

Planning, Development and Maintenance Manual

Facilities Management



May 2018

Table of Contents

- I. CAMPUS OVERVIEW 3**
 - University Overview3
- II. PLANNING, MAINTENANCE AND RENOVATION STRATEGY 5**
 - Deferred Maintenance Policy5
 - Addressing Deferred Maintenance Items5
- III. FACILITIES ADVISORY COMMITTEE 6**
 - Committee’s Responsibilities6
 - Committee Members6
- IV. CAMPUS TREE COMMITTEE 8**
 - Committee’s Responsibilities8
 - Committee Members8
- V. FACILITIES INVENTORY 9**
 - Challenges – Historical Perspective9
 - Historical Construction / Renovations Overview.....9
 - Legend:1
 - S-satisfactory D-deficiency U-unsatisfactory1
 - University Infrastructure1
 - Faculty Hall2
 - Magnolia Hall4
 - Lecture Hall.....6
 - Edgewater Hall8
 - Athletics Center.....10
 - Facilities Management12
 - Arts & Sciences Building14
 - Library.....16
 - Lucy Huie Hall.....18
 - Clayton Hall.....20
 - Harry S. Downs Center22

Spivey Hall.....	24
Music Education Building	26
James M. Baker University Center	28
Cooling Tower	30
Pump House.....	32
Arbor Hall.....	34
Woodlands Hall	36
College of Business.....	38
Laboratory Annex Building	40
Lakeview Discovery & Science Center.....	42
Student Activities Center	44
Laker Village Phase I and Phase II	46
Laker Village Phase I	46
Laker Village Phase II	48
Board of Regents Principles for Capital Resources Allocation	50
APPENDICES	51
Appendix A – Deferred Maintenance Schedule	52
Appendix B – Space	1
Appendix C – Financial Data	2

I. Campus Overview

University Overview

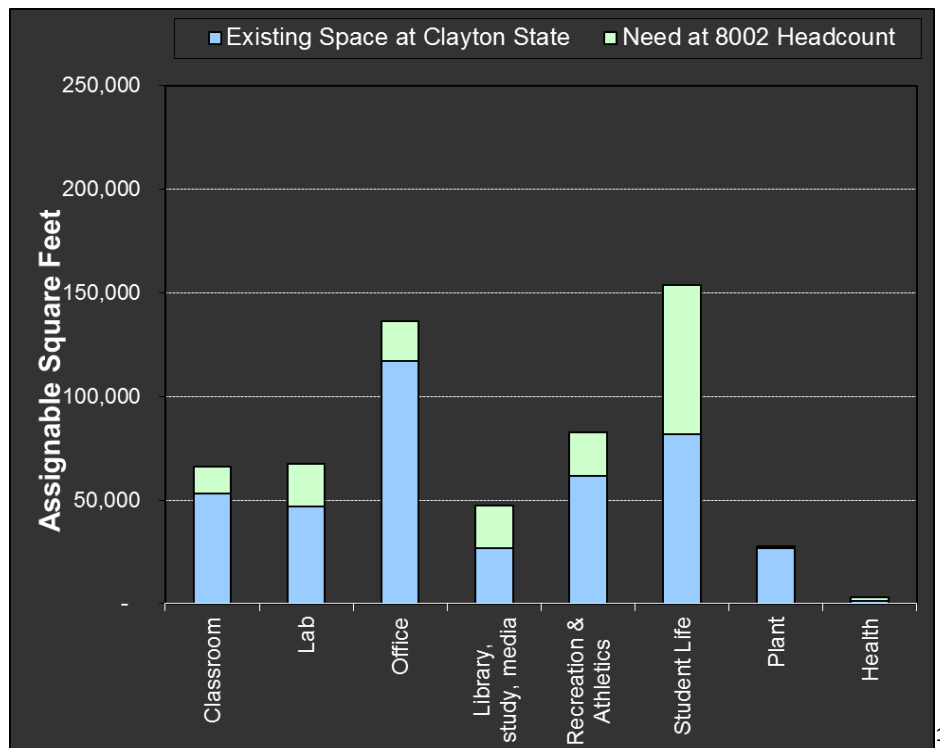
Clayton State University is a four-year state university in the University System of Georgia with an enrollment near 7,000. Through ITP Choice, the second phase of the Information Technology Project (ITP), all faculty and students are required to have access to a notebook computer. Now one of only 36 "Notebook Universities" nationwide, Clayton State was the third public university in the nation to require notebook computers when ITP started in January 1998.

Campus

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 to 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 a scheduling priority. The list consists of equipment that have 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 priority 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 Library planned for the campus.

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 as a result 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. 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 particular category normally received by the Facilities Advisory Committee twice a year and contain request for new space or modification/adaptation of existing space for new programs. Funds for this requests 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 2017-2019 Committee:

Member Name	Title
Harun Biswas	AVP Facilities Management (Chair of the Committee)
Darren Thomas	Director of Physical Plant Operations, Facilities Management
Ahmad Johnson	Student Government President
Dawn Krieger	Telecommunications Manager
Charles Howard	Assistant Director, Career Services
Brandon Marshall	Facility Manager, Student Activities Center
Natasha Hutson	Director, Campus Life and Student Activities Center
Heidi Weathersby	Graphic Designer, Marketing and Communication
Kamran Moghaddam	Assistant Professor of Supply Chain Management, College of Business
Jonathan Harris	Coordinator of Film Production Program, Department of Visual and Performing Arts
WeiHu Hong	Professor of Mathematics, CIMS

Priti Bhatia	Project Manager, Facilities Management
Lana Soroka	Manager of Planning & Design, Facilities Management

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 regular basis and as needed otherwise.

Committee Members

Member Name	Title
Darren Thomas	Chair, Director of Plant Operations
Trent Johnston	Co-Chair, Assistant Director of Landscape Management
Harun Biswas	AVP of Facilities Management
Priti Bhatia	Project Manager, Facilities Management
Jere Boudell	Professor – Biology
Sam Dixon	Executive & Artistic Director, Spivey Hall
Brenda Carr	Executive Secretary to the President
Brendon McKeown	Marketing and Communication
Scott Flemming	Assistant Director, Loch Shop
John Anderson	Architect, ASLA Anderson Design, Inc.
D'ante Jolly	Student
Danielle Jolly	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 University Center, College of Business, Laboratory Annex Building, Student Activities Center, Laker Hall and Lakeview Discovery & Science Center were completed.

