

**Valdosta State University
Campus Master Plan Update**



CLIENT

Valdosta State University

Dr. Ronald Zaccari, President

1500 N. Patterson Street
Valdosta, Georgia 31698
Phone: (229) 333-5952
Fax: (229) 333-7400
rzaccari@valdosta.edu

**Dr. Marsha V. Krotseng
Chief Planning Officer**

1500 N. Patterson Street
Valdosta, Georgia 31698
Phone: (229) 245-6517
Fax: (229) 245-6519
krotseng@valdosta.edu

Bob Bell, Director of Plant Operations

2903 N. Ashley Street
Valdosta, Georgia 31698
Phone: (229) 333-5875
Fax: (229) 245-3798
bbell@valdosta.edu

**Dr. Louis Levy
Vice President for Academic Affairs**

1500 N. Patterson Street
Valdosta, Georgia 31698
Phone: (229) 333-5950
llevy@valdosta.edu

**Dr. Kurt Keppler
Vice President for Student Affairs**

1500 N. Patterson Street
Valdosta, Georgia 31698
Phone: (229) 333-5359
Fax: (229) 333-5360
kkeppler@valdosta.edu

**James L. Black
Interim Vice President for Business and
Finance**

University Center
1205 N. Patterson Street
Valdosta, Georgia 31608
Phone: (229) 333-5710
Fax: (229) 259-5020
jblack@valdosta.edu

VSU Master Planning Committee

Bob Bauer
David Bechler
Brad Bergstrom
Mike Beverly
Donald Davis
Bill DeCoudres
Chris Eason
Jack Edwards
George Gaumont
Jeff Grant
Philip Gunter
Larry Hanson
Tayloe Harding
Charles Harmon
Verna Harvey
Robert Johnston
Paul Jones
Rebecca Kimbrough
James LaPlant
Richard Lee
Cody Moncrief
Joe Newton
Richard Saeger
Kenneth Stanley

VALDOSTA STATE UNIVERSITY
CAMPUS MASTER PLAN UPDATE
VALDOSTA, GEORGIA 31698



CONSULTANT TEAM

John Portman & Associates

Architects & Engineers
303 Peachtree Street, NE
Suite 4600
Atlanta, GA 30308
Phone: (404) 614-5555
Fax: (404) 614-5553
Walter Miller, AIA, Principal in Charge &
Lead Planner
wmiller@portmanusa.com
Amir Pirani, AUA, Project Manager &
Lead Programmer
apirani@portmanusa.com

IPG, Incorporated

807 Northwood Park Drive
Valdosta, GA 31602
Phone: (229) 242-3557
Fax: (229) 242-4339
Rob Evans, AIA, NCARB,
Principal in Charge
revans@ipgarchitects.com
Malinda Taylor, Coordinator
mtaylor@ipgarchitects.com

Waveguide Consulting, Inc.

1075 Zonolite Road, Suite 6
Atlanta, GA 30306
Phone: (404) 815-1919
Fax: (404) 815-1901
Tim Cape, Principal in Charge
tcape@waveguide.com
Keith Portnoy, Project Manager
kportnoy@waveguide.com

Jordan Jones & Goulding

945 Broadway
Suite 222
Columbus, GA 31901
Phone: (706) 324-3213
Fax: (706) 322-4562
Joe Ervin, PE, Principal in Charge
jervin@jyg.com

Nottingham, Brook & Pennington, Inc.

P.O. Box 26880
316 Corporate Parkway
Macon, GA 31210-1152
Phone: (478) 745-1691
Fax: (478) 750-9873
Charles E. Pennington, PE,
Principal in Charge
cpennington@nbpengineers.com

Arnold Associates

40 Witherspoon Street
Princeton, NJ 08542
Phone: (609) 924-4047
Fax: (609) 924-3052
Henry Arnold, Principal in Charge
harnold106@aol.com
Steve Lederach, Project Manager
harnold106@aol.com

PREFACE

- i. Table of Contents
- ii. Executive Summary
- iii. Acknowledgements

MASTER PLAN WORK PROGRAM

- I. History
 - A. Description of History
 - B. Overview of Institution
- II. Goal Formulation
 - A. Institutional Mission Statement and Strategic Plan
 - B. Goals and Issues for Future Academic Program
- III. Existing Campus Conditions
 - A. Campus Grounds
 1. Campus Physical Setting
 2. Land Use
 3. Building Use and Condition
 4. Open Space and Pedestrian Circulation
 5. Vehicular Circulation and Parking
 6. Athletic and Recreation Facilities
 - B. Campus Infrastructure
 1. Utilities
 2. Storm Water
 3. Communications
 4. Technology
 - C. Community Setting
 1. Regulatory Issues
 2. Environmental Issues
- IV. Future Campus Requirements
 - A. Description of Future Academic Program
 - B. Space Needs Analysis To Target Years
 1. Student Enrollment Assumptions
 2. Faculty and Staff Projections
 3. Academic Space Projections
 4. Academic Support Facility Projections
 - C. Parking Space Requirements
 - D. Athletic and Recreational Space Requirements
 - E. Utility Infrastructure Requirements
 - F. Proposed Land Acquisition/Disposition
 - G. Technology

