

TECHNICAL COLLEGE OF THE LOWCOUNTRY AREA COMMISSION

July 18, 2023

The H.Mungin Center

Hampton Campus

[Public Comment: areacommission@tcl.edu](mailto:areacommission@tcl.edu)

Minutes

COMMISSIONERS PRESENT

Randy Dolyniuk, Chairman

James Boozer, Secretary

David Smalls

Heath Duncan

Marjorie Thomas

STAFF PRESENT

Richard Gough, President

Nancy Weber, VP Administrative Services

Mary Lee Carns, VP Institutional Advancement

Tania Figueroa, Admissions Coordinator for CE

COMMISSIONERS ABSENT EXCUSED

Sheree Darien, Vice Chair

Rick Toomey

GUEST

Representative William Hager, SC House

District 122

The July meeting of the Area Commission for the Technical College of the Lowcountry was held on Tuesday, July 18, 2023 at 9:00 AM at the H. Mungin Center on the Hampton campus of the Technical College of the Lowcountry. Prior to the meeting media were notified and provided with the agenda. An email address for public comment is published on the agenda.

CALL TO ORDER AND APPROVAL OF AGENDA

Mr. Dolyniuk called the meeting to order at 9:00 and confirmed that a quorum was present. Commissioners Darien and Toomey notified Chairman Dolyniuk of their absence before the meeting. Chairman Dolyniuk called for a motion to accept the meeting agenda as presented. Mr. Boozer made the motion which was seconded by Mrs. Thomas. Motion carried.

CONSENT AGENDA

The Consent Agenda consisted of the Minutes of the June Commission meeting, the FY 23-24 budget as presented at the June meeting, and the revised meeting calendar for the remainder of 2023. Chairman Dolyniuk called for a motion to accept the Consent Agenda as presented. Mr. Boozer made the motion which was seconded by Mrs. Thomas. Commission vote was unanimous and thus so ordered by Chairman Dolyniuk.

GUEST SPEAKER

Chairman Dolyniuk welcomed our guest, State Representative William (Bill) Hager. Mr. Hager represents House District 122 which includes all of Hampton County and about half of Jasper and Colleton counties. Mr. Hager also serves on the Education and Public Works Committee, and the Regulations and Administrative Procedures Committee. He noted that the Lowcountry is well represented on the House Standing Committees with a member of our Delegation serving on 4 of the thirteen committees and serving as Chair on 3 of those. Commissioner Smalls, speaking as the outgoing Chairman of the SC Association for Technical College Trustees, noted that the Technical Colleges fared well in the state budget. Mr. Hager agreed and said that he and the rest of the delegation feel strongly that this is the year for the Lowcountry to get significant investment from the State. Dr. Gough mentioned his meeting with the Hampton Schools Superintendent, Dr. Wilcox, earlier in the week. Their discussion was in part about the consolidation of the two Hampton School Districts into one district and the challenges they are facing. Mr. Hager agreed and said that Hampton County is very challenged to keep young people in the area and employed. With that in mind, the new High School will have a strong CATE (Career and Technical Education) component. Dr. Gough said that Dual Enrollment in Hampton has increased significantly. Mr. Hager, Dr. Gough, and the Commission discussed the jobs coming to the area and the goods and services needed to support an increase in population beyond workforce training (i.e. housing, human services). An estimated 2,000 new jobs will be created in the near future, beginning with a tire plant being established in Fairfax, SC. which is in Allendale County.

FY 2023-2024 BUDGET / ENROLLMENT

Vice President Weber thanked the Commission for approving the FY23-24 Budget as presented and spoke briefly of the the current enrollment numbers for Fall 2023. She said that a 10% increase in enrollment for Fall 2023 vs Fall 2022 was assumed in the creation of the budget. Fall 2023 enrollment is trending up more than 10% over last year and current headcount indicates +300 students. VP Weber said this can be attributed to growth in Dual Enrollment Students; there are now about 535 enrolled high school students, and the effectiveness of implementing the Title III Guided Pathways enrollment and retention processes. Ms Weber noted that we have one more year in the Grant and the processes set in place are being absorbed into the regular operating budget due to the positive effect these processes have had on enrollment, retention, and completion. The sustainability of these processes is critical to success.

