

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

Land Holdings	Acreage
Main Campus	72
East Campus	108
West Campus	465
Total Acres	645

Number of Rooms by Basic Room Type

Room Use	Number
Classrooms	130
Teaching Labs	106
Open Labs	21
Research Labs	47
Offices	811

Space Assignment by Room Use

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

Building Age

Age	# of Bldgs	Total Gross Sq. Ft	Square footage
Over 99 yrs old	18	269,624	19%
75-99 yrs old	13	572,711	14%
50-74 yrs old	14	169,331	15%
25-49 yrs old	11	194,445	12%
10-24 yrs old	34	869,061	36%
0-9 yrs old	4	115,559	4%
Total	94	2,190,731	100%

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

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.