Historical Construction / Renovations Overview

Building Name	Year Built	Occupied/ Purchase Year	Year Renovated	Renovated Square Footage	Type of Renovation
Facilities Management	1969		2000	9,000	Addition of new warehouse
			2012	25,000	Roof replaced
Faculty Hall	1969		2012	12,641	HVAC and lighting upgrade
			2012	12,700	Roof replaced
Lecture Hall	1969		2000	12,118	Roof and cosmetics renovation
			2018	7,620 renovated and 1,470 added	Addition of restrooms, HVAC and lighting upgrade
Magnolia Hall	1969		2001	45,162 (additional 1,130 sq.ft 2018)	Renovation of Science Labs
			2005		Partial Biology Lab Renovation
			2010		HVAC Upgrade
			2017		Roof replaced

Building Name	Year Built	Occupied/ Purchase Year	Year Renovated	Renovated Square Footage	Type of Renovation
			2018		Lobby expanded
Edgewater Hall	1969		2005	57,584	Renovation of entire building, HVAC and Electrical
			2010		Renovation of HVAC and Electrical
			2011		Bookstore Expansion, Dental Clinic Upgrade
				8,000	
Athletics Center	1970	1970	1980 2010	43,268	Renovation HVAC and Lighting Upgrade
			2017		Roof replacement in planning
			2018		Classrooms addition, locker rooms and lobby upgrade
Arts & Sciences	1974	1974	2014	14,000	HVAC upgrade 2 nd floor, ceiling replaced
			2015	14,150	HVAC and electrical upgrade 1 st floor, ceiling replaced, paint
			2017	20,000	Roof Replaced
			2018	3,621	Theater renovation and lobby expansion, elevator upgraded to ADA compliance
Library	1979	1979	1996	20,000	Adjustment for Media Services
			2013	19,000	1 st floor renovation
			2015	26,759	2 nd floor renovation
			2016-17	56,400	Air handlers replaced

Building Name	Year Built	Occupied/ Purchase Year	Year Renovated	Renovated Square Footage	Type of Renovation
			2018	56,400	Secondary boxes, controls upgrade
Lucy Huie Hall	1987	1987	2015	10,000	Upgrade for Film Studio
Clayton Hall	1988	1988	2014	19,000	Roof replaced
Pump House	1989			0	No renovation performed
CSU East Arbor Hall	1991	2010	2010	16,316	Electrical/HVAC Upgrade and Interior Fit-up
CSU East Arbor Hall CSU East Woodlands Hall	1991 1991	2010 2011	2010	16,316 13,542	Roof replaced
			2011		HR wing renovation and elevator addition
			2012		Parking Expansion
			2011		HVAC, lighting, elevator addition, roof, and interior renovation
Music Education	1998	1998	2017	lobby	Carpet replaced and stair tile
Music Education Laker Village-Phase I	1998 1999	1998 2011	2018		Waterproofing wall
Laker Village-Phase I Laker Village – Phase II	1999 2004	2011 2011	2011	146,188	100, 200, 500, 600, 700, 800, 900 buildings renovated
			2015	20,884	400 Lower Bldg renovated
			2016		Phase I exterior and staircases upgrade, roof replaced
Laker Village – Phase II Cooling Tower	2004 2002	2011 2003	2014	7,400	Health Clinic addition
			2016-2018	exterior	Roof replaced, brick rowlock corrected, drainage improved, structural

Building Name	Year Built	Occupied/ Purchase Year	Year Renovated	Renovated Square Footage	Type of Renovation
					settlement corrected
			2015	300	Expansion for the 4 th tower
University Center	2002	2004		0	No major renovation performed
Fayette County	2006	2011		0	Rented facility
Fayette County College of Business	2006 2007	2011 2008	2018	1,800	Expansion for classrooms
				0	No renovation performed
Laker Hall	2007	2008	2016	4 th fl corridors floor replaced	4 th fl corridors floor replaced
			2017	2 nd fl corridor floor replaced	2 nd fl corridor floor replaced
			2018	3 rd fl corridor floor replaced	3 rd fl corridor floor replaced
Student Activities Center	2007	2008		0	No renovation performed
Security Station	2008	2008		0	Cosmetic renovation performed
Laboratory Annex	2010	2011		0	No renovation performed
Lakeview Discovery and Science Center	2015	2015		0	No renovation performed
Fully or Partially Renovated Building Area	291,830				

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	Continuing Education		2010		
1969	Faculty Hall		2011		
2010	Lab Annex				
1969	Lecture Hall		2000	\$ 55,000	
1979	Library		2003		
1987	Lucy Huie Hall			\$ 350,000	
1998	Music Education				
1969	Magnolia Hall		1998/2017		
2007	College of Business				
2007	Student Activities Center				
1969	Edgewater Hall		1999	\$ 600,000	
2002	University Center				
1991	Woodlands Hall		2010		
TOTALS				\$ 1,005,000	

Existing Facilities Square Footage by Space Assignment (Table 3.1)

