

Planning, Development and Maintenance Manual

Facilities Management



July 2024

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I. Campus Overview

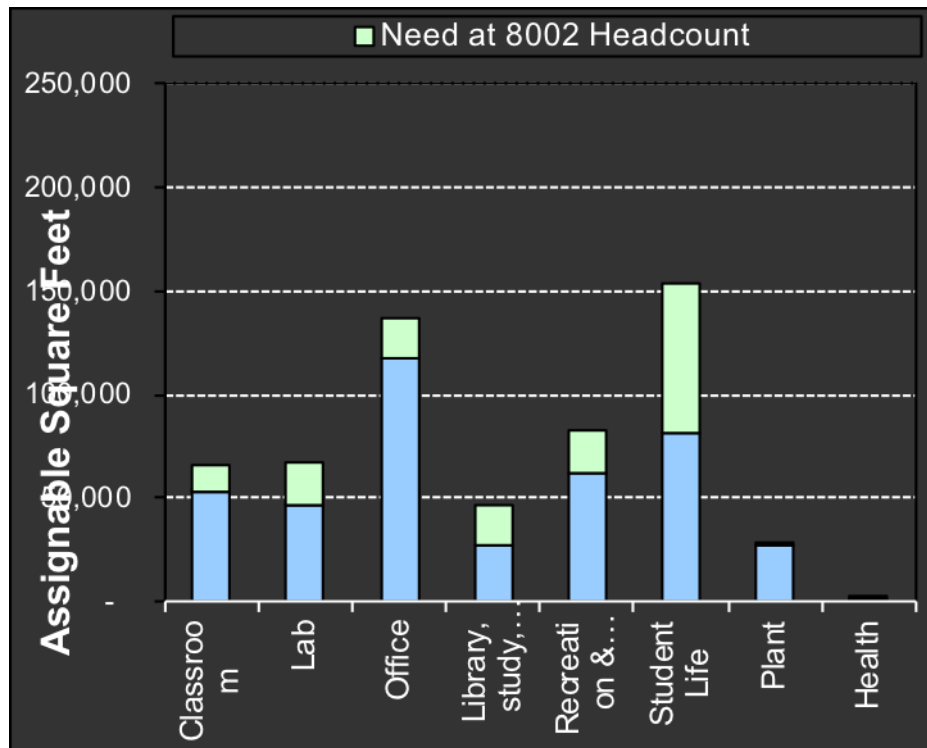
University Overview

Clayton State University is a four-year state university in the University System of Georgia with an enrollment near 7,000 (5,609 as of Spring 2024).

The campus is located on 216 beautifully wooded acres with five lakes, with a peaceful and safe environment conducive to learning, Clayton State University serves the population of metropolitan Atlanta, focusing on south metro Atlanta.

Enrollment Projections

Projections for Future Enrollment



¹ Sasaki Master Plan Analysis.

C. Map 1: CSU Campus



II. Planning, Maintenance and Renovation Strategy

Deferred Maintenance Policy

Clayton State University's commitment is not continuing with the deferred maintenance policy of the equipment and infrastructure of facilities because generally, a policy of continuing deferred maintenance will have risks resulting in higher cost of repairs, failure of equipment, and in some cases health and safety implications. Facilities Management maintains a Deferred Maintenance List according to scheduling priority. The list consists of equipment that has met or exceeded their life expectancy or equipment that is costly to in-house resources.

Addressing Deferred Maintenance Items

The deferred maintenance list on the schedule is evaluated based on priorities such as life safety, equipment life expectancy, disruption of services, high cost of resources, etc. Clayton State University addresses the list based on available funding. Historically, the funding source has been annual Major Repair and Renovation funds, Campus funding and Capital Project funding. Formula-based MRR funding is not adequate for our campus' aged facilities. Due to the funding availability, our deferred maintenance inventory is growing.

As deferred maintenance is completed, the building inventory is updated to reflect the revised or appropriate building condition. CSU Facilities Management maintains a planning and maintenance manual to reflect updated deferred maintenance list.

Projects on deferred maintenance list and other needs with renovations or new facilities are separated into the following categories:

Capital Construction – Capital construction projects involve long-term investments, usually are major construction projects developed by Planning & Design and Construction Services. These projects add value to the University infrastructure by providing new space that meets the needs of our campus under the University's Strategic and Master Plan that is prepared by consultants. For example – the new West Side Chiller Plant.

Maintenance Projects – The Physical Plant Operations plans and manages maintenance projects using a comprehensive preventive maintenance program that is fundamentally important to maintain the physical infrastructure of the campus. These projects are identified during annual building inspections and because of routine or emergency maintenance calls throughout the year. Typically, these projects involve building systems or infrastructure of existing spaces on campus. Maintenance projects are prioritized based on the urgency of the defect and available funding each fiscal year. The University uses both preventive and deferred maintenance to effectively maintain the condition of physical facilities to support the University's educational programs, support services, and research initiatives, etc.

Renovations & Rehabilitation Projects – Renovations encompass all other construction projects that are not defined as maintenance or capital projects. These projects involve requests for renovations, and improvements to a classroom, lab, conference room or office. The Planning & Design and Construction team manages renovation projects, often in

cooperation with Physical Plant Operations to ensure that each renovation is completed efficiently with high quality materials and labor.

Facilities Advisory Committee Projects – Projects under this category are normally received by the Facilities Advisory Committee twice a year and contain requests for new space or modification/adaptation of existing space for new programs. Funds for this request are provided by the requesting department or from the campus Special Projects.

III. Facilities Advisory Committee

Committee’s Responsibilities

The Facilities Advisory Committee is an advisory committee to the President and is responsible for meeting semi-annually, to prioritize space and facilities modification requests. The Committee includes representatives from various departments on campus.

