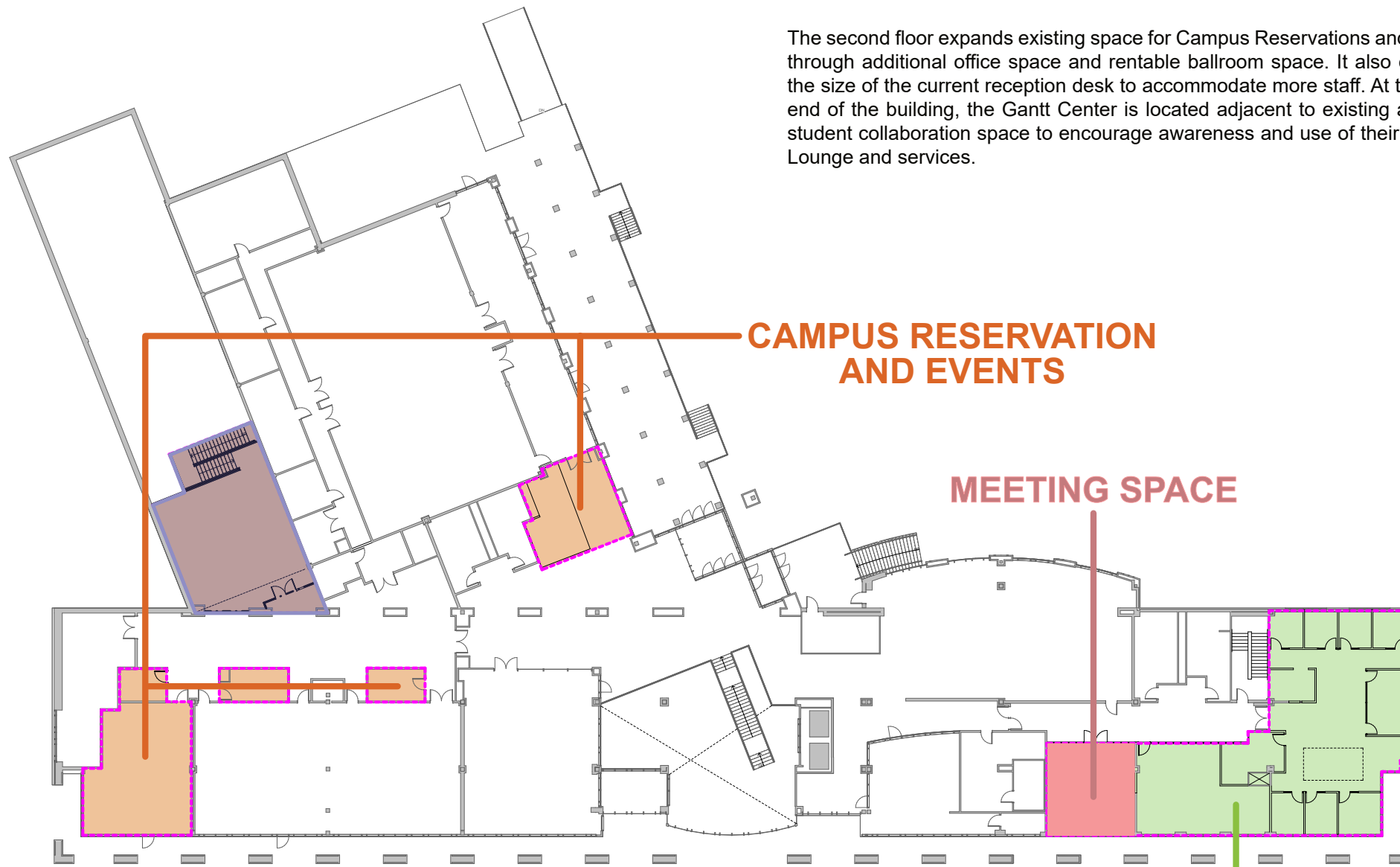


CONCEPT DESIGN



Second Floor Loft Rendering (Looking into Organization Hub)

The second floor expands existing space for Campus Reservations and Events through additional office space and rentable ballroom space. It also expands the size of the current reception desk to accommodate more staff. At the other end of the building, the Gantt Center is located adjacent to existing and new student collaboration space to encourage awareness and use of their Student Lounge and services.