Date Built	Building Name	Total Sq. Ft.	Net Sq. Ft.	Classroom	Laboratory	Office	Study	Special Use	General Use	Support	Health Care	Housing	Unassignable	Current Replacement Value
				100	200	300	400	500	600	700	800	900	000	
1969	Faculty Hall	12,641	11,356		0	5,600	1,090	1,293	0	280	0	0	4,378	2,654,610
1969	Lecture Hall	12,118	11,349	7,440	0	0	0	0	0	357	0	0	4,321	2,665,960
1969	Magnolia Hall	45,162	41,604	2,442	15,111	8,038	133	0	383	488	0	0	18,567	14,165,374
1969	Edgewater Hall	57,584	53,528	0	4,366	26,752	2,154	0	8,142	417	0	0	15,753	15,950,768
1970	Athletics Center	43,268	40,968	1,219	0	4,750	0	28,815	0	194	0	0	8,290	9,518,960
1969	Facilities Management	24,018	22,870	0	0	2,925	0	0	0	18,265	0	0	2,828	4,476,422
1974	Arts & Sciences	38,908	33,442	6,364	2,752	9,752	0	0	3,514	316	0	0	16,210	8,948,840
1979	Library	56,400	52,930	0	2,186	6,185	30,454	560	2,382	727	0	0	13,906	13,536,000
1987	Lucy Huie Hall	20,240	20,240	0	0	842	0	10,000	6,005	1,641	0	0	1,752	3,572,800
1988	Clayton Hall	34,213	32,101	10,757	3,141	8,551	0	0	795	104	0	0	10,865	7,868,990
1990	Harry S. Downs Center	47,844	38,513	1,575	3,708	8,687	0	0	13,822	0	0	0	20,012	13,252,788
1990	Spivey Hall	32,865	29,819	0	0	1,039	0	0	8,504	0	0	0	23,322	9,103,605
1998	Music Education Building	28,620	28,620	0	11,771	4,901	0	0	162	696	0	0	11,090	7,927,740
2002	James M. Baker University Ctr.	127,000	108,434	17,214	1,923	19,051	246	1,200	20,016	4,078	0	0	63,272	35,179,000
2007	Student Activities Center	62,645	59,737	0	0	4,136	0	18,951	19,357	167	0	0	20,034	10,649,650
2007	College of Business	16,555	14,305	1,490	0	6,582	204	0	2,167	88	0	0	6,024	4,585,735
1991	CSU East - Arbor Hall	16,316	15,570	1,544	2,008	2,990	0	0	4,752	75	0	0	4,947	2,708,456
1991	CSU East - Woodlands Hall	13,542	12,848	0	0	6,929	0	0	0	104	0	0	6,509	2,247,972

Facilities Management Planning Manual

2002	Cooling Tower and Pump House	2,634	2,634	0	0	0	0	0	0	0	0	0	2,634	1,713,600
1989	Pump House	144	144	0	0	0	0	0	0	0	0	0	144	115,200
2008	Security Station	216	216	0	0	176	0	0	0	0	0	0	40	60,000
2010	Laboratory Annex Building	18,000	15,750	1,184	6,478	1,764	72	200	0	126	0	0	8,176	5,000,000
2015	Lakeview Discovery & Science Center	62,598	55,682	4,276	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	0	480	588	0	943	95	4,416	280,879	98,652	53,707,650
1999 - 2004	Laker Village support facilities	1,140	1,000	0	0	0	0	0	0	0	0	0	1,140	68,400
2006	Fayette County Instructional Site	12,799	11,174	5,349	2,853	1,805	0	0	704	96	0	0	1,992	2,072,710
2007	Laker Hall	178,000	165,663	0	0	212	5,768	0	2,772	80	0	120,744	48,424	28,480,000
2016	Trammell Property	3,940	780	0						2,189			1,751	250,000
2015	Irrigation Pump House	170	150	0	0	0	0	0	0	0	0	0	170	100,000
Totals		1,355,889	1,231,840	60,854	44,691,17800	137,887	41,511	62,211	95,365	31,337	4,416	401,623	444,336	279,366,770

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		Wiring for interior walkway lights has several repairs as a results of cuts/splicing. Wiring needs to be repaired requiring contractors versus in-house personnel.
Sewer Lines		X		Several areas of sewer lines on campus require repair due to age, deterioration and ground settlement.
HVAC			X	HVAC system has outlasted its life expectancy for several buildings.
Utility Infrastructure			X	Utility infrastructure in some areas is over 43 years old and needs to be replaced.
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		

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.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows	✓			
Div.9 - Finishes	✓			Media Services area upgraded & painting done in some suites.
Div.10 - Specialties	✓			
Div.11 - Equipment				

Facilities Management Planning Manual

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 48 years old.
Div.21- Fire Suppression		✓		Low voltage wiring & pull stations need to be updated
Div. 22 - Plumbing		✓		Older fixtures
Div. 27 - Communications				IT
Div. 28 – Safety & Security		✓		No roof access
Div. 32 – Exterior Improvements	✓			
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		✓		Landscaping needs work and concrete on south end needs repair.
Div. 3;4-Concrete/Masonry		✓		Significant settlement problems and window surrounds cracking.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites		✓		Transition strips
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.
Div.9 - Finishes	✓			Advising suite renovations
Div.10 - Specialties		✓		Fume hoods are old.
Div.11 - Equipment				

Facilities Management Planning Manual

Div.12 - Furnishing	✓			
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical		✓		Secondary hot and chill water pumps need to be replaced. Air Handler freezes when it is below 20 degrees.
Div. 16 - Electrical		✓		Load panels throughout building need to be replaced.
Div.21- Fire Suppression			✓	Fire panel and system need to be replaced.
Div. 22 - Plumbing		✓		Roots beginning to enter the sewer line pipes.
Div. 27 - Communications				IT
Div. 28 – Safety & Security		✓		Lab rooms need gas detectors.
Div. 32 – Exterior Improvements	✓			Listed items.
Div. 33 - Utilities	✓			

Lecture Hall

Net Square Feet: 10,992
Construction Date: 1969
Renovation Date: 2001
Current Use: Academic Instruction, lecture classrooms.



Exterior Photos – Lecture Hall

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	2,559	
Totals	10,992	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site		✓		Under renovation.
Div. 3;4-Concrete/Masonry				Under renovation.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites		✓		Under renovation. (UR)
Div.7 – Thermal & Moisture protection			✓	Roof needs to be replaced.
Div. 8 – Doors & windows		✓		Under renovation.
Div.9 - Finishes		✓		Under renovation.
Div.10 - Specialties		✓		Bathrooms being added.
Div.11 - Equipment	✓			

Facilities Management Planning Manual

Div.12 - Furnishing			☑	Class # needs to be upgraded (18 years old)
Div.13 – Special Construction		✓		Under renovation.
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical			☑	Under renovation.
Div. 16 - Electrical			☑	Under renovation.
Div.21- Fire Suppression			☑	Needs to be replaced.
Div. 22 - Plumbing		✓		Under renovation.
Div. 27 - Communications				IT
Div. 28 – Safety & Security		✓		Under renovation.
Div. 32 – Exterior Improvements		✓		Under renovation.
Div. 33 - Utilities		✓		Under renovation.