Committee Members

Facilities Advisory Committee members are appointed by the President. Following are members for the Year 2021-2022 Committee:

Member Name	Title
Darren Thomas	Executive Director Facilities Management (Chair of the Committee)
April Tomlin	Facilities Project Coordinator
Michelle Furlong	Associate Dean/Arts & Science
Dawn Krieger	Telecommunications Manager/Technology Infrastructure
Randall Snell	Career Services
Victoria Foster	School of Nursing
Brandon Marshall	Student Activity Center
Alicia Myrick	Office of Community Standards
Susan Duley	Dental Hygiene
Natasha Hudson	
Shantel Taylor	Housing and Resident and Student Conduct
Betty Momayezi	Campus Information Visitor Services

Heidi Weathersby	Marketing and Communications
Dolores Cox	College of Business
Jonathan Harris	Department of Visual and Performing Arts
Jelinda Spotorno	CIMS
Danielle Eubanks	Student Government Association President

IV. Campus Tree Committee

Committee's Responsibilities

The Clayton State University Tree Committee serves as an advisory committee to the Department of Facilities' Landscape Management office working to maintain, manage, improve, renew, protect the trees on the University's campus and to share information with the campus community. The Tree Committee meets twice a year on a regular basis and as needed otherwise.

Member Name	Title
Michael Perkins	Assistant Director of Landscape Management, Facilities Management (Chair)
April Tomlin	Project Coordinator, Facilities Management (Co-Chair)
Bernida Jacques	Administrative Assistant – Facilities Management
Jere Boudell	Professor - Biology
Ryan Packard	Faculty/International Programs
Brenda Carr	Executive Secretary to the President
Brandon McKeown	Marketing & Communications
David Barclift	Landscape Architecture/Land Planning
Nia Everson	Student
Devon Kennedy	Student

V. Facilities Inventory

Challenges – Historical Perspective

Since its inception in 1969, Clayton State University has undergone two primary construction phases. Beginning in 1973 through 1982 a new library building, two classroom buildings, additional parking and enhancements to the landscaping and pedestrian walkways occurred. In 1982 an addition to the Athletics and Fitness Center was completed and an additional 258 parking spaces were added.

The second phase of construction began in 1986 with a change in the status of Clayton State University. Construction included the Spivey Recital Hall, the Harry S. Downs Center and additional parking.

More recently, 2002 to date, the James M. Baker University Center, College of Business, Laboratory Annex Building, Student Activities Center, Laker Hall, Lakeview Discovery & Science Center, Laker Lane, and the West Side Chiller Plant were completed.

Historical Construction / Renovations Overview

Building Name	Year Built	Occupied/Purchase Year	Renovated Square Footage	Year Renovated	Type of Renovation
Athletics Center	1970	1970	43,268	1980	Renovation
				2010	HVAC & Lighting Upgrade
				2017	Roof Replacement
				2018	Classrooms Addition, locker room & Lobby upgrade
Arbor Hall	1991	2010	16,316	2010	Electrical, HVAC, & Lighting Upgrade
				2011	HR wing renovations & Elevator Addition; Roof Replacement
				2022	Renovation of West Hall turned into Innovation Center

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Arts & Science	1974	1974	14,000	2014	HVAC Upgrade 2nd FL; Ceiling Replacement
			14,150	2015	HVAC & Electrical Upgrade 1st Floor; Ceiling replacement and Paint
				2017	Roof Replacement
				2018	Theater renovation & Lobby Expansion; ADA elevator upgrade to compliance
Clayton Hall	1988	1988	19,000	2014	Roof Replacement
				2020	Replace 2nd FL Airhandler
College of Business	2010	2011			N/A
Edgewater Hall	1969		57,584	2005	Building Renovation; HVAC & Electrical
				2010	HVAC & Electrical Renovation
			8,000	2011	Bookstore Expansion; Dental Clinic Upgrade
				2023	LakerCard Center & Auxiliary Suites Renovation
Facilities Management	1969		9,000	2000	Addition of New Warehouse
			25,000	2012	Roof Replacement
				2022	Fire System Replaced
Faculty Hall	1969		12,641	2012	HVAC & Lighting Upgrade
			12,700	2012	Roof Replacement
Lucy Huie Hall	1987	1987	10,000	2015	Upgrade for Film Studio
University Center	2002	2004		2022	Replace Boiler
Laboratory Annex	2010	2011			N/A

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Laker Hall	2007	2008		2016	4th FL Corridor Floor Replacement
				2017	2nd FL Corridor Floor Replacement
				2018	3rd FL Corridor Floor Replacement
LakerView Discovery & Science Center	2015	2015		2023	Warranty Roof Claim/Repair
Lecture Hall	1969		12,118 7,620 renovated & 1,470 added	2000	Roof & Cosmetic Renovation
				2018	Addition of restrooms; HVAC & Lighting upgrades
				2022	Fire System Replaced
				2023	Roof Replacement
Library	1979	1979	20,000 19,000 26,759 54,400 56,400	1996	Adjustment for Media Svc
				2013	1st FL Renovation
				2015	2nd FL Renovation
				2016-17	Replaced Air Handlers
				2018	Secondary boxes & Controls Upgrade
Magnolia Hall	1969		45,162 1,130	2001	Renovation of Science Labs
				2005	Partial Biology Lab Renovation
				2010	HVAC Upgrade
				2017	Roof Replacement
				2018	Expanded Lobby
Carnes Hall for Music	1998	1998	146,188	2011	100,200,500,600,700,800,900 Buildings Renovated
				2018	Waterproofed Wall
				2022	Replaced Boiler
				2023	Roof Replacement & Skylight Replacements
Security Station	2008	2008			N/A

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Spivey Hall	1990	1991	300	2017	Restroom Renovation
				2018-19	Mechanical Room Addition & Upgrade to Gas-Fired Boiler
				2020	Organ Air Stratification
Student Activity Center	2007	2008			Cosmetic Renovation
				2017	Replaced Gas-Fired Water Boiler 2nd FL
Woodlands Hall	1991	2010-11	13,542	2010	Roof Replacement
				2011	HVAC, Lighting, Elevator addition, roof & interior renovation
				2012	Parking Expansion
				2017	Replace Carpet and Stair Tiles
				2018	Waterproofing Repair
Laker Village Phase I	1999	2011	20,884	2015	400 Upper Bldg Renovation
				2022	400 Lower Bldg Renovation
				2016	Exterior & StairCase Upgrades; Roof Replacement
Laker Village Phase II	2004	2011	7,400	2014	Health Clinic Addition
				2022	Replaced Floorings, paint, furniture, corridors, painted exterior, epoxy floors& replace HVACs and Hot Water Systems

				2016-18	Roof Replacement; brick rowlock corrected, drainage improved, structural settlement corrected
			300	2015	Expansion for 4th Tower
CSU & Fayette	2022	2022	28,360	2022	Moved from World Dr. to Peachtree Pkwy (Booth)
University Health Services	2004	2011	7300	2023	Installation of emergency back-up generator
Harry S. Downs Center	1990	1990		2022	Fire System Replaced
Public Safety Shed			300	2022	Renovated to Storage and Public Safety Facility
Cooling Tower	2002	2003		2015	Addition of 4th Tower
				2022	Replaced Towers 1-3
Pump House - Main Campus	1989			2022	Replaced Pump
Pump House - East Campus	2016				N/A
West Side Chiller Plant	2022	2022	6600		N/A
Central Plant			2142	2022	Renovation - replaced 3 500-ton cooling towers

Building Roof Replacement

 Buildings highlighted in yellow need roof replacement.