- V. Preliminary Physical Master Plan
 - A. Alternative Concepts
 1. Land and Building Use
 2. Open Space and Pedestrian Circulation
 3. Vehicular Circulation and Parking
 4. Athletic and Recreational Facilities
 5. Campus Infrastructure
 - B. Preliminary Cost Estimates
 - C. Comparative Assessment of Alternatives
 - D. Selection of Preferred Alternative
- VI. Physical Master Plan
 - A. Land and Building Use
 - B. Vehicular Circulation and Parking
 - C. Open Space and Pedestrian Circulation
 - D. Athletic and Recreation Facilities
 - E. Campus Infrastructure
 - F. Comprehensive Plan
- VII. Implementation
 - A. Cost Estimates for Building Infrastructure and Site Improvements
 - B. Capital Improvement Program and Phasing Plan
 - C. Physical Master Plan Design Standards
 - D. Planning and Review Process
- VIII. Appendix

Date December 2003

Project Valdosta State University Master Plan

Subject I.A Description of History

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

This memorandum has been updated from the previous master plan to reflect recent changes in administration and academic programs.

Overall, it provides a brief summary of the history of Valdosta State University. Information included was taken from "Valdosta State University General Information, History of the University," "Valdosta State University Institutional Strategic Planning Guidelines," Valdosta State University Mission Statement," and "Valdosta State University 2002 and 2003 Fact Books"

1. HISTORY OF VALDOSTA STATE UNIVERSITY

The idea of establishing a state college in the Valdosta area originated with local citizenry. State Representative C.R. Ashley and State Senator William S. West presented bills proposing the establishment of a college in Valdosta to the House of Representatives and the Senate, respectively, in 1906. By an act of the Georgia State Legislature in 1906, the establishment of an agricultural, industrial, and normal college in South Georgia, as a branch of the University of Georgia, was approved. However, no appropriation was made for buildings or maintenance until the summer of 1911, when the State appropriated \$30,000 for a building and equipment.

With a community enthusiasm that has continued, the City of Valdosta donated 60 acres of land and \$50,000 to be used toward establishing the college. The first building, Converse Hall, was erected and furnished at a cost of \$55,000.

In 1912, the Legislature granted an adequate annual appropriation for maintenance, and the future of the institution was assured. The college, called the South Georgia State Normal College, opened to "young ladies" on January 2, 1913, and offered two years of college work.

An act of the Legislature in 1922 changed the institution's name to Georgia State Women's College at Valdosta and authorized a four-year program leading to the bachelor's degree.



Figure 1 The University before 1950

The Institution has been led by six presidents: Richard Holmes Powell (1913-1933); Jere Madison Pound (1933-1935); Frank Robertson Reade (1935-1948); James Ralph Thaxton (1948-1966); Sidney Walter Martin (1966-1978); and Hugh Coleman Bailey (1978 to the present). On January 7th 2002 Ronald M. Zaccari became Valdosta State University's 7th President.

The Board of Regents made the College coeducational in 1950 and changed the name to Valdosta State College. In 1993, Valdosta State College became a Regional University within the University System of Georgia.

1.1 Degrees

Valdosta State University offers undergraduate work leading to the following degrees: Associate of Arts; Associate of Applied Science in 2 programs; Bachelor of Applied Science; Bachelor of Arts in 13 programs; Bachelor of Business Administration with 5 programs; Bachelor of Fine Arts with 6 programs; Bachelor of Music in 2 programs; Bachelor of General Studies; Bachelor of Science in 13 programs; Bachelor of Science in Education in 11 programs; Bachelor of Science in Exercise Science; and Bachelor of Science in Nursing.

Graduate degrees offered include: Master of Science in 4 programs; Master of Education in 12 programs; Master of Social Work; Master of Arts in 2 programs; Master of Library and Information Science; Specialist in Education in 10 programs; Doctor of Education in 3 programs; Master of Art Education; Master of Business Administration; Master of Music Education; Master of Science in Nursing; and Master of Public Administration.

1.2 Buildings

The first building constructed on the main campus was Converse Hall (the original building burned in 1978), but the main focal point building, West Hall, was built in 1917-1918. West Hall established the Spanish Mission architectural style that has been continued throughout the main campus. An extensive renovation of West Hall in 1986, with unification of a 1961 addition and the addition of a new wing will allow its continued use well into the twenty first century.



Figure 2 The drive to West Hall in the 1930s

North campus in Valdosta was originally used by Emory University and is now part of the Valdosta State University campus. The three main buildings on North Campus are named after President's, Dr. Jere M. Pound and Dr. Ralph Thaxton and after David C. Barrow, Chancellor of the University System when South Georgia Normal College opened in 1913.

