Georgia College Strategic Planning
Facilities Committee Report

Introduction

Committee Members:

Michael Rickenbaker, Director of Facilities Planning: Co-Chair
Mark Duclos, Director of Facilities Operations: Co-Chair
Chris Hindman, Manager of Network Administration
Ken McGill, Chemistry and Physics
Gretchen M. Ionta, Assistant Professor, Biology
Alice Loper, Director Student Health & Wellness Services
Mike Martino, Professor
Deanie Waddell, Assistant to the Dean of the College of Business
Lewis Steele, Student Representative

Trends that may impact area/Narrative:

Space Utilization

One of the more prevalent trends currently guiding universities in the area of facilities is effective use of space. Policies related to space utilization, best practices for effective space planning and capital planning with an eye on reuse instead of new square footage dominate the conversation nation-wide. A prominent member of the Georgia Board of Regents has as a favorite line: “Use it, use it better.”

Sustainability

Sustainability may have experienced a slight downturn in higher execution trends potentially stimulated by low fuel costs; however, it remains an important place in planning for Georgia College’s facilities.

Safety

Recent events on campuses across the country have maintained matters of public safety, security and accessibility as important focal points for the planning of campus facilities.

Integrated Planning

SCUP, the Society for College and University Planning, has identified Integrated Planning as an emerging trend in higher education. Georgia College has participated in this trend recently hosting a workshop led by the SCUP Planning Institute.
**Narrative**

The physical environment of Georgia College consists of 645 Acres, 94 buildings and 2,190,731 square feet of space. The following tables show the breakdown of the fall 2014 data.

### Land Holdings

<table>
<thead>
<tr>
<th>Land Holdings</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Campus</td>
<td>72</td>
</tr>
<tr>
<td>East Campus</td>
<td>108</td>
</tr>
<tr>
<td>West Campus</td>
<td>465</td>
</tr>
<tr>
<td><strong>Total Acres</strong></td>
<td><strong>645</strong></td>
</tr>
</tbody>
</table>

### Number of Rooms by Basic Room Type

<table>
<thead>
<tr>
<th>Room Use</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classrooms</td>
<td>130</td>
</tr>
<tr>
<td>Teaching Labs</td>
<td>106</td>
</tr>
<tr>
<td>Open Labs</td>
<td>21</td>
</tr>
<tr>
<td>Research Labs</td>
<td>47</td>
</tr>
<tr>
<td>Offices</td>
<td>811</td>
</tr>
</tbody>
</table>

### Space Assignment by Room Use

<table>
<thead>
<tr>
<th>Room Use</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Classroom</td>
<td>87,880</td>
</tr>
<tr>
<td>Lab</td>
<td>112,538</td>
</tr>
<tr>
<td>Office</td>
<td>256,454</td>
</tr>
<tr>
<td>Study</td>
<td>78,317</td>
</tr>
<tr>
<td>Special Use</td>
<td>115,710</td>
</tr>
<tr>
<td>General Use</td>
<td>180,126</td>
</tr>
<tr>
<td>Supporting</td>
<td>71,096</td>
</tr>
<tr>
<td>Health Care</td>
<td>3,768</td>
</tr>
<tr>
<td>Residential</td>
<td>493,051</td>
</tr>
<tr>
<td>Non-assignable</td>
<td>791,791</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,190,731</strong></td>
</tr>
</tbody>
</table>

### Building Age

<table>
<thead>
<tr>
<th>Age</th>
<th># of Bldgs</th>
<th>Total Gross Sq. Ft</th>
<th>Square footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Over 99 yrs old</td>
<td>18</td>
<td>269,624</td>
<td>19%</td>
</tr>
<tr>
<td>75-99 yrs old</td>
<td>13</td>
<td>572,711</td>
<td>14%</td>
</tr>
<tr>
<td>50-74 yrs old</td>
<td>14</td>
<td>169,331</td>
<td>15%</td>
</tr>
<tr>
<td>25-49 yrs old</td>
<td>11</td>
<td>194,445</td>
<td>12%</td>
</tr>
<tr>
<td>10-24 yrs old</td>
<td>34</td>
<td>869,061</td>
<td>36%</td>
</tr>
<tr>
<td>0-9 yrs old</td>
<td>4</td>
<td>115,559</td>
<td>4%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>94</strong></td>
<td><strong>2,190,731</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>
Environmental and Desired Outcomes