Chairman Dolyniuk asked about open positions and how many need to be filled. VP Weber responded that there are three positions to be filled in the Business Office in purchasing, accounts payable, and staff accountant. There are several faculty positions to be filled, an HVAC specialist position with Facilities Maintenance, and a Director for the Veteran's Resource Center (MAVRC). Applications are being reviewed and interviews are being scheduled for all positions.

CONTINUING EDUCATION

Vice President Carns updated the Commission on CE activities.

- There will be a graduation ceremony for the EMT completers on July 20 at 6:00 in the evening in MacLean Hall. This hasn't been done before and Ms. Carns said it's important to recognize these student's achievement in attaining national certifications.
- Truist Bank funded a Summer Culinary Camp for middle and high school student's in Hampton County and will present the check for \$56,000 at the Culinary Institute of the South on Tuesday, July 25 at 10 am. The industry partner for the summer camp has been Palmetto Bluff. The students will have lunch and tour the property. This opportunity has greatly expanded the world for these students.
- The Culinary Camp students will have a graduation ceremony at the Culinary Institute of the South on Friday, July 28 at 11:30 am.

PRESIDENT'S REPORT

Dr. Gough said that the SACSCOC reaffirmation work is in progress and members of the team are attending the SACSCOC Summer Institute in Dallas this week.

Dr. Gough referenced the updated Master Plan that he recently shared with the Commission and asked them to approve it. Chairman Dolyniuk called for a motion to approve the Master Plan as presented. Mrs. Thomas made the motion which was seconded by Mr. Duncan. Commission vote was unanimous and thus so ordered by Chairman Dolyniuk. The Master Plan is attached to these Minutes as Attachment A.

Dr. Gough also said that TCL is arranging with the Federal Prision in Estell to make CDL classes available to the inmates in the reentry program. There are a few details to work out and he will update the Commission as the prision education programs develop. He hopes to include the state prison in Ridgeland, Jasper County.

CHAIRMAN'S REPORT

Chairman Dolyniuk reviewed the upcoming events and encouraged all Commissioners to attend if they can. He then called for a motion to go into Executive Session for the purpose of discussion of a personnel matter. Mr. Boozer made the motion which was seconded by Mrs. Thomas. Commission vote was unanimous and thus so ordered by Chairman Dolyniuk.

EXECUTIVE SESSION

*For the purpose of receiving information relative to a personnel issue pursuant to
Section 30-4-70 of the South Carolina Freedom of Information Acts*

The Commission remained in Executive Session for 30 minutes at which time Chairman Dolyniuk called for a motion to return to General Session. Mrs. Thomas made the motion which was seconded by Mr. Duncan. Commission vote was unanimous and thus so ordered by Chairman Dolyniuk.

GENERAL SESSION

Chairman Dolyniuk stated that the Executive Session was for the purpose of discussion only; no decisions were made nor did the discussion require Commission votes.

ADJOURNMENT

Having no further business, Mr. Dolyniuk adjourned the July meeting of the Technical College of the Lowcountry Area Commission at 10:40 AM.

Respectfully Submitted,

Ann Cullen

APPROVED:



Randy K. Dolyniuk
Chairman



James Boozer
Secretary

ATTACHMENT A: TCL MASTER PLAN MAY 2023

 TECHNICAL COLLEGE
OF THE LOWCOUNTRY
CAMPUS MASTER PLAN
2023

Prepared by:



INTRODUCTION

"In an atmosphere of shared values, the College encourages creativity, innovation, and resourcefulness among its students, faculty, staff, and administrators. With a commitment to excellence, the Technical College of the Lowcountry creates a positive, student-centered environment. The College empowers individuals by enabling them to learn and to develop throughout their lifetimes."



INTRODUCTION

The following Master Plan Update has been prepared as an update to the 2013 Campus Master Plan. These updates are planned to be implemented, as indicated on the attached plans, in three phases: two years, five years and ten years. They address current and growing program needs as well as needed reorganization and more efficient relocation of programs across the College. This effort has been a collaboration between administration, faculty and staff. It includes several initiatives as follows:

- On the **Beaufort Campus**, a variety of program expansions and redistributions are proposed, requiring renovations in roughly half of the buildings on campus. Demolition of three buildings on the west side of Ribault Road is also proposed, eventually making room for new construction.
- A recent partial revision to the **New River Campus** plan reflected further encroachment of the wetlands adjacent to campus, resulting from rising sea levels. This update builds on that, locating future buildings, site improvements, parking expansion and lagoons. It also includes a Center for Technology as the 2nd building on campus.
- The **Hampton Campus** includes the Commercial Driver's License Training Pad and the location for a second building in the northeast corner of the property.
- The **Culinary Institute of the South**, completed in 2021, creates a fourth campus. Expansion is anticipated to the east of the existing facility, as reflected in this update.