Edgewater Hall

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



Exterior Photos – Student Center

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			<input checked="" type="checkbox"/>	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				Step treads in stairs need to be replaced.
Div.7 – Thermal & Moisture protection		✓		Rood is around 15 years old.
Div. 8 – Doors & windows			<input checked="" type="checkbox"/>	Windows need to be replaced. Stone frontage and stone in front and back of building need to be replaced.

Facilities Management Planning Manual

Div.9 - Finishes	✓			
Div.10 - Specialties		✓		Dental vacuum pumps are about 10 years old.
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Needs updating – old carpet in some areas and furniture is past 10 year warranty
Div.13 – Special Construction				
Div. 14 – Conveying Systems			✓	Elevators need to be replaced.
Div.15 - Mechanical			✓	Chill water pipes coming from central plant to lib is old asbestos pipe
Div. 16 - Electrical	✓			
Div.21- Fire Suppression			✓	Fire panel needs to be repaired & replaced.
Div. 22 - Plumbing	✓			
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Window surrounds need repair.
Div. 33 - Utilities	✓			

Athletics Center

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



Exterior Photos - Athletics & Fitness Center

Space Function	Net Area	Notes
Offices	4750	
Conference Rooms	0	
Classrooms and Instructional Meeting Rooms	0	
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		✓		South side is under construction. Asphalt needs repair on east side.
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		✓		Under construction
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Windows need to be replaced.
Div.9 - Finishes		✓		Under renovation.
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			

Facilities Management Planning Manual

Div.12 - Furnishing	✓			Signage needed. Getting new furnishings with renovations in some areas.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical		✓		Air handlers need to be replaced in Gym side.
Div. 16 - Electrical		✓		Switch gear needs to be replaced on old side.
Div.21- Fire Suppression			✓	Needs to be replaced.
Div. 22 - Plumbing		✓		Under renovation.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
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.



Exterior Photos - Maintenance Building

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	✓			
Div. 8 – Doors & windows			✓	Windows need to be replaced.
Div.9 - Finishes	✓			
Div.10 - Specialties				

Facilities Management Planning Manual

Div.11 - Equipment	✓			Dock leveler has been replaced.
Div.12 - Furnishing	✓			
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 Suppression			✓	Needs to be replaced.
Div. 22 - Plumbing	✓			
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
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		✓		Retaining wall and landscape on east side needs to be repaired.
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Doors need to be refinished.
Div.9 - Finishes		✓		Second floor needs to be painted.
Div.10 - Specialties		✓		Theater under construction. Noise transfer.

Facilities Management Planning Manual

Div.11 - Equipment		✓		Theater is being renovated.
Div.12 - Furnishing	✓			Need signage upgrade for ADA
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				Elevator in under renovation.
Div.15 - Mechanical		✓		Chill and hot water pumps need to be replaced. Hot and chill water lines are Asbestos concrete pipes.
Div. 16 - Electrical			✓	Load side panels and switch gear need to be replaced.
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing	✓			
Div. 27 - Communications				IT
Div. 28 – Safety & Security			✓	Fire doors and closers need to be replaced.
Div. 32 – Exterior Improvements		✓		Landscaping upgrade.
Div. 33 - Utilities		✓		Abandoned gas line needs to be removed.

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.



Exterior Photos – Library Building

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		✓		Sky lights need to be re-caulked.
Div. 8 – Doors & windows		✓		Several windows have loss argon and need to be replaced.
Div.9 - Finishes		✓		Exterior of the interior area (IT area) needs to be renovated.
Div.10 - Specialties				

Facilities Management Planning Manual

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		✓		Under renovation. Hot and chill water pumps need to be replaced.
Div. 16 - Electrical			✓	Switch gear needs to be replaced.
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing		✓		Sewer lines need to be jetted.
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	✓			

Lucy Huie Hall

Net Square Feet: 20,230

Construction Date: 1987

Renovation Date:

Current Use: Continuing Education classes.

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		✓		
Div.10 - Specialties		✓		Insulation falling from walls.
Div.11 - Equipment	✓			

Facilities Management Planning Manual

Div.12 - Furnishing		✓		Needs to be upgraded.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical			✓	HVAC needs to be replaced.
Div. 16 - Electrical	✓			
Div.21- Fire Suppression			✓	Fire alarm system needs to be replaced.
Div. 22 - Plumbing		✓		Fixtures are aged and need to be replaced.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Asphalt needs repairing.
Div. 33 - Utilities				

Clayton Hall

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



Exterior Photos - Technology Building

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		✓		Remove old abandoned chiller.
Div. 3;4-Concrete/Masonry		✓		Settlement at retaining wall.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows	✓			
Div.9 - Finishes	✓			
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			

Facilities Management Planning Manual

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. Lights throughout building need to be replaced (old T-12).
Div.21- Fire Suppression		✓		Aged but working.
Div. 22 - Plumbing		✓		Sewer lines need to be jetted.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
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



Exterior Photos - Continuing Education Building

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 pacers need to be replaced.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Several windows need to be replaced.
Div.9 - Finishes	✓			
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			

Facilities Management Planning Manual

Div.12 - Furnishing	✓			Many lights upgraded.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems		✓		Aged.
Div.15 - Mechanical		✓		Air handlers and pumps need to be on VFD.
Div. 16 - Electrical		✓		Office lights need to be replace T-12.
Div.21- Fire Suppression		✓		Aged.
Div. 22 - Plumbing		✓		Pipes need to be jetted.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Service road needs to be repaired.
Div. 33 - Utilities	✓			

Spivey Hall

Net Square Feet: 29,721

Construction Date: 1990

Renovation Date:

Current Use: Concert hall



Exterior Photos – Spivey Recital 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	20,276	
Totals	29,721	

Building Condition

Divisions/Components	S	D	U	Remarks
Div. 2 - Site		✓		Under renovation.
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows	✓			
Div.9 - Finishes		✓		Need to be painted.
Div.10 - Specialties		✓		Theater chairs need to be replaced.
Div.11 - Equipment	✓			