Date	Location	Square Footage of Roof	Year Roof Replaced	Estimate for Replacement	Status
1974	Arts & Sciences		2017		
1970	Athletics Center		2018		
1969	Facilities Management		2011		
1990	Spivey Hall		2005		
1991	Arbor Hall		2010		
1988	Clayton Hall		2013		
1990	Harry S. Downs Center		2010		
1969	Faculty Hall		2011		
2010	Lab Annex				
1969	Lecture Hall		2023		
1979	Library		2003		
1987	Lucy Huie Hall			\$ 350,000	
1998	Music Education		2023		
1969	Magnolia Hall		1998/2017		
2007	College of Business				
2007	Student Activities Center				
1969	Edgewater Hall		1999	\$ 600,000	
2002	James M. Baker University Center				
1991	Woodlands Hall		2010		
2004	Laker Village Area 1 & 2		?		
TOTALS				\$ 1,005,000	

Existing Facilities Square Footage by Space Assignment (Table 3.1)

Date Built	Building Name	Total Sq. Ft.	Net Sq. Ft.	Laboratory	Office	Study	Special Use	General Use	Support	Health Care	Housing	Unassignable	Current Replacement Value
				200	300	400	500	600	700	800	900	000	
1969	Faculty Hall	12,641	11,876	0	5,600	1,090	1,293	0	280	0	0	4,378	3,160,250
1969	Lecture Hall	12,118	11,375	0	0	0	0	0	357	0	0	3,328	3,397,000
1969	Magnolia Hall	45,162	43,022	15,111	8,038	133	0	383	488	0	0	18,567	16,966,960
1969	Edgewater Hall	57,584	53,706	4,366	26,752	2,154	0	8,142	417	0	0	15,753	14,396,000
1970	Athletics Center	43,268	41,574	0	4,750	0	28,815	0	194	0	0	9,509	10,990,072
1969	Facilities Management	24,018	23,502	0	2,925	0	0	0	18,265	0	0	2,828	6,000,000
1974	Arts & Sciences	38,908	33,428	2,752	9,752	0	0	3,514	316	0	0	13,856	9,727,000
1979	Library	56,400	52,812	2,186	6,185	30,454	560	2,382	727	0	0	13,906	14,325,600
1987	Lucy Huie Hall	20,240	20,240	0	842	0	10,000	6,005	1,641	0	0	1,752	4,304,380
1988	Clayton Hall	34,213	31,971	3,141	8,551	0	0	795	104	0	0	10,533	8,553,250
1990	Harry S. Downs Center - CE	47,844	38,196	3,708	8,687	0	0	13,822	0	0	0	20,012	11,961,000
1990	Spivey Hall	32,865	29,819	0	1,039	0	0	8,504	0	0	0	23,322	8,942,670
1998	Carnes Hall for Music	28,620	28,620	11,771	4,901	0	0	162	696	0	0	11,090	7,155,000
2002	James M. Baker University Ctr.	127,000	107,491	1,923	19,051	246	1,200	20,016	4,078	0	0	62,941	32,385,000
2007	Student Activities Center	62,645	59,737	0	4,136	0	18,951	19,357	167	0	0	20,034	10,649,650
2007	College of Business	16,555	14,305	0	6,582	204	0	2,167	88	0	0	6,024	4,138,750
1991	CSU East - Arbor Hall	16,316	15,664	2,008	2,990	0	0	4,752	75	0	0	4,883	3,671,100
1991	CSU East - Woodlands Hall	13,542	10,822	0	6,929	0	0	0	104	0	0	6,509	3,000,000
2002	Cooling Tower and Pump House	2,634	2,634	0	0	0	0	0	0	0	0	2,142	2,107,200
1989	Pump House	170	170	0	0	0	0	0	0	0	0	144	115,200
2008	Security Station	216	216	0	176	0	0	0	0	0	0	40	60,000

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2010	Laboratory Annex Building	18,000	15,750	6,478	1,764	72	200	0	126	0	0	8,176	5,000,000
2015	Lakeview Discovery Science Center	62,598	55,682	18,616	5,740	802	1,192	945	754	0	0	30,273	19,100,000
1999/2004	Laker Village	386,053	352,056	0	480	588	0	943	95	4,416	280,879	98,652	53,707,650
1979	CSU@Fayette	16,360	16,360	963	1,805	0	0	704	96	0	0	3,300	2,072,710
2022	West Side Chiller Plant	6,600	6,600										3,671,100
2007	Laker Hall	178,000	165,663	0	212	5,768	0	2,772	80	0	120,744	48,424	28,480,000
Totals		1,348,001	1,243,291	73,023	137,887	41,511	62,211	95,365	29,148	4,416	401,623	440,376	288,037,542

Legend:

S-satisfactory **D**-deficiency **U**-unsatisfactory

University Infrastructure

Area: 216 acres

Needs

Component	S	D	U	Remarks
Irrigation: Upgrade on Central and NE side of campus			X	Install irrigation system for north side of campus.
Interior Campus Lighting		X		Campus Wide interior LED upgrade in progress
Sewer Lines		X		Several areas of sewer lines on campus require repair due to age, deterioration and ground settlement. Capital Infrastructure project in progress.
HVAC			X	HVAC system has outlasted its life expectancy for several buildings.
Utility Infrastructure			X	Utility infrastructure in some areas is close to 50 years old and needs to be replaced. Capital Infrastructure project in progress.
Campus Tree Management Plan		X		Maintain, manage, improve, renew, and protect the trees on the University's campus and replant with new ones through our Tree Committee process.
Lake Dams	X			Hydrology study in progress (Freese & Nichols)