Since the completion of the 2013 Campus Master Plan, which this Plan updates, The Technical College of the Lowcountry's service area of Beaufort, Colleton, Jasper and Hampton Counties has grown by 10%. This growth has been primarily in Beaufort and Jasper counties.

The programs in consideration, as reflected in the following document, address needs anticipated over the course of the next two, five and ten year horizons.

INTRODUCTION

TECHNICAL COLLEGE OF THE LOWCOUNTRY

BEAUFORT CAMPUS

Improvements to the New River Campus include site development, building renovations and new construction. Site improvements primarily result from opportunities arising with the demolition of out-moded structures and removing unused structures in the 100-year floodplain. Facilities to be renovated include six buildings on either side of Ribault Road: Sciences, Maclean, HVAC and Building Construction Technology to the west, and Owen and Coleman Halls to the east.

The former church site, currently housing Aviation Logistics, Continuing Education and Workforce Development programs, contains three buildings which have been identified for demolition. This will make room for a new academic, multi-story building, more efficiently utilizing the site with a facility better suited to College needs. The prominent location fronting Ribault Road provides a prime site for high profile, public engagement and programming.

Coleman Hall:

The Office of Workforce Development and SC Ready will be consolidated and located on the first floor. Health Sciences offices, Institutional Advancement, Health Sciences and Academic Affairs will be located on the second floor.

Building D, President's Office:

Human Resources will be consolidated and re-located to Building D. Physical Therapy facilities will remain in the building and be renovated.

Building G, Sciences:

The Nursing program will be located in areas currently occupied by Cosmetology and associated classrooms.

Maclean Hall:

First floor renovations include expansion of the Student Lounge and relocation of the Military Veterans Resource Center into existing classroom space. Second floor renovations include the Clist Center for Excellence and a New Library Computer Lab.

Building K, HVAC & Business Technologies:

Criminal Justice will occupy the current HVAC lab space and HVAC classrooms and offices.

Building L, Construction:

Cosmetology will move from Building G to spaces currently occupied by Building Trades, Electronics, Industrial Trades and various classrooms and labs.












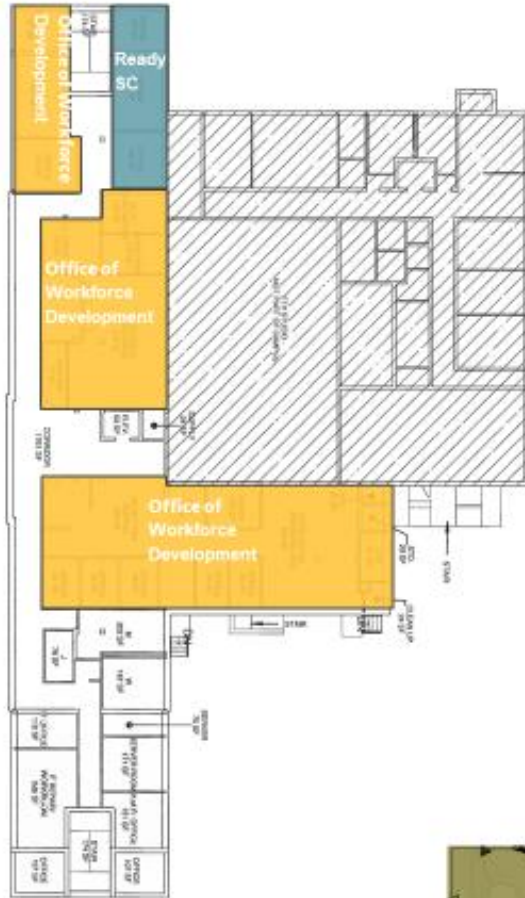
- Existing Building to Remain
- Street & Parking
- Open Space
- Existing Building to be removed
- Phase I: 2 Year Horizon
- Phase II: 5 Year Horizon
- Phase III: 10 Year Horizon