Facilities Management Planning Manual

Div.12 - Furnishing		✓		Need upgrading.
Div.13 – Special Construction				Under renovation.
Div. 14 – Conveying Systems		✓		Aged.
Div.15 - Mechanical				Under renovation.
Div. 16 - Electrical		✓		Aged.
Div.21- Fire Suppression			☑	Needs to be replaced.
Div. 22 - Plumbing		✓		Back stage restrooms need to be replaced.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements				Under renovation.
Div. 33 - Utilities	✓			

Music Education Building

Net Square Feet: 28,480

Construction Date: 1998

Renovation Date:

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



Exterior Photos - Music Building

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.
Div.5 - Metals	✓			
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection		✓		Water proofing under construction. Roof needs repairs.
Div. 8 – Doors & windows		✓		Windows leak and need repairs.
Div.9 - Finishes	✓			Carpeting needs to be replaced.
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Class # office and commons area furniture needs to

Facilities Management Planning Manual

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

James M. Baker University Center

Net Square Feet: 105,604

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		✓		Public safety report done. Outside bollards kicked over and need to be replaced.
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 peel off in a few areas.
Div.7 – Thermal & Moisture protection		✓		Skylights need to be replaced.
Div. 8 – Doors & windows		✓		Windows nitrogen seal broken and need to be replaced. Roof leak at elevator.
Div.9 - Finishes		✓		Needs painting and flooring upgrade.

Facilities Management Planning Manual

Div.10 - Specialties		✓		Kitchen aging.
Div.11 - Equipment		✓		Dock leveler is leaking oil and needs to be repaired.
Div.12 - Furnishing		✓		Needs upgrading; products over ten 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 Suppression			✓	Fire door issues.
Div. 22 - Plumbing		✓		Sewer line broken under slab. All kitchen piped need to be jetted out.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities			✓	Water valve needs to be replaced in courtyard.

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		✓		Need an opening for water drainage under towers.
Div. 3;4-Concrete/Masonry	✓			
Div.5 - Metals		✓		Metal starting to deteriorate.
Div.6 – Wood, plastic, composites				N/A
Div.7 – Thermal & Moisture protection		✓		Roof leaking.
Div. 8 – Doors & windows	✓			
Div.9 - Finishes				N/A
Div.10 - Specialties	✓			Pumps good.
Div.11 - Equipment	✓			

Facilities Management Planning Manual

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

Net Square Feet: 144
Construction Date:
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		✓		
Div. 8 – Doors & windows		✓		Need improvements.
Div.9 - Finishes				N/A
Div.10 - Specialties				N/A
Div.11 - Equipment			✓	Old pump and controls need to be replaced.

Facilities Management Planning Manual

Div.12 - Furnishing				N/A
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical		✓		Pump and controls need to be replaced.
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			☑	Need improvements.
Div. 33 - Utilities	✓			

Arbor Hall

Net Square Feet: 15,495
Construction Date: 1991
Renovation Date: 2009
Current Use: Faculty offices and classrooms.



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				N/A
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Windows aged.
Div.9 - Finishes	✓			
Div.10 - Specialties				N/A
Div.11 - Equipment		✓		Elevator constant trouble.

Facilities Management Planning Manual

Div.12 - Furnishing				Testing # upgraded in 2013. Class# furniture needs upgrading.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				Elevator constant problems.
Div.15 - Mechanical		✓		One HVAC needs to be replaced.
Div. 16 - Electrical		✓		Exterior lights and underground wiring need to be repaired. Tree root problem.
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing		✓		Sewer line needs to be repaired.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements		✓		Paint needed on roof area.
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		✓		Landscape repairs needed.
Div. 3;4-Concrete/Masonry		✓		Some settlement.
Div.5 - Metals				N/A
Div.6 – Wood, plastic, composites	✓			
Div.7 – Thermal & Moisture protection	✓			
Div. 8 – Doors & windows		✓		Windows are aged.
Div.9 - Finishes	✓			
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			

Facilities Management Planning Manual

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		✓		Sewer lines need to be repaired.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
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	✓			
Div. 8 – Doors & windows	✓			
Div.9 - Finishes	✓			
Div.10 - Specialties				N/A

Facilities Management Planning Manual

Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			Class# and Study # need upgrading
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems				N/A
Div.15 - Mechanical	✓			
Div. 16 - Electrical	✓			
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing		✓		PRV and main shut off valve need to be replaced.
Div. 27 - Communications				IT
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	✓			
Div.9 - Finishes	✓			
Div.10 - Specialties	✓			
Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			

Facilities Management Planning Manual

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				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 protection	✓			
Div. 8 – Doors & windows	✓			
Div.9 - Finishes		✓		Some sheetrock cracks.
Div.10 - Specialties	✓			

Facilities Management Planning Manual

Div.11 - Equipment	✓			
Div.12 - Furnishing	✓			Installed in 2016.
Div.13 – Special Construction				N/A
Div. 14 – Conveying Systems			✓	Elevator has had problems since the building opened.
Div.15 - Mechanical		✓		(Punch Item) Static air PSI issue.
Div. 16 - Electrical	✓			
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing	✓			
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities		✓		(Punch Item) Need metering.

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		✓		Roof needs to be repaired.
Div. 8 – Doors & windows	✓			
Div.9 - Finishes	✓			
Div.10 - Specialties				N/A
Div.11 - Equipment	✓			
Div.12 - Furnishing		✓		Needs upgrading and replacements.

Facilities Management Planning Manual

Div.13 – Special Construction			<input checked="" type="checkbox"/>	Dryer vents need to be replaced.
Div. 14 – Conveying Systems	✓			
Div.15 - Mechanical		✓		Insulation failing in duct work.
Div. 16 - Electrical	✓			
Div.21- Fire Suppression	✓			
Div. 22 - Plumbing			<input checked="" type="checkbox"/>	Building needs PRV.
Div. 27 - Communications				IT
Div. 28 – Safety & Security	✓			
Div. 32 – Exterior Improvements	✓			
Div. 33 - Utilities	✓			

Laker Village Phase I and Phase II

Net Square Feet: 352,056
Construction Date: 1999, 2004
Current Use: Housing Facilities.