*Strengths, Weaknesses, Opportunities, Threats:*

**Strengths:**
The look and feel of the campus landscaping and grounds  
The look and feel of the campus buildings  
The historical significance of the buildings  
The Information technology infrastructure  
The transit system  
Campus is located near downtown  
Main Campus is walkable  
Commitment to sustainability from students, faculty and administration  
Safety of the campus  
LEED facilities  
The low cost of energy

**Weaknesses:**
The lack of parking near Main Campus  
Difficult for the campus to expand due to being land locked  
The old historical buildings are more costly to maintain and operate  
The old historical buildings are not energy efficient  
The distance between Main Campus and West Campus  
Safety concerns at 441 bypass and West Campus drive  
Traffic safety concerns with the three state routes bordering campus  
The science facility is lacking  
Need for better performing arts space  
ADA accessibility concerns in some of the facilities  
Information technology is lacking at East Campus

**Opportunities:**
East Campus has great potential  
West Campus has lots of acreage for growth  
The close proximity of Central State Hospital  
The close proximity of Lake Sinclair  
Bike-friendly university  
Potential connection to the Greenway  
The Old Courthouse renovation  
Historic Terrell Hall renovation

**Threats:**
The Macon Campus building has maintenance issues  
The quality of construction of the Housing PPVs  
The Georgia College Foundation debt of some of our facilities  
Traffic from the state routes surrounding Main Campus  
Lack of future funding  
Perceived safety issues  
Fire suppression not in all facilities

March 8, 2016
Goals and Objectives

Space Utilization:

The committee identified a major goal being to improve space utilization campus-wide. Importance would be to focus on classrooms and teaching laboratories initially. The committee recommends the Space Committee annually track utilization and establish reporting procedures to notify the colleges and departments of their utilization, identify by room, building and time that are performing well and those performing poorly and identify recommended changes to procedures to aid in increasing utilization. Measurable objective will include improved classroom and teaching laboratories utilization by college, department, building and time. The committee would like to set a goal of a 15% increase in classroom and teaching laboratories utilization within five years over today’s baseline.

Sustainability:

The committee believes that a strong sustainability program is essential for not only attracting and retaining outstanding students but also for helping lower the cost of higher education through energy reduction and waste recycling programs. While Georgia College already has a sustainability program in place, the committee recommends additional effort be focused on energy reduction, water reduction and improved waste/recycling.

Measurable outcomes would be:
- 5% Electrical power reduction over today’s baseline
- 5% Natural gas reduction over today’s baseline
- 5% Water reduction over today’s baseline
- 10% recycling improvement over today’s baseline

Safety:

Although the committee had identified that the campus was a safe environment they felt it important to have a stated goal of making the university safer. One unanimous candidate for improvements was the intersection at the 441 Bypass and West Campus drive. The metrics would be comparing the traffic statistics before and after installing a traffic light and/or lowering the speed limit on the bypass to 45 miles per hour. The committee recommended both safety improvements.

The committee also had safety concerns with the high volume of truck traffic using the three state routes bordering our campus. The committee would like to see Georgia College work with the city of Milledgeville and Georgia Department of Transportation to identify other routes through Milledgeville for the thru truck traffic to take.

Integrated Planning:

The committee felt that it would be best to reconvene the committee or a committee similar in composition to this committee to review the strategic plan upon completion to identify facility goals specifically generated to support the plan.

March 8, 2016