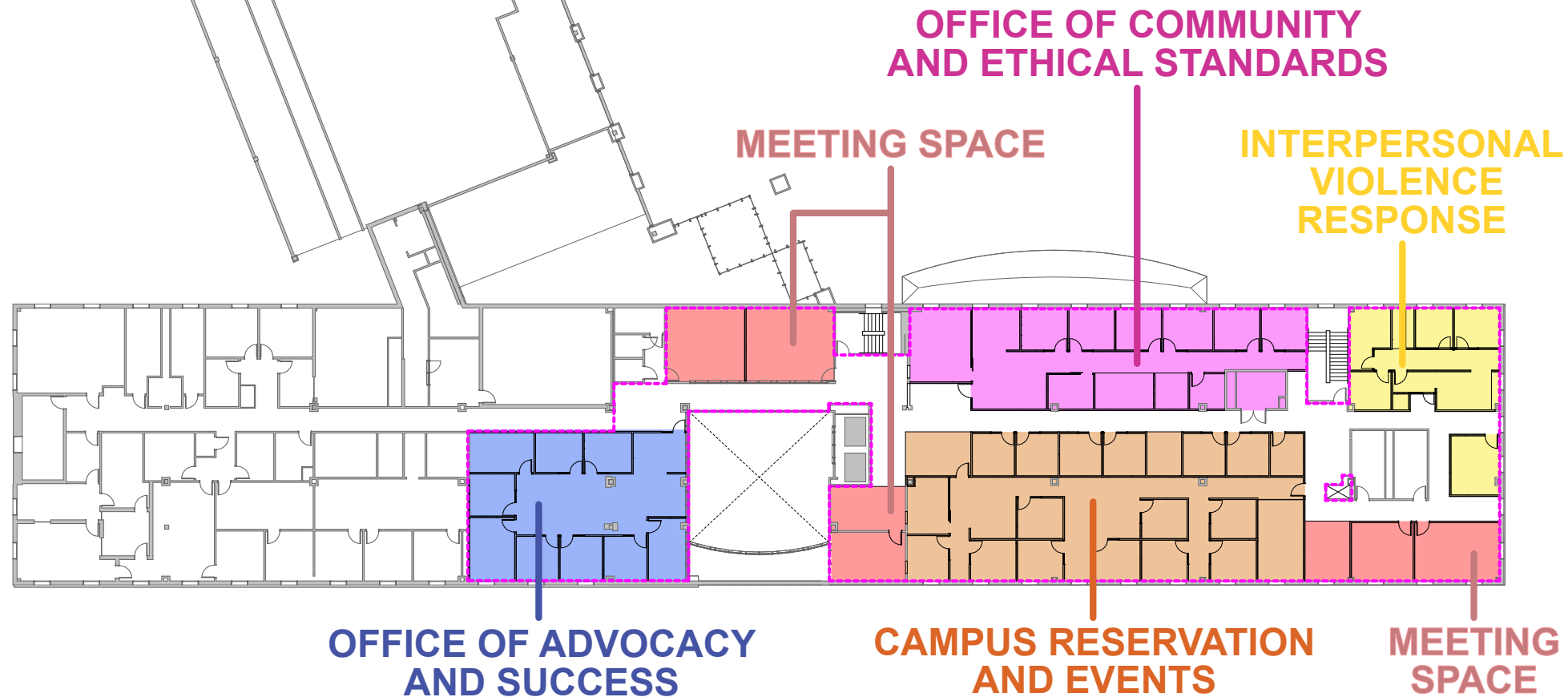


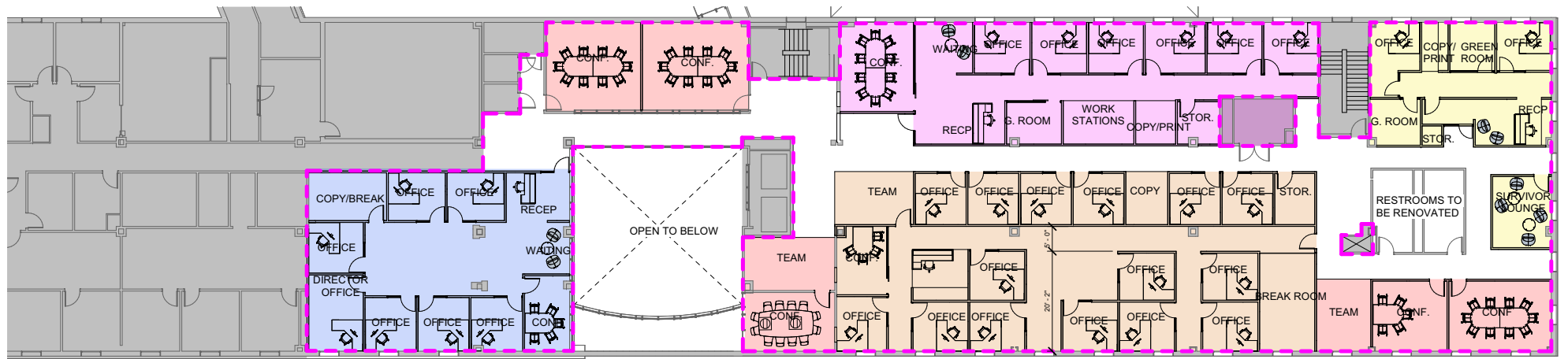
CAMPUS RESERVATION AND EVENTS

MEETING SPACE

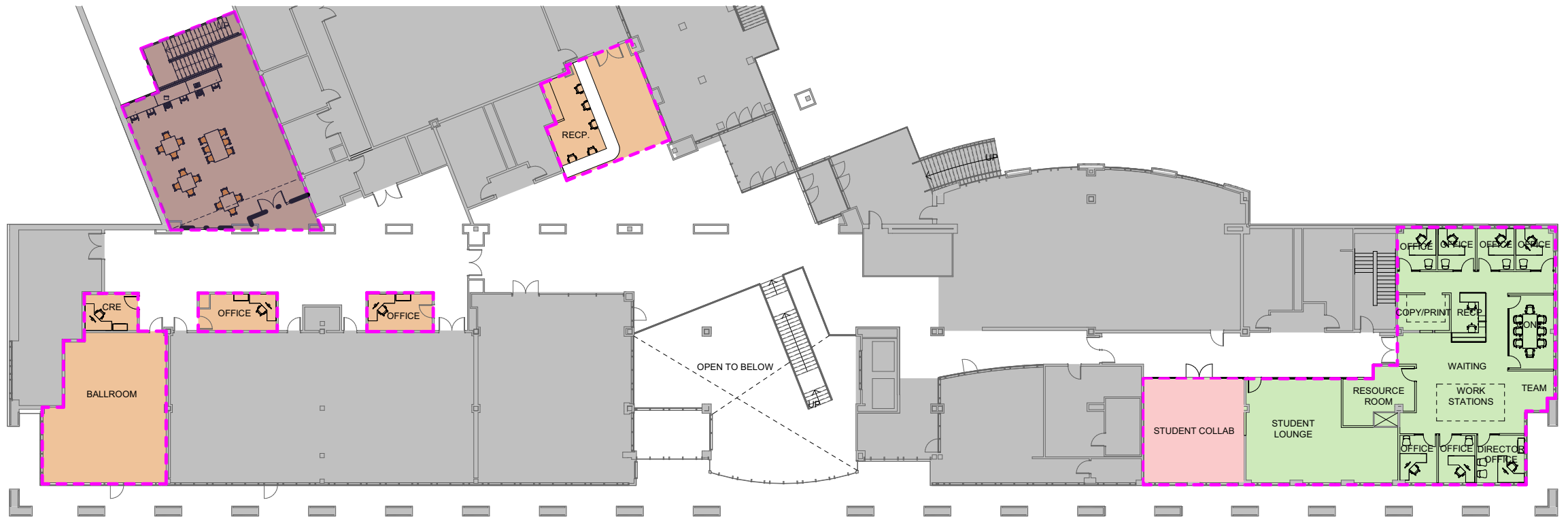
HARVEY AND LUCINDA GANTT MULTICULTURAL CENTER

The third floor takes over the current space occupied by the Career Center and expands further to the left of the atrium to capture additional space. The design on this floor is primarily focused on creating suites designated to specific Student Affairs groups. The design allows for each group to be easily identifiable while their proximity should encourage interaction and collaboration among the various groups. Strategically located teaming, conference, and break rooms are intended to be shared between the occupants on this floor. Additional collaborative and reservable spaces are provided for building-wide use around the atrium space. To the left of the atrium, the existing corridor is reconfigured to create a true public corridor that will no longer be secured behind card reader access. This may require some additional card reader/security access to specific Media spaces along the corridor.