Athletics Center



Net Square Feet: 40,774
Construction Date: 1970
Renovation Date: 1980
Current Use: Athletics Center

Space Function	Net Area	Notes
Offices	4750	
Conference Rooms	0	
Classrooms and Instructional Meeting Rooms	1219	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	28,815	
Lobby, Halls, Bathrooms and Mechanical	7,209	
Totals	40,774	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Some slab settlement and some brick repair needed.
Div.5 - Metals			✓	Cooling tower metal support needs to be repaired.
Div.6 – Wood, plastic, composites	✓			Upgraded 2019
Div.7 – Thermal & Moisture protection	✓			Upgraded 2019

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Div. 8 – Doors & windows		✓		Windows need to be replaced. Only locker rooms area windows replaced in 2018.
Div.9 - Finishes	✓			Upgraded 2019.
Div.10 - Specialties	✓			Upgraded 2019.
Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			Upgraded 2019.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical			✓	Air handlers need to be replaced in Gym side. Tied into new chiller plant 2022
Div. 16 - Electrical			✓	Switch gear needs to be replaced on old side.
Div.21- Fire Alarm System	✓			Upgraded 2019.
Div. 22 - Plumbing	✓			
Div. 27 - Communications	✓			IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Arbor Hall



Net Square Feet: 15,495
Construction Date: 1991
Renovation Date: 2009
Current Use: Human Resources, Testing Center, Auditorium, and Innovation Center.

Space Function	Net Area	Notes
Offices	2,494	
Conference Rooms	982	
Classrooms and Instructional Meeting Rooms	3,860	
Auditoriums	2,798	
Laboratories	0	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	1,124	
Lobby, Halls, Bathrooms and Mechanical	4,137	
Totals	15,945	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals			✓	Gutters need to be replaced
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			

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Div. 8 – Doors & windows		✓		Windows aged.
Div.9 - Finishes	✓			
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Class# furniture needs upgrading.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems	✓			
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing	✓			
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements			✓	Paint needed on roof area. Need new Roof & siding & soffit
Div. 33 - Utilities	✓			

Arts & Sciences Building



Net Square Feet: 33,126
Construction Date: 1974
Renovation Date:
Current Use: Art labs, classrooms, and faculty offices

Space Function	Net Area	Notes
Offices	9,491	
Conference Rooms	261	
Classrooms and Instructional Meeting Rooms	9,200	
Auditoriums	2,805	
Laboratories	2,752	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	709	
Lobby, Halls, Bathrooms and Mechanical	7,908	
Totals	33,126	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture	✓			

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protection				
Div. 8 – Doors & windows		✓		Interior doors need to be refinished.
Div.9 - Finishes		✓		Second floor needs to be painted.
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Classroom furniture needs update
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems	✓			Upgraded 2019
Div.15 - Mechanical			✓	Chill and hot water pumps need to be replaced. Hot water lines are Asbestos concrete pipes.
Div. 16 - Electrical			✓	Load side panels and switch gear need to be replaced.
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing		✓		Water infrastructure still needs upgrade
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Landscaping upgrade in front of building.
Div. 33 - Utilities		✓		Abandoned gas line needs to be removed.

Clayton Hall



Net Square Feet: 32,075
Construction Date: 1988
Renovation Date:
Current Use: Labs, classrooms, and faculty offices.

Space Function	Net Area	Notes
Offices	7,945	
Conference Rooms	684	
Classrooms and Instructional Meeting Rooms	12,049	
Auditoriums	0	
Laboratories	2,181	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	0	
Lobby, Halls, Bathrooms and Mechanical	9,216	
Totals	32,075	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			

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Div. 8 – Doors & windows	✓			
Div.9 - Finishes		✓		In need of upgrade
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Needs to be upgraded.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems		✓		Elevator is aged.
Div.15 - Mechanical			✓	HVAC and controls need to be replaced (Top Priority)
Div. 16 - Electrical			✓	Switch gear needs to be replaced.
Div.21- Fire Alarm System		✓		Aged but working.
Div. 22 - Plumbing		✓		Water infrastructure needs upgrade.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Pressure wash and paint needed
Div. 33 - Utilities		✓		

College of Business



Net Square Feet: 14,217
Construction Date: 2008
Renovation Date:
Current Use: Faculty offices and classrooms.

Space Function	Net Area	Notes
Offices	6264	
Conference Rooms	538	
Classrooms and Instructional Meeting Rooms	1,490	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use (Study, Locker Rooms, Shops, Medical Clinics)	204	
Lobby, Halls, Bathrooms and Mechanical	5,721	
Totals	14,217	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry	✓			
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			

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Div. 8 – Doors & windows	✓			
Div.9 - Finishes	✓			
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			Class and Study rooms need upgrading
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing		✓		Water and gas infrastructure needs upgrade.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Edgewater Hall



Net Square Feet: 54,189
Construction Date: 1969
Renovation Date: 2005, 2010
Current Use: Mixed use

Space Function	Net Area	Notes
Offices	26,420	
Conference Rooms	2,356	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	3,994	Dental Hygiene & Exam Rooms, Training
Storage	134	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	8,662	Bookstore
Lobby, Halls, Bathrooms and Mechanical	12,623	
Totals	54,189	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site			☑	Pea gravel around building needs to be replaced. Retaining walls need repairs.
Div. 3;4-Concrete/Masonry		✓		Steps on north end need repair. ADA ramp on West side is damaged.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture			☑	Roof is about 24 years old (1999).

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protection				
Div. 8 – Doors & windows			☑	Windows need to be replaced. Store frontage and stone in front and back of building need to be replaced.
Div.9 - Finishes	✓			
Div.10 - Specialties			☑	Dental vacuum pumps are about 15 years old.
Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			
Div.13 – Special Construction				
Div. 14 – Conveying Systems			☑	Elevators need to be replaced.
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Alarm System			☑	Fire panel needs to be repaired & replaced.
Div. 22 - Plumbing			☑	Water infrastructure still needs upgrade
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Window surrounds need repair.
Div. 33 - Utilities	✓			

Facilities Management



Net Square Feet: 22,870
Construction Date: 1969
Renovation Date: 2010-2012
Current Use: Primary storage area, receiving, and offices for Facilities Management.