- A. Mather Hall
- B. Coleman Hall
- C. Anderson Hall
- D. President, President's Boardroom
- E. Moor Hall
- F. Health Sciences
- G. Biology, Chemistry, Cosmetology
- H. Maclean Hall
- I. Arts and Sciences, tutoring Center
- J. Business & Industrial Technologies
- K. HVAC & Business Technologies
- L. Building Construction Technology
- M, N. Facility Management
- O. Document Storage
- P. Maintenance Equipment Storage
- Q. Aviation Logistics, Continuing Education
- R, S. Continuing Education and Workforce Development

EXISTING CONDITIONS | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY



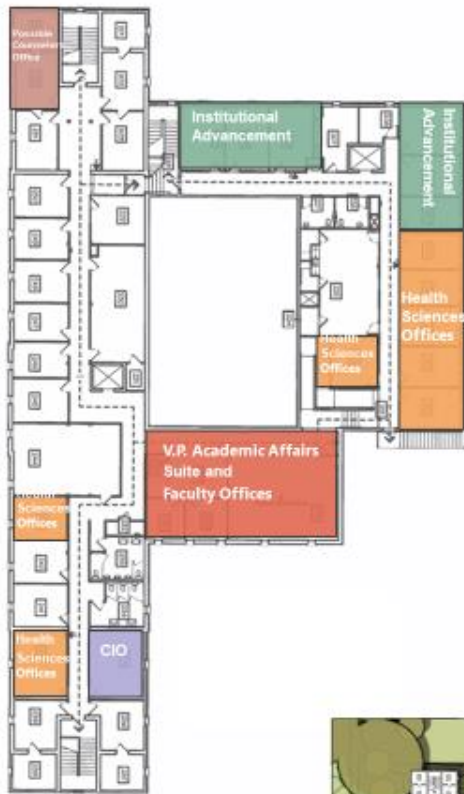
- | | | |
|---|-----------------------------------|--|
|  | Existing Building to Remain | A. Mather Hall |
|  | Street & Parking | B. Coleman Hall |
|  | Open Space | C. Anderson Hall |
|  | Existing Building to be renovated | D. President, President's Boardroom |
|  | Proposed Future Construction | E. Moor Hall |
|  | Proposed Future Road | F. Health Sciences |
|  | Phase I: 2 Year Horizon | G. Biology, Chemistry, Cosmetology |
|  | Phase II: 5 Year Horizon | H. Maclean Hall |
|  | Phase III: 10 Year Horizon | I. Arts and Sciences, tutoring Center |
| PROPOSED IMPROVEMENTS BEAUFORT CAMPUS | | J. Business & Industrial Technologies |
| TECHNICAL COLLEGE OF THE LOWCOUNTRY | | K. HVAC & Business Technologies |
| | | L. Building Construction Technology |
| | | M, N. Facility Management |
| | | O. Document Storage |



- Office of Workforce Development
- Street & Parking
- VP Academic Affairs Suite
- Institutional Advancement
- Health Science Offices
- CIO
- Possible Counselors Office



B. Coleman Hall | First Floor
 PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY



- Office of Workforce Development
- Street & Parking
- VP Academic Affairs Suite
- Institutional Advancement
- Health Science Offices
- CIO
- Possible Counselors Office