Space Function	Net Area	Notes
Offices	480	
Conference Rooms	588	
Classrooms and Instructional Meeting Rooms	0	
Auditoriums	0	
Laboratories	0	
Storage	0	
Special Use (Study, Locker Rooms, Shops, Medical Clinics)	4,416	
Housing Space	346,572	
Totals	352,056	

Laker Village Phase I

Recommendation for Upgrades as per FCAR February, 2017

10-Year Projected Major Repairs & Replacements (MRR) Expenses

Institution: Clayton State University Certificate of Occupancy Date: 10/14/1998 Deficiency Classification: MRR Major Repair & Replacement FCAR Date: February 16, 2017
 Name of Project: Laker Village Phase I Current Replacement Value: \$20,010,000 Overall Condition: oooo DM DM Deferred Maintenance FCAR Firm: ATC
 Location of Project: Morrow, GA Number of Buildings: 12 Number of Floors: 3 RM Routine Maintenance Site Visit Date: January 26, 2017
 Leasable Square Feet: Approximately 180,233 SF OE Other Expense (do not fall into one of the other categories)

Major Repair & Replacement (MRR) Expenses							Priority 1	Priority 2	Priority 3					Priority 4				Priority 5	Totals
Facility Component	Deficiency Classification	EUL	RUL	Quantity	Unit	Unit Cost	Immediate Need	(Year 1) 2017	(Year 2) 2018	(Year 3) 2019	(Year 4) 2020	(Year 5) 2021	(Year 6) 2022	(Year 7) 2023	(Year 8) 2024	(Year 9) 2025	(Year 10) 2026	Years 1-10 Totals	
1. Site Systems							Age	15 Yrs											
Mill and resurface parking area	MRR	20	1	125000	SF	\$1.15			\$143,750.00									\$143,750.00	
2. Site Amenities																			
3. Building Envelope																			
4. Roof System																			
5. Structural System																			
6. Interior Finishes																			
7. Mechanical & HVAC Systems																			
8. Electrical																			
9. Plumbing																			
10. Utilities																			
11. Conveyance Systems																			
12. Fire and Life Safety																			
13. ADA & Code Compliance																			
14. Microbial Visual Survey																			
15. Furniture, Appliances & Loose Equipment																			
Note: Facility Components shall be categorized as outlined in ASTM E2018-08, Page 19.	Total Estimated FCAR Costs (Year 1 to Year 10), Uninflated						\$0.00	\$0.00	\$143,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143,750.00
	Inflation Factor						1.000	1.025	1.051	1.077	1.104	1.130	1.160	1.190	1.218	1.249	0.00	0.00	0.00
	Total Estimated Costs (Inflated)						\$0.00	\$0.00	\$147,343.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$147,343.75

Facilities Management Planning Manual

Component	AVE. EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need	Short Term Need	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Year 1-10 Totals		
3.1.2 ACCESS, PAVING AND PARKING																					
Asphalt crack seal, sealcoat and restriping	6	3	2	125,000	SF	\$0.18													\$22,500	\$22,500	
Mill and resurface parking area	20	19	1	125,000	SF	\$1.15				\$143,750										\$143,750	
3.2 SITE AMENITIES																					
Pool lining resurface	15	13	2	1	EA	\$25,000					\$25,000									\$25,000	
Replace pergola	20	19	1	1	LG	\$5,000			\$5,000											\$5,000	
3.4.4 EXTERIOR FINISHES																					
Paint residential building exterior walls	6	1	7	10	UNIT	\$5,000									\$25,000	\$25,000				\$50,000	
3.4.5 STAIRS, STEPS AND BALCONIES																					
Replace distressed steps	20	19	1	1	LG	\$5,000	\$5,000														
3.6.1 EQUIPMENT																					
Fan coil and condensing unit replacement (10%)	15	var.	-	12	EA	\$3,000												\$12,000	\$12,000	\$12,000	\$36,000
3.10.3 DWELLING UNITS OR GUEST ROOMS																					
Carpet replacement	7	var.	var.	171	EA	\$700			\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$11,970	\$119,700
3.10.5 KITCHENS																					
Dishwasher replacement	10	var.	-	120	EA	\$325			\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$3,900	\$39,000
Rangehood replacement	15	var.	-	80	EA	\$400			\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$32,000
Refrigerator replacement	15	var.	-	80	EA	\$550			\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$44,000
Microwave replacement	10	var.	-	120	EA	\$100			\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$12,000
3.10.6 LAUNDRY AREAS																					
Clothes washer replacement	15	var.	-	80	EA	\$325			\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$26,000
Clothes dryer replacement	15	var.	-	80	EA	\$300			\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$24,000
4.5 FURNISHINGS, FIXTURES AND EQUIPMENT																					
Furniture replacement allowance	10	var.	var.	120	EA	\$500			\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$60,000
Total Immediate Repair Needs							\$5,000														
Total Short Term Repair Needs							\$0														
AVE. EUL - Average Expected Useful Life	Total Estimated Costs, Uninflated						-	-	\$35,670	\$184,420	\$60,670	\$35,670	\$35,670	\$35,670	\$35,670	\$83,170	\$72,670	\$47,670	\$47,670	\$638,950	
EFF. AGE - Effective Age (Estimated)	Inflation Factor at 2.50%						-	-	1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249			
RUL - Remaining Useful Life (Estimated)	Total Estimated Costs, Inflated						-	-	\$35,670	\$189,031	\$63,741	\$38,413	\$39,373	\$40,357	\$96,452	\$86,382	\$58,081	\$59,533	\$707,033		
EA - Each; Var. - Varies	YEARS 1-10 CUMULATIVE TOTAL, INFLATED:						\$707,033	# of Rooms:	480	YEARS 1-10 CUMULATIVE TOTAL, UNINFLATED:						\$638,950					
SF - Square Feet; LF-Linear Feet	Years 1-10 Avg. Cost per SF per Yr., Inflated:						\$0.39	# of Yrs.:	10	Years 1-10 Avg. Cost per SF per Yr., Uninflated:						\$0.35					
	Years 1-10 Avg. Cost per Room per Yr., Inflated:						\$147	Years 1-10 Avg. Cost per Room per Yr., Uninflated:						\$133							