Space Function	Net Area	Notes
Offices	2,246	
Conference Rooms	679	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	0	
Storage	11,140	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	7,125	
Lobby, Halls, Bathrooms and Mechanical	1,680	
Totals	22,870	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry	✓			
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			

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Div. 8 – Doors & windows			✓	Windows need to be replaced.
Div.9 - Finishes			✓	Floorings, paint, and office furniture need to be replaced – Breakroom needs complete renovation
Div.10 - Specialties				
Div.11 - Equipment	✓			
Div.12 - Furnishing			✓	Floorings, paint, and office furniture need to be replaced – Breakroom needs complete renovation
Div.13 – Special Construction				
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical			✓	HVAC needs to be replaced.
Div. 16 - Electrical			✓	Original switch gear needs to be replaced.
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing			✓	Water and gas infrastructure still needs upgrade
Div. 27 - Communications	✓			
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Faculty Hall



Net Square Feet: 11,271
Construction Date: 1969
Current Use: Currently being used for the Faculty and Media Printing.

Space Function	Net Area	Notes
Offices	5,895	
Conference Rooms	513	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use (Study, Locker Rooms, Shops, Medical Clinics)	1,770	
Lobby, Halls, Bathrooms and Mechanical	3,093	
Totals	11,271	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		ADA ramp & retaining wall need repairs. Front step needs to be painted.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows	✓			

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Div.9 - Finishes	✓			
Div.10 - Specialties	✓			
Div.11 - Equipment				
Div.12 - Furnishing	✓			
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical		✓		Main hot & chill water valves need to be replaced.
Div. 16 - Electrical			✓	Main switch gear is 55 years old.
Div.21- Fire Alarm System		✓		Low voltage wiring & pull stations need to be replaced
Div. 22 - Plumbing		✓		Older fixtures. Water infrastructure needs upgrade.
Div. 27 - Communications				
Div. 28 – Safety & Security		✓		No roof access
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Harry S. Downs Center



Net Square Feet: 38,513
Construction Date: 1990
Renovation Date:
Current Use: School of nursing, community outreach/
 education programs

Space Function	Net Area	Notes
Offices	7,256	
Conference Rooms	1,461	
Classrooms and Instructional Meeting Rooms	14,996	
Auditoriums	0	
Laboratories	2,716	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	1,433	
Lobby, Halls, Bathrooms and Mechanical	10,651	
Totals	38,513	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site		✓		Upgrade outside lighting.
Div. 3;4-Concrete/Masonry			✓	Front entrance brick pavers need to be replaced.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Selective windows need to be replaced.

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Div.9 - Finishes	✓			
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			
Div.12 - Furnishing			✓	Classroom, study spaces, and waiting area furniture needs upgraded
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems		✓		Aged.
Div.15 - Mechanical			✓	Air handlers need to be replaced.
Div. 16 - Electrical			✓	Office lights need to be upgraded to LED
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing	✓			
Div. 27 - Communications				
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Lucy Huie Hall



Net Square Feet: 20,230
Construction Date: 1987
Renovation Date:
Current Use: None

Space Function	Net Area	Notes
Offices	508	
Conference Rooms	334	
Classrooms and Instructional Meeting Rooms	8,005	
Auditoriums	0	
Laboratories	0	
Storage	9,631	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	0	
Lobby, Halls, Bathrooms and Mechanical	1752	
Totals	20,230	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site			✓	Parking lot lights need to be replaced.
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals			✓	Metal roof in hanger leaking.
Div.6 – Wood, plastic, composites		✓		Flooring needs to be replaced.
Div.7 – Thermal & Moisture protection			✓	Roof needs to be replaced.
Div. 8 – Doors & windows			✓	Windows need to be replaced.
Div.9 - Finishes			✓	Restrooms are outdated

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Div.10 - Specialties			✓	Insulation falling from walls in hanger
Div.11 - Equipment			✓	
Div.12 - Furnishing			✓	Needs to be upgraded.
Div.13 – Special Construction			✓	Replace ceiling tiles and re-paint
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical			✓	HVAC and controls need to be replaced.
Div. 16 - Electrical		✓		
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing			✓	Fixtures are aged and need to be replaced.
Div. 27 - Communications				IT
Div. 28 – Safety & Security			✓	Cameras needed
Div. 32 – Exterior Improvements			✓	Asphalt needs repairing/replaced/Re-striped
Div. 33 - Utilities				

James M. Baker University Center



Net Square Feet: 105,60

Construction Date: 2002

Renovation Date:

Current Use: Auxiliary services to include card, food services. Executive, administrative and faculty offices, and classrooms.

Space Function	Net Area	Notes
Offices	15,969	
Conference Rooms	5,587	
Classrooms and Instructional Meeting Rooms	18,169	
Auditoriums	1,896	
Laboratories	2,169	
Storage	1,307	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	13,153	
Lobby, Halls, Bathrooms and Mechanical	47,354	
Totals	105,604	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Brick pavers need to be repaired throughout building.
Div.5 - Metals		✓		Paint peeling off.
Div.6 – Wood, plastic, composites		✓		Rubber corner guard on all classrooms need to be repaired. Laminate peels off in a few areas.
Div.7 – Thermal & Moisture protection		✓		Skylights need to be replaced.

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Div. 8 – Doors & windows			✓	Windows seal cracked and needed to be replaced.
Div.9 - Finishes			✓	Needs painting and flooring upgrade.
Div.10 - Specialties		✓		Kitchen aging.
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Needs upgrading; products over 21 years old and out of warranty.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems		✓		Aging elevator.
Div.15 - Mechanical		✓		DDC controls need to be upgraded (outdated).
Div. 16 - Electrical		✓		Classroom tables need to be rewired
Div.21- Fire Alarm System		✓		
Div. 22 - Plumbing		✓		Water and gas infrastructure need upgrade.
Div. 27 - Communications				
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Laboratory Annex Building



Net Square Feet: 15,624

Construction Date: 2010

Renovation Date:

Current Use: Faculty offices, labs and classrooms.