B. Coleman Hall | Second Floor
 PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY

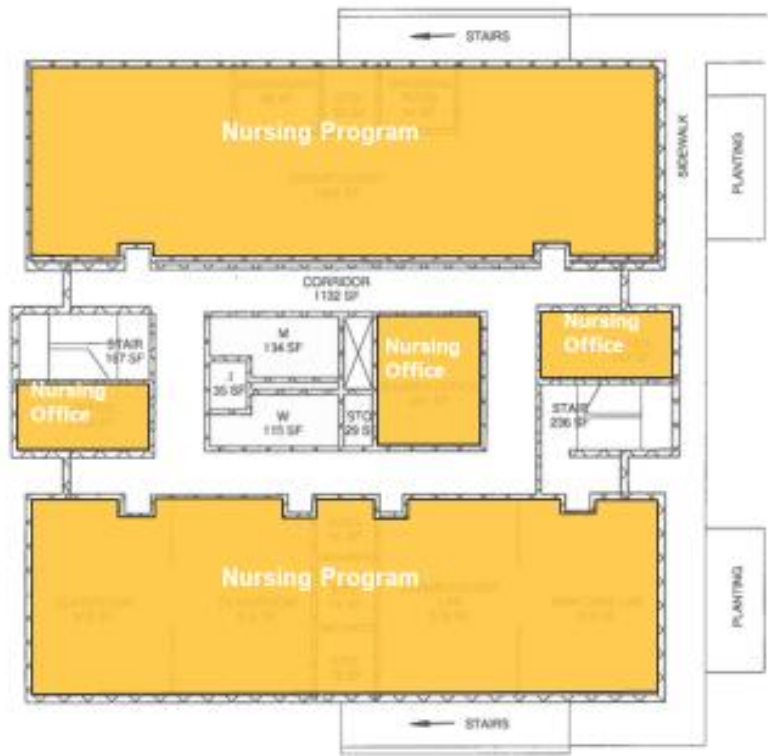


- Physical Therapy Gym
- Human Resources



D. President, President's Boardroom
PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
TECHNICAL COLLEGE OF THE LOWCOUNTRY

Existing Conditions



- Nursing Program
- Expanded Student Center
- MVRC
- New Library Computer Lab
- Cist Center For Excellence



G. Science | Second Floor
PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY

Existing Conditions



- Expanded Student Center
- MVRC
- New Library Computer Lab
- Cist. Center For Excellence



H. Maclean Hall | First Floor
 PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY

Existing Conditions



-  Expanded Student Center
-  MVRC
-  New Library Computer Lab
-  Clist Center For Excellence



H. Maclean Hall | Second Floor
PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY 10



MEZZANINE ABOVE

TECHNICAL COLLEGE OF THE LOWCOUNTRY

K. HVAC & Business Technologies
 PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY 11





◆ MEZZANINE ABOVE

TECHNICAL COLLEGE OF THE LOWCOUNTRY

Original Program
 Cosmetology

Watson Tate



L Construction
PROPOSED PROGRAM REDISTRIBUTION | BEAUFORT CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY 12

Existing Conditions

NEW RIVER CAMPUS



The New River Campus Plan addresses the encroachment of the adjacent wetlands due to rising sea levels and identifies locations for future construction in both Jasper and Beaufort Counties. While the current Multi-Purpose building is located in Beaufort County, this plan identifies three potential building sites in Jasper County along with one additional site in Beaufort County. Conceptually, new building footprints suggest architecture that is compatible with the award-winning existing building, without proposing buildings that mimic it. A proposed Center for Technology is placed adjacent to the existing building, taking its cues in both form and architectural expression from the existing. As the campus expands, the plan accounts for accommodating storm water management with the addition of lagoons organized around vehicular circulation and additional parking.

NEW RIVER CAMPUS

TECHNICAL COLLEGE OF THE LOWCOUNTRY 13



A. Multipurpose Building

-  Existing Building to Remain
-  Street & Parking
-  Open Space
-  Building with Modification





-  Existing Building to Remain
-  Street & Parking
-  Open Space
-  Proposed Future Construction
-  Phase I: 2 Year Horizon
-  Phase II: 5 Year Horizon
-  Phase III: 10 Year Horizon

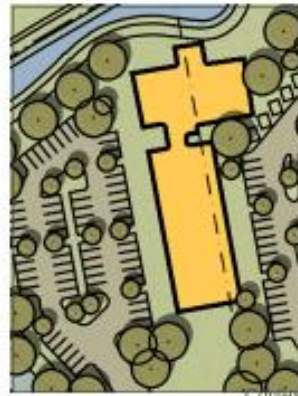
- A.** Multipurpose Building
- B.** Center for Technology (19,800 SF Per Floor)
- C.** Future Construction (22,800 SF Per Floor)
- D.** Future Construction (24,500 SF Per Floor)
- E.** Future Construction (32,600 SF Per Floor)