Facilities Management Planning Manual

Component	AVE. EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Year 1-10 Totals
3.3.2 STORM WATER DRAINAGE																		
Correct erosion and fence near retaining wall on N Lake Dr.	-	11	-	1	LG	\$4,000		\$4,000										\$4,000
3.3.4 PAVING, CURBING AND PARKING																		
Asphalt sealcoat and restriping	5	3	2	170,000	SF	\$0.20				\$34,000					\$34,000			\$68,000
3.3.6 LANDSCAPING AND APPURTENANCES																		
Repair metal fencing along Building 4000	-	11	-	1	LG	\$2,000		\$2,000										\$2,000
Repair brick retaining wall near entrance from N Lake Drive	-	11	-	1	LS	\$5,000		\$5,000										\$5,000
3.6.1 FOUNDATION																		
Recommended - Repair trip hazard near Building 2000	-	11	-	1	LG	\$3,000	\$3,000											
Structural evaluation of building 2000	-	11	-	1	LG	\$5,000		\$5,000										\$5,000
3.6.4 EXTERIOR FINISHES																		
Paint EIFS and cement-fiber board	10	6	4	5	UNIT	\$5,000						\$25,000						\$25,000
Reseal soft joints	15	11	4	5	UNIT	\$2,000						\$10,000						\$10,000
Pressure wash exteriors and breezeways	-	11	-	1	LS	\$15,000		\$15,000										\$15,000
Replace siding on Building 2000	35	-	-	500	SF	\$10	\$5,000											\$5,000
Recommended - Evaluate and repair moisture damage in breezeways - allowance	-	11	-	1	LD	\$10,000	\$10,000											\$10,000
3.6.7 EXTERIOR WINDOWS																		
Replace rotting window frames	11	11	0	150	EA	\$200		\$15,000	\$15,000									\$30,000
3.6.8 ROOFING SYSTEMS																		
Asphalt shingle replacement	15	11	4	60,000	SF	\$3.50		\$210,000										\$210,000
3.7.2 DOMESTIC HOT WATER PRODUCTION																		
Electric water heater replacement (residential type, 66 gal)	15	var.	-	65	EA	\$625		\$4,062	\$4,062	\$4,062	\$4,062	\$4,062	\$4,062	\$4,062	\$4,062	\$4,062	\$4,062	\$40,625
3.8.1 EQUIPMENT																		
Fan coil and condensing unit replacement	15	var.	-	65	EA	\$3,000		\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$195,000
3.12.3 DWELLING UNITS OR GUEST ROOMS																		
Carpet replacement	7	var.	-	140	EA	\$700		\$19,600	\$19,600	\$19,600	\$19,600	\$19,600	\$19,600	\$19,600	\$19,600	\$19,600	\$19,600	\$196,000
3.12.5 KITCHENS																		
Dishwasher replacement	10	var.	-	98	EA	\$325		\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$3,185	\$31,850
Range/hood replacement	15	var.	-	65	EA	\$400		\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$26,000
Refrigerator replacement	15	var.	-	65	EA	\$550		\$3,575	\$3,575	\$3,575	\$3,575	\$3,575	\$3,575	\$3,575	\$3,575	\$3,575	\$3,575	\$35,750
Microwave replacement	10	var.	-	98	EA	\$100		\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$980	\$9,800
3.12.6 LAUNDRY AREAS																		
Clothes washer replacement	15	var.	-	65	EA	\$325		\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$2,112	\$21,125
Clothes dryer replacement	15	var.	-	65	EA	\$300		\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$1,950	\$19,500

Component	AVE. EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Immediate Need	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Year 1-10 Totals	
Total Immediate Repair Needs							\$18,000												
AVE. EUL - Average Expected Useful Life	Total Estimated Costs, Uninflated						-	\$313,564	\$72,564	\$91,564	\$57,564	\$92,564	\$57,566	\$57,566	\$91,566	\$57,566	\$57,566	\$57,566	\$949,650
EFF. AGE - Effective Age (Estimated)	Inflation Factor at 2.50%						-	1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249		
RUL - Remaining Useful Life (Estimated)	Total Estimated Costs, Inflated						-	\$313,564	\$74,378	\$96,199	\$61,990	\$102,173	\$65,131	\$66,759	\$108,843	\$70,139	\$71,892	\$71,892	\$1,031,068
EA - Each; Var - Varies	YEARS 1-10 CUMULATIVE TOTAL, UNINFLATED:						\$1,031,068	# of Units:	98	YEARS 1-10 CUMULATIVE TOTAL, UNINFLATED:									\$949,650
SF - Square Feet, LF-Linear Feet	Years 1-10 Avg. Cost per SF per Yr., Inflated:						\$0.50	# of Yrs.:	10	Years 1-10 Avg. Cost per SF per Yr., Uninflated:									\$0.55
	Years 1-10 Avg. Cost per Unit per Yr., Inflated:						\$1,052			Years 1-10 Avg. Cost per Unit per Yr., Uninflated:									\$969

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

Following information is the initial deferred maintenance schedule.

Deferred Maintenance Schedule

	Component	Location	FY18	FY19	FY20	FY21	FY22
HVAC	HVAC and Energy Management System						
		Faculty Hall FCU					
		Library					
		CEC					
		Spivey Hall					
		Library	X				
		Clayton Hall		X			
		Athletics Center		X			
		Spivey Hall		X			
		Athletics Center		X			
		Facilities Management			X		
Roof		Edgewater Hall					X
		Lucy Huie Hall		X			
		Lecture Hall			X		
Interior		Spivey Hall		X			

Appendix B – Space

Master Plan



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
- F. Residential Quad

Appendix C – Financial Data

Academic Core Renovations

Project Funding Plan - Specific Project

Academic Core Renovations and Infrastructure
State Colleges and Universities

Priority #

TBD

Morrow

472-2014-00212

Uhhjhgw##

Fad|wqg#

vs(51007003)

FY2017 Budget Cycle: \$1,350,000 in FY17 funding using 20 year bonds (see funding summary)

FY2018 Budget Cycle: \$1,400,000 in FY16 funding using 5 year bonds (see funding summary).