Space Function	Net Area	Notes
Offices	1558	
Conference Rooms	206	
Classrooms and Instructional Meeting Rooms	1,184	
Auditoriums	0	
Laboratories	6,478	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	272	
Lobby, Halls, Bathrooms and Mechanical	5,926	
Totals	15,624	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry	✓			
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows	✓			

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Div.9 - Finishes	✓			
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems	✓			
Div.15 - Mechanical			✓	12/22 temp freeze – busted hot water coil – many repairs made. Coil needs to be replaced
Div. 16 - Electrical	✓			
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing		✓		Water and gas infrastructure needs upgrade.
Div. 27 - Communications				N/A
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Lakeview Discovery & Science Center



Net Square Feet: 58,322
Construction Date: 2015
Renovation Date:
Current Use: Classrooms, faculty offices and science labs.

Space Function	Net Area	Notes
Offices	5,630	
Conference Rooms	206	
Classrooms and Instructional Meeting Rooms	4,800	
Auditoriums	0	
Laboratories	20,835	
Storage	754	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	1,192	
Lobby, Halls, Bathrooms and Mechanical	24,905	
Totals	58,322	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site		✓		Irrigation needed.
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites		✓		Classrooms step treads need to be metal.
Div.7 – Thermal & Moisture	✓			

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protection				
Div. 8 – Doors & windows	✓			
Div.9 - Finishes		✓		Some sheetrock cracks.
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			
Div.12 - Furnishing			✓	Installed in 2016. All classroom chairs need to be replaced – upgrade in progress
Div.13 – Special Construction				
Div. 14 – Conveying Systems			✓	Elevator has had problems since the building opened.
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing	✓			
Div. 27 - Communications				
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities		✓		(Punch Item) Need metering.

Lecture Hall



Net Square Feet: 12,733
Construction Date: 1969
Renovation Date: 2001
Current Use: Academic Instruction, lecture classrooms.

Space Function	Net Area	Notes
Offices	0	
Conference Rooms	0	
Classrooms and Instructional Meeting Rooms	8,433	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	0	
Lobby, Halls, Bathrooms and Mechanical	4,300	
Totals	12,733	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry	✓			Upgraded 2019
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			Upgraded 2019
Div.7 – Thermal & Moisture protection	✓			

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Div. 8 – Doors & windows	✓			Upgraded 2019
Div.9 - Finishes	✓			Upgraded 2019
Div.10 - Specialties	✓			Upgraded 2019
Div.11 - Equipment	✓			
Div.12 - Furnishing			✓	Classrooms needs to be upgraded (20 years old)
Div.13 – Special Construction	✓			Two classrooms converted into display laboratories
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical	✓			Upgraded 2019
Div. 16 - Electrical	✓			Upgraded 2019
Div.21- Fire Suppression	✓			Upgraded 2019
Div. 22 - Plumbing			✓	Chill & Hot water lines being replaced – in progress
Div. 27 - Communications	✓			Upgraded 2019
Div. 28 – Safety & Security	✓			Upgraded 2019
Div. 32 – Exterior Improvements		✓		Site and landscape needs improvement
Div. 33 - Utilities	✓			Upgraded 2019

Library



Net Square Feet: 52,189

Construction Date: 1979

Renovation Date:

Current Use: Upper and main lower floor library and library offices. Remaining lower floor house OIT offices, media services, and academic support and HUB areas.

Space Function	Net Area	Notes
Offices	9,370	
Conference Rooms	0	
Classrooms and Instructional Meeting Rooms	1,056	
Auditoriums	0	
Laboratories	0	
Storage	0	
General Use, Mechanical, Circulation	10,648	
Library and Study Areas	31,115	
Totals	52,189	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Pea gravel at main entrance needs to be repaired.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection			✓	Roof needs several repairs – in progress
Div. 8 – Doors & windows			✓	Several windows have loss argon and need to be

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				replaced.
Div.9 - Finishes		✓		Area occupied by IT needs to be renovated.
Div.10 - Specialties				
Div.11 - Equipment				
Div.12 - Furnishing		✓		Library area renovated in 2018. Some IT suite areas renovated. Many of the IT suites need to be upgraded.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems		✓		Elevator needs to be replaced.
Div.15 - Mechanical		✓		Hot and chill water pumps need to be replaced.
Div. 16 - Electrical	✓			
Div.21- Fire Alarm System	✓			
Div. 22 - Plumbing			✓	Sewer lines, water infrastructure needs upgraded.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Trees need to be cut back due to debris on roof.
Div. 33 - Utilities	✓			

Magnolia Hall



Net Square Feet: 41,604
Construction Date: 1969
Current Use: Used for general laboratories.

Space Function	Net Area	Notes
Offices	7,260	
Conference Rooms	240	
Classrooms and Instructional Meeting Rooms	3,220	
Auditoriums	0	
Laboratories	15,111	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	276	
Lobby, Halls, Bathrooms and Mechanical	15,009	
Totals	41,116	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Significant settlement problems and window surrounds cracking. Biology lab floor crack.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites		✓		Transition strips to be metal for door thresholds
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Thresholds at doors need to be replaced and the laminate on the doors is coming off.

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Div.9 - Finishes	✓			
Div.10 - Specialties			✓	Fume hoods are old & need to be replaced
Div.11 - Equipment				
Div.12 - Furnishing			✓	bad condition
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical			✓	Central plant 2 750-ton chillers need to be replaced in 2024
Div. 16 - Electrical	✓			
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing			✓	Roots beginning to enter the sewer line pipes. Gas and water line infrastructure needs upgrade.
Div. 27 - Communications				
Div. 28 – Safety & Security		✓		Lab rooms need gas detectors.
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Carnes Hall for Music



Net Square Feet: 28,480

Construction Date: 1998

Renovation Date:

Current Use: Classrooms, faculty offices (music and other disciplines), and music labs.

Space Function	Net Area	Notes
Offices	4,661	
Conference Rooms	240	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	11,771	
Storage	556	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	0	
Lobby, Halls, Bathrooms and Mechanical	11,252	
Totals	28,480	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Some settlement acknowledged.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows	✓			

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Div.9 - Finishes		✓		Carpeting needs to be replaced 70%
Div.10 - Specialties	✓			
Div.11 - Equipment		✓		
Div.12 - Furnishing		✓		Classroom and office and commons area furniture needs to be upgraded.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems	✓			
Div.15 - Mechanical			✓	Air handlers need to be replaced
Div. 16 - Electrical	✓			
Div.21- Fire Alarm System		✓		
Div. 22 - Plumbing	✓			
Div. 27 - Communications				
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities		✓		Aged.