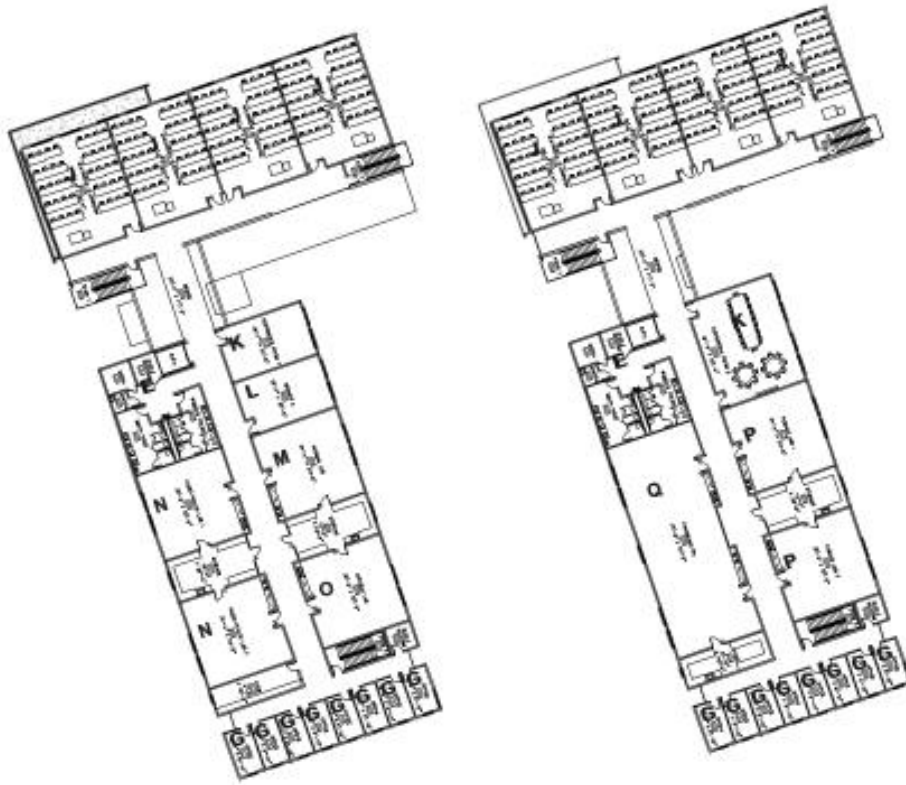
PROPOSED IMPROVEMENTS | NEW RIVER CAMPUS
 TECHNICAL COLLEGE OF THE LOWCOUNTRY 13



- A. Tiered Classroom
- B. Display Kitchen
- C. Training Kitchen
- D. Lobby
- E. Restroom
- F. Student Lounge
- G. Office
- H. General Purpose Lab
- I. Construction Trades Lab

Rendering | First Floor
PROPOSED CENTER FOR TECHNOLOGY | NEW RIVER CAMPUS
TECHNICAL COLLEGE OF THE LOWCOUNTRY 16





- J. Multimedia Classroom
- K. Conference Room
- L. Seminar
- M. Nursing lab
- N. Allied Health Lab
- O. CAN/EMT Lab
- P. Science Lab
- Q. Continuing ED.

Second Floor | Third Floor
PROPOSED CENTER FOR TECHNOLOGY | NEW RIVER CAMPUS
TECHNICAL COLLEGE OF THE LOWCOUNTRY 17



HAMPTON CAMPUS

Currently the site of the **H. Mungin Center, the Hampton Campus**, located just off Highway 278, provides a variety of instruction, including Medical Assisting, Certified Nursing Assistant, Commercial Driver's License, Patient Care Technician, and Phlebotomy, as well as a computer lab. A CDL driving pad has recently started construction. This plan identifies an additional site at the **northeast corner of the property for an additional facility**, potentially doubling the available square feet for instruction and alleviating scheduling conflicts and the need to share space, as currently occurs with the computer lab.



HAMPTON CAMPUS

TECHNICAL COLLEGE OF THE LOWCOUNTRY 18



A. H. Mungin Center

-  Existing Building to Remain
-  Street & Parking
-  Open Space





A. H. Mungin Center
 B. CDL/Welding Lab

-  Existing Building to Remain
-  Street & Parking
-  Open Space
-  Proposed Future Construction
-  Phase I: 2 Year Horizon
-  Phase II: 5 Year Horizon
-  Phase III: 10 Year Horizon

