



# PROJECT EXPERIENCE

## University of South Carolina Aiken

The University of South Carolina Aiken (USCA) has for many years been considered a “commuter campus” due to the limited availability of quality on-campus student housing. Their desire was to create a new 316-bed institutional-grade facility to supplement the existing garden-style housing that would transform the campus into a 24-hour campus community while simultaneously creating a true freshman experience.

While developing the \$14,000,000 program on an 11-acre site presented UHS with significant challenges, we also offered to assume the added



responsibility of helping USCA develop an integrated residence life and summer occupancy program that greatly enhanced how both new and prospective students view their USCA experience.

The single building, double-loaded interior

corridor design, coupled with the suite-style two- and four-bedroom apartments, creates the privacy that today’s students demand, the social interaction that is vital to the freshman experience and the flexibility in room configurations that USCA required.

UHS performed extensive cost comparisons between different structural systems to determine the most workable solution for the specific needs of the USCA. By pricing structural steel versus masonry versus metal framing versus wood, we were able to maximize the useful lifespan of the facilities at a cost that could be supported by the project budget.



### Project Name and Location:

Pacer Commons  
University of South Carolina  
Aiken, South Carolina

### Project Specifics:

Beds - 316  
Project Completion - Fall 2004  
Completed on time  
Completed within budget

### Nature of Firm’s Responsibility:

- Finance
- Design
- Construction
- Residence Life Programming
- Team Integration
- Program Scheduling
- Project Reporting

### Reference:

Tony Ateca  
Director of Operations  
(803) 641-3254

### Program Manager:

University Housing Services, Inc.  
William H. Mills, Jr., President

### Design Firm:

HADP Architecture, Inc.

### Construction Manager:

H.G. Reynolds Company

### Financial Consultant:

The Frazer Lanier Company, Inc.