Spivey Hall



Net Square Feet: 30,075
Construction Date: 1990
Renovation Date:
Current Use: Concert hall

Space Function	Net Area	Notes
Offices	1,039	
Conference Rooms	340	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	5,500	
Laboratories	0	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	2,566	
Lobby, Halls, Bathrooms and Mechanical	20,630	
Totals	30,075	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Some settlement has been acknowledged.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection		✓		
Div. 8 – Doors & windows	✓			

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Div.9 - Finishes			☑	Need to be painted, carpet replaced.
Div.10 - Specialties			☑	Theater chairs need to be replaced.
Div.11 - Equipment	✓			
Div.12 - Furnishing			☑	Need upgrading.
Div.13 – Special Construction				
Div. 14 – Conveying Systems		✓		Aged.
Div.15 - Mechanical	✓			
Div. 16 - Electrical		✓		Aged.
Div.21- Fire Suppression			☑	Needs to be replaced. Fire panel has been replaced in 2019 but devices throughout building need upgrade.
Div. 22 - Plumbing		✓		Back stage restrooms need to be upgraded. Water infrastructure need upgrade.
Div. 27 - Communications				
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Student Activities Center



Net Square Feet: 59,727

Construction Date: 2008

Current Use: Currently being used for the Recreation and Wellness.

Space Function	Net Area	Notes
Offices	3,816	
Conference Rooms	320	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use (Study, Locker Rooms, Shops, Medical Clinics)	38,785	
Lobby, Halls, Bathrooms and Mechanical	17,126	
Totals	59,727	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows	✓			

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Div.9 - Finishes		✓		Ballroom carpet need repair and few replacements.
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Needs upgrading and replacements.
Div.13 – Special Construction	✓			
Div. 14 – Conveying Systems	✓			
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing			✓	Building needs PRV.
Div. 27 - Communications				
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Woodlands Hall



Net Square Feet: 12,744
Construction Date: 1991
Renovation Date: 2009
Current Use: Business Service offices

Space Function	Net Area	Notes
Offices	5810	
Conference Rooms	1119	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	0	
Lobby, Halls, Bathrooms and Mechanical	5,815	
Totals	12,744	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry	✓			
Div.5 - Metals				
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Windows are aged.

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Div.9 - Finishes	✓			
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems	✓			
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing	✓			
Div. 27 - Communications				
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Cooling Tower

Net Square Feet: 2,634
Construction Date: 2002
Renovation Date: 2015
Current Use: Building Operations HVAC

Space Function	Net Area	Notes
Offices	0	
Conference Rooms	0	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	0	
Lobby, Halls, Bathrooms and Mechanical	2,634	
Totals	2,634	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site	✓			
Div. 3;4-Concrete/Masonry	✓			
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites				N/A
Div.7 – Thermal & Moisture protection				
Div. 8 – Doors & windows	✓			
Div.9 - Finishes				N/A
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			

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Div.12 - Furnishing				N/A
Div.13 – Special Construction	✓			
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Suppression				N/A
Div. 22 - Plumbing	✓			
Div. 27 - Communications				N/A
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Pump House – Main Campus

Net Square Feet: 144
Construction Date: 1969
Renovation Date:
Current Use: Irrigation for Campus

Space Function	Net Area	Notes
Offices	0	
Conference Rooms	0	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use, Study, Locker Rooms, Shops, Medical Clinics	0	
Lobby, Halls, Bathrooms and Mechanical	144	
Totals	144	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site		✓		Aesthetic improvements needed.
Div. 3;4-Concrete/Masonry	✓			
Div.5 - Metals				N/A
Div.6 – Wood, plastic, composites				N/A
Div.7 – Thermal & Moisture protection			✓	Roof needs replaced
Div. 8 – Doors & windows	✓			
Div.9 - Finishes				N/A
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			

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Div.12 - Furnishing				N/A
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Suppression				N/A
Div. 22 - Plumbing	✓			
Div. 27 - Communications				N/A
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

VI. Project Evaluation

Board of Regents Principles for Capital Resources Allocation²

Principle 1	The construction or acquisition of new space to accommodate existing enrollment should generally take precedence over the construction or acquisition of facilities to serve future growth targets in the five-year capital allocation plan (subsequently referred to as “the plan”).
Principle 2	The acquisition of space whether for the purposes of acquiring land for new construction or existing facilities for adaptation to university or college purposes needs to be evaluated with two considerations: first, the relationship of the site and/or facility to academic mission, student needs and physical layout of the campus, and second, the benefits or liabilities of the existing facility.
Principle 3	The construction or acquisition of new space should parallel the future growth targets adopted by the Board for each campus in the plan and should be consistent with institutional missions and strategic plans, including workforce needs.
Principle 4	There should be a balance between the need for new facilities and the need to maintain, rehabilitate or modernize existing facilities within the overall plan which includes attention to health and safety issues (ADA, asbestos, etc.) as well as the accommodation of new academic programs and capacity expansion.
Principle 5	In setting priorities for the use of State resources, highest weight will be given first to instructional facilities (classrooms, laboratories) followed by academic support facilities (libraries, computer centers), student support facilities (e.g., housing, recreational and student activities centers), and finally administrative facility and infrastructure needs. Critical infrastructure needs may take precedence in some cases, especially where cost- effectiveness is a major rationale. Special consideration for the role of the State support for research facilities will be evaluated in light of the unique research mission of certain institutions.
Principle 6	Where other than State financial resources, especially auxiliary or donated resources, are available to partially fund a facility, special consideration will be given to the role that State resources can plan in completing a financial package.
Principle 7	In planning facility projects, capacity expansion, while critical should not result in facilities which are of lower quality.
Principle 8	New construction and building renovations should incorporate modern, energy efficient building and electronic communications systems appropriate to modern instructional delivery systems, with special attention to furthering the goals of an expanded distance education capacity in the State.
Principle 9	In evaluating projects, consideration should be given to: (i) existing facility utilization efficiency and operating hours of each campus, (ii) whether the campus’ existing utility, road, parking and pedestrian infrastructure will accommodate the new project, (iii) quality of life issues, (iv) impact on the local community, (general cost effectiveness of the projects including facility operating costs, and (vi) where appropriate, reduction of the use of lease space.
Principle 10	In establishing and amending the 5-year capital outlay plan for the University System, consideration will be given to the timely completion of programming and design of capital projects as well as the maintenance of projects within budgets.