CULINARY INSTITUTE OF THE SOUTH

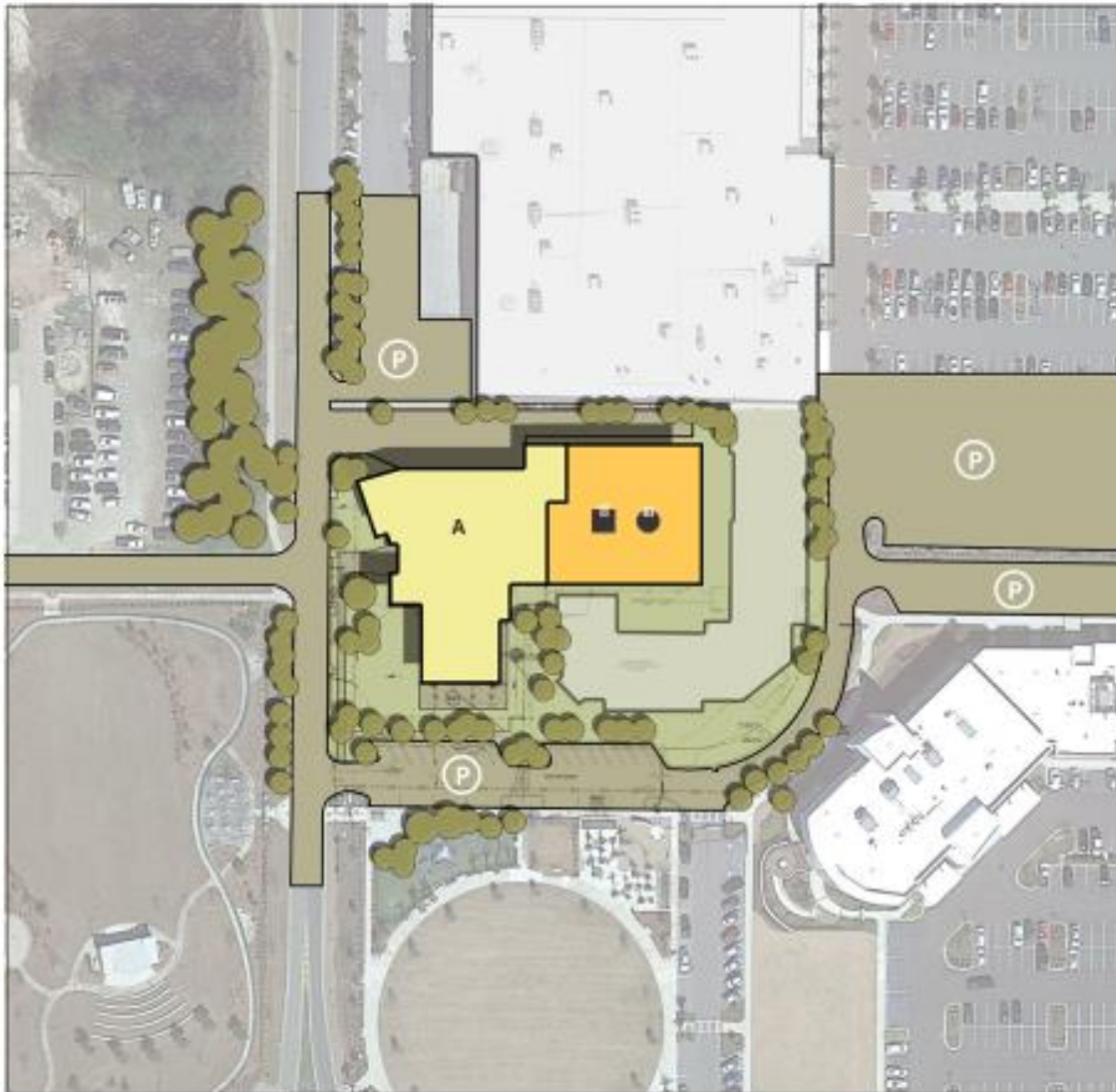
The Culinary Institute of the South, opened in 2021, is a 30,305 square foot facility including teaching kitchens, teaching restaurant, teaching cafeteria, classroom, auditorium, demonstration kitchen and large event space, located in the Buckwalter Place development in Bluffton. A significant addition to workforce development in the Lowcountry, growth of this nationally recognized program is expected to occur quickly over the next five years. Designed for expansion, a site has been identified to the east side of the existing building, providing the opportunity to at least double the size of the existing program. Additional programs may include a baking lab and banquet kitchen, as indicated, in 5 years, and further expansion of culinary and support functions as part of a 10-year plan.





A. Culinary Institute of the South

-  Existing Building to Remain
-  Street & Parking
-  Open Space



A. Culinary Institute of the South

-  Existing Building to Remain
-  Street & Parking
-  Open Space
-  Proposed Future Construction
-  Phase I: 2 Year Horizon
-  Phase II: 5 Year Horizon
-  Phase III: 10 Year Horizon

PROPOSED IMPROVEMENTS | CULINARY INSTITUTE OF THE SOUTH
TECHNICAL COLLEGE OF THE LOWCOUNTRY 23 