Enlarged Third Floor Plan



Enlarged Second Floor Plan

PHASING

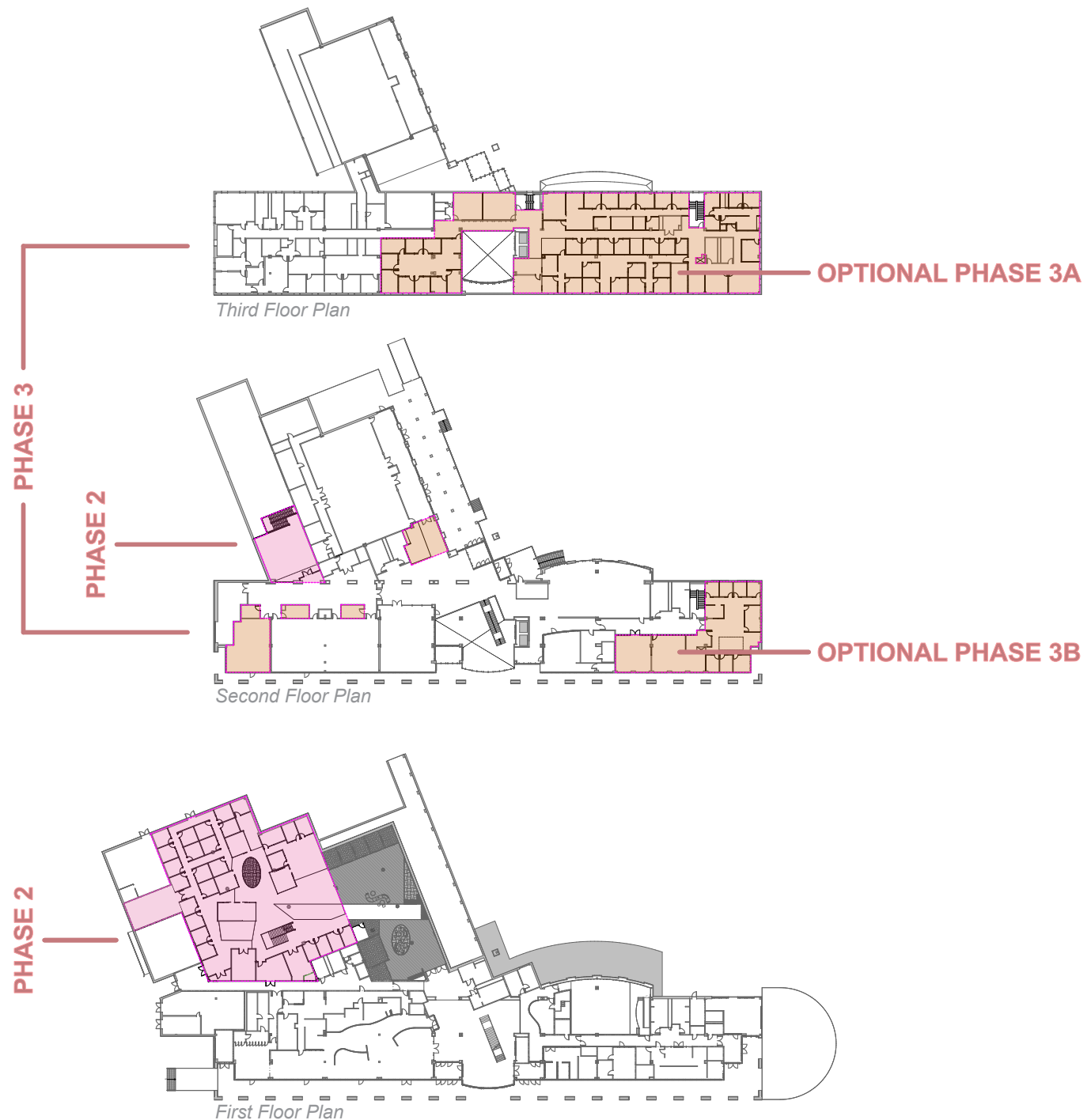
The project is envisioned to consist of two additional phases (Phase 1 is the completed initial portion of the Tiger Den). Phase 2 would be expanding the current Tiger Den space to completely renovate the remaining space in that area. It would also include the new stair and adjacent space on the second floor. Phase 3 would include the highlighted spaces on the second and third floors. The challenge with this phase is that several areas, specifically on the second floor, are currently occupied and will need to be relocated during construction.

There are two options to consider for this phase:

Phase 3: Renovate the designated spaces on the second and third floors all at once and relocate any occupants in those spaces to an alternate location for the duration of the project. This will result in less expensive construction since the contractor will have free use of all spaces to sequence the work. However, it will require relocating some occupants twice as well as finding an alternate location for them for the duration of Phase 3 construction.

Phase 3A and 3B: Renovate the designated spaces on the second and third floors sequentially. If the third floor is renovated first in this phase (3A) then the occupants on the second floor could be relocated to the third floor and only move once. Once moved, the second floor could be renovated (Phase 3B). This will result in greater construction cost due to extended general conditions by the contractor and having a non-linear construction process (i.e. the same trades coming out to complete their work multiple times/remobilization, etc.).

Since the phasing strategy will impact the cost, this decision should be made prior to issuing the drawings for construction.





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