² Board of Regents, University System of Georgia, *2000 Preplanning Guidelines*, retrieved from http://www.usg.edu/ref/capital/preplan_guide_2000.pdf, January 17, 2007.

Appendices

Appendix A – Deferred Maintenance Schedule & Estimated Financial Data

The following information is the deferred maintenance schedule.

Deferred Maintenance Plan & Estimated Financial Data

 Priority 2023-2024

 Priority 2025-2028

* Estimated Cost *

Priority	Location	Description	* Estimated Cost *	Total	2023-2024	2025-2028
1	Clayton Hall	Air handler and all secondary boxes (both floors) and controls need to be replaced	\$ 700,000.00		✓	
2	Athletics & Fitness	Air Handles need to be replaced on Gym side.	\$ 250,000.00		✓	
3	Magnolia Hall/Central Plant	Central Plant two 750-ton chillers need to be replaced in 2024	\$ 1,750,000.00		✓	
4	Spivey Hall	Fire suppression system needs to be replaced; Fire panel replaced in 2109 but devices throughout the building need upgrade	\$ 140,000.00		✓	
5	Edgewater Hall	ADA lighting	\$ 150,000.00		✓	
6	Edgewater Hall	Elevators need to be replaced	\$ 500,000.00		✓	
7	Arts & Science	Load side panels and switch gear need to be replaced	\$ 175,000.00		✓	
8	Facilities Management	Original switch gear needs to be replaced	\$ 70,000.00		✓	
9	Faculty Hall	Main switch gear needs to be replaced (50yrs old)	\$ 100,000.00		✓	
10	Clayton Hall	Switch Gear needs to be replaced	\$ 200,000.00		✓	
11	Athletics & Fitness	Cooling tower metal support needs to be repaired	\$ 20,000.00		✓	
12	Arbor Hall	Replace Gutters & downspout	\$ 30,000.00		✓	
13	Edgewater Hall	Roof is about 22 years old	\$ 475,000.00		✓	
14	University Center	Near 20+ year mark	\$ 1,200,000.00		✓	
15	Student Activity Center	Chill water lines from west side chiller plant to building & control work	\$ 600,000.00		✓	

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16	Spivey Hall	Storm water pipe	\$ 750,000.00	\$ 7,110,000.00	✓	
17	Lakeview Discovery	Elevator has had problems since the building opened	\$ 500,000.00			
18	Facilities Management	HVAC needs to be replaced	\$ 70,000.00			✓
19	Lucy Huie Hall	HVAC and controls need to be replaced	\$ 375,000.00			✓
20	Carnes Hall for Music	Air handlers and VFDs need to be replaced	\$ 375,000.00			✓
21	Lucy Huie Hall	Metal roof in hanger leaks	\$ 475,000.00			✓
22	Lucy Huie Hall	Roof needs to be replaced	\$ 275,000.00			✓
23	Edgewater Hall	Courtyard entry concrete settlement issue	\$ 140,000.00			✓
24	Library	Skylights need to be recalced between UC and Library - roof repairs in progress	\$ 20,000.00			✓
25	Pump House	Roof needs to be replaced	\$ 15,000.00			✓
26	Edgewater Hall	Water and gas infrastructure needs upgrade	\$ 20,000.00			✓
27	Library	Sewer lines, water, and gas infrastructure needs upgrade - in progress				✓
28	Edgewater Hall	Windows need to be replaced & Exterior curtain wall	\$ 1,000,000.00			✓
29	Facilities Management	Windows need to be replaced	\$ 15,000.00			✓
30	University Center	Windowsill cracked and needs replacing	\$ 225,000.00			✓
31	Library	Several windows have lost argon and need to be replaced	\$ 500,000.00			✓
32	Harry S. Downs Center	Front entrance brick pavers need to be replaced	\$ 75,000.00			✓
33	University Center	Needs painting and flooring upgrade	\$ 750,000.00			✓
34	Edgewater Hall	Pea gravel around building needs to be replaced & retaining walls need repairs; re-design of the courtyard area required per ADA- design in progress	\$ 375,000.00			✓
35	Edgewater Hall	Store frontage and stone in front of building need to be replaced	\$ 175,000.00			✓
36	Student Activity Center	Dryer vents need to be replaced	\$ 65,000.00			✓
37	Student Activity Center	Building needs PRV	\$ 2,500.00			✓
38	Lucy Huie Hall	Plumbing fixtures are aged and need to be replaced	\$ 15,000.00			✓
39	Lucy Huie Hall	Asphalt needs repairing	\$ 500,000.00			✓
40	Campus Wide	Road resurfacing	\$ 1,000,000.00			✓
41	Campus Wide	Flooring replacements	\$ 1,500,000.00			✓
42	Campus Wide	Interior & Exterior painting	\$ 700,000.00			✓

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43	UC	Glass cleaning	\$ 8,500.00			✓
44	Harry S. Downs Center	Glass cleaning	\$ 3,500.00			✓
45	Student Activity Center	Glass cleaning	\$ 7,500.00			✓
46	Campus Wide Lakes	Dredging & Surveying	\$ 2,600,000.00			✓
47	Lucy Huie Hall	Building envelopes	\$ 45,000.00	<u>\$11,827,000.00</u>		✓
				<u>\$18,937,000.00</u>		

Appendix B – Space

Master Plan



Proposed Campus Buildings



Existing Campus Buildings

BUILDING KEY

- 1. Science Building (Option 1)
- 2. Science Building (Option 2) OR Academic
- 3. Library
- 4. Dining / Student Life
- 5. Student Life
- 6. Theater and Academic
- 7. Facilities Expansion (Option 1)
- 8. Clayton Place I & II Acquisition
- 9. SAC Expansion
- 10. Residential
- 11. Academic
- 12. Facilities Building (Option 2)
- 13. Regal Forest Apartments Acquisition
- 14. Future Academic
- 15. Future Academic
- 16. Future Academic
- 17. Residential
- 18. Residential
- 19. Athletics / Convocation Center
- 20. Trammell Property Acquisition
- 21. Field Support Facility

* Structured Parking

OPEN SPACE KEY

- A. Reconfigured Academic Quad
- B. Academic Green
- C. Pine Grove
- D. Athletics District
- E. Intramural District