	Cost Total	Funding						Funding Plan Total
		All Prior	Request FY 2018	Projections				
				FY 2019	FY 2020	FY 2021	FY 2022	
1. Planning / Programming	0	0	0	0	0	0	0	0
2. Property Acquisition	0	0	0	0	0	0	0	0
3. Design	1,400,000	1400000	0	0	0	0	0	1,400,000
4. Construction	12,836,000	1350000	6900000	4586000	0	0	0	12,836,000
5. Loose Equipment	714,000	0	0	714000	0	0	0	714,000
Total Project Cost/Funding	14,950,000	2,750,000	6,900,000	5,300,000	0	0	0	14,950,000
Total State Funds	14,950,000	2,750,000	6,900,000	5,300,000	0	0	0	14,950,000

Agency Comments:

Enter any additional information that may be used to evaluate this project for funding.

Proposed Funding Distribution:
 FY 18: Construction of Renovations, third roof replacement.
 FY 19: Loose Equipment for Renovations, Construction of Chiller Plant

Facilities Management Planning Manual

FY 2018 Funding Requests and Recommendations	Funding Requested	Funding Recommended	Key Note	Project Category	Expected Economic Service Life
Clayton State University	\$4,156,000	\$625,000			
1. Replace Power/Data for Tables at Lecture Hall and Campus Wide	\$65,000		1	Electrical	10-15 years
2. Improve Campus Egress via CSU East Design Phase I of IV	\$25,000	\$25,000		Access Control and Campus Safety	>50 years
3. Improve Campus Egress and Infrastructure via CSU East Phase II of IV	\$350,000	\$350,000		Access Control and Campus Safety	>50 years
4. Replace Electrical Heating System at Spivey Hall Phase II of II	\$250,000	\$250,000		HVAC	20-30 years
5. Update Campus Utilities Survey	\$70,000		1	Utilities	20-30 years
6. Dental Clinic Emergency Lighting Upgrade	\$45,000		1	Other	20-30 years
7. Install Utility Meters for Some Unmetered Buildings	\$120,000		1	Utilities	20-30 years
8. Install Lighting Controls and Timers for Several Buildings	\$130,000			Electrical	15-20 years
9. Remove Hazmats and Install HVAC at Trammell Property Phase I of III	\$78,000			Regulatory Projects	>50 years
10. Install Exterior Lighting between Spivey Hall and Student Activities Center	\$85,000			Electrical	20-30 years
11. Install Exterior Lighting at Paty Circle	\$35,000			Electrical	20-30 years
12. Upgrade Air Handlers at Clayton Hall	\$250,000			HVAC	15-20 years
13. Upgrade Building Fire Alarm and Strobes in Restrooms at Clayton Hall	\$40,000			Regulatory Projects	15-20 years
14. Upgrade Fire Panel at Facilities Management Bldg.	\$30,000			Regulatory Projects	15-20 years
15. Install Irrigation at Central and NE Side of Campus	\$125,000			Other	20-30 years
16. Correct Infiltration Problem at Facilities Management Bldg	\$30,000			Building Structure and Envelope	30-50 years
17. Rehabilitate Pond for Storm Water Retention between Athletics & Health Center and University Center	\$165,000			Hardscape, Streets and Drainage	20-30 years
18. Install Lucy Huie burglar alarm	\$20,000			Access Control and Campus Safety	20-30 years
19. Replace Windows at Edgewater Hall	\$75,000			Building Structure and Envelope	30-50 years
20. Replace Library Storefront	\$135,000			Building Structure and Envelope	30-50 years
21. Clean HVAC Duct System and Test and Upgrade Electrical System (Switch Gear) at Library, Phase III of III	\$150,000			HVAC	15-20 years
22. Upgrade Fire Panel at Athletics & Health	\$35,000			Regulatory Projects	20-30 years
23. Upgrade Air Handlers and Controls at Athletics & Health Gymnasium Side	\$200,000			HVAC	15-20 years
24. Upgrade 150 Gallon Water Storage Tank	\$10,000			Other	20-30 years
25. Replace Switch Gear at Faculty Hall	\$100,000			Electrical	30-50 years
26. Upgrade Air Handlers, Controls and Secondary Boxes at Lucy Huie Hall	\$270,000			HVAC	15-20 years
27. Upgrade Fire Panel at Lucy Huie Hall	\$40,000			Regulatory Projects	15-20 years
28. Replace Roof at Lucy Huie Hall Main Building Area	\$350,000			Roofing	20-30 years
29. Upgrade Fire Panel at Harry S. Downs Ctr.	\$50,000			Regulatory Projects	20-30 years
30. Replace Generators at Harry S. Downs and Spivey Hall	\$200,000			Electrical	30-50 years
31. Replace Brick at Harry S. Downs Front entrance	\$50,000			Building Structure and Envelope	20-30 years
32. Replace Selective Windows at Harry S. Downs Ctr.	\$50,000			Building Structure and Envelope	30-50 years
33. Replace Roof at Lecture Hall	\$50,000			Roofing	20-30 years
34. Upgrade Fire Panel at Lecture Hall	\$20,000			Regulatory Projects	20-30 years
35. Replace Roof at Pump House	\$10,000			Roofing	20-30 years
36. Replace Pump at Pump House	\$100,000			Other	20-30 years
37. Upgrade Fire Alarm System at Spivey Hall	\$50,000			Regulatory Projects	20-30 years
38. Replace Chiller Screen Wall at Spivey Hall	\$50,000			HVAC	30-50 years
39. Replace Fire Panel at Edgewater Hall	\$40,000			Regulatory Projects	20-30 years
40. Replace Brick Pavers with Alternative Flooring at James M. Baker UC Phase I of III	\$120,000			Finishes/Interior	15-20 years
41. Replace Freight Elevator at Edgewater Hall	\$90,000			Other	30-50 years

Key Note Legend
 1 - Project authorized for completion with MRR residual or institution funds