1.3 Location of the University

The University is located in Valdosta, a city of approximately 48,000 in south-central Georgia. It can easily be reached from three exits off of I-75 and is convenient to shopping areas, a variety of restaurants, and movie theaters. The Valdosta area is served by the Valdosta Municipal Airport and by airports in Tallahassee and Jacksonville, Florida. The two campuses, located less than a mile apart, include more than 168 acres of land.



Figure 3 Aerial Map in the 1940s

The 85-acre Main Campus faces North Patterson Street, one of the city's main thoroughfares. Adjacent to it is the College of Education campus and the Continuing Education Building is located four blocks to the south. Approximately 10 blocks north is the North Campus. The campuses are connected by the University bus service, operating regularly throughout each class day.



Figure 4 North Campus aerial map in the 1960s

The campuses of Valdosta State are widely recognized for their exceptional beauty. Flowering plants include a variety of camellias, azaleas, redbud, and dogwood. All are located amid tall pines, palms, and oaks spaced throughout the landscaped grounds. Located in the northwest area of the Main Campus, more than 1,100 camellias of many varieties form a winding trail through the towering pines. The trail was a 1944 Christmas gift to the University from the late Mr. and Mrs. R. B. Whitehead of Valdosta. The Jewel Whitehead Camellia Trail is believed to be the only such trail on a university campus in the nation.

2. STRATEGIC PLANNING PROCESS

At Valdosta State University, strategic planning is defined as a continuous process where decisions are made collegially about the future of the institution, how to invest resources strategically to achieve desired outcomes, and how to measure and evaluate the quality of outcomes.

Major factors influencing the planning process at Valdosta State University include Board of Regents' policies and directives, the campus mission statement, accreditation standards both at the institution and discipline levels, the needs of the region and state, demographics, admission standards, and the influence of technology upon the learning community.

All efforts to assess institutional effectiveness and to make annual strategic budgetary decisions begin with the institutional mission statement, institutional goals, and individual unit responses to these elements. At the same time, effective strategic planning must take into account a broad array of external factors that seem to help shape the development of the university and its programs.

3. MAJOR CURRICULUM ACCREDITATIONS AND AFFILIATIONS

Valdosta State University is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award associate, bachelor, master and educational specialist degrees and is a candidate for Accreditation to award the doctoral degree. In addition, numerous programs have attained accreditation from national professional organizations.

The University is an accredited institutional member of the National Association of Schools of Music, which accredits the degrees and programs of the Department of Music. The National Association of Schools of Art and Design accredits the degrees and programs of the Department of Art.

Both the Bachelor's degree (BSN) and the master's degree (MSN) programs in the College of Nursing are accredited by the National League for Nursing. The National Council for Accreditation of Teacher Education has accredited the College of Education and its teacher education programs. The Sports Medicine program is accredited by the National Athletic Trainers Association, and the Speech/Language Pathology program is accredited by the American Speech/Language-Hearing Association. The graduate program in School Psychology is accredited by the National Association of School Psychologists.

The American Association of Collegiate Schools of Business Administration, in recognition of the quality of the faculty, curriculum, library, and facilities, has accredited the undergraduate degrees and programs of the College of Business Administration.

The Council on Social Work Education accredited the Social Work program in 1998. As a regional university in South Georgia, Valdosta State cooperates with other University System institutions to ensure that the region receives the services it needs. To expand its programmatic outreach, it develops and offers programs by distance learning and at off-campus locations throughout the region. It will continue to exercise a leadership role in meeting the needs of the region, particularly in providing access to professionally orientated doctoral programs, primarily in education, and in applied research.

Valdosta State University has nationally accredited programs in Art, Business, Music, Nursing, Sports Medicine, Speech and Language Pathology, School Psychology, and Teacher Education that have a magnet effect beyond the institution's primary setting. In its academic credit programming, Valdosta State University places a priority on developing existing programs that aid the educational, economic, cultural, and social advancement of its region and new programs in health related professions and public administration. The programs will continue to be supported by strong preparatory courses and majors in the humanities, sciences, and social studies. Valdosta State University also remains committed to pre-professional programs preparing its undergraduate students for medical, legal, technical, and other professional study.

Date December 2003

Project Valdosta State University Master Plan

Subject I.B Overview of Institution

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following is a brief history and overview of Valdosta State University. Information included in this memorandum has been updated from the previous master plan.

1. KEY FACTUAL INFORMATION

Valdosta State University now occupies 178 acres of land at the main campus and north campus combined. The total number of buildings utilized for university functions is 71. The first building, Converse Hall, was built in 1911-1912.

In 2002, Valdosta State University had students enrolled from 44 states, and 213 students from other countries. Of the total student enrollment of 9,915, the large majority, 8,962 were from Georgia. From the 159 counties in Georgia, only 5 did not have students enrolled at the university. There were 1,950 from Lowndes County.

The Valdosta State University regional service area is for the southern one-third of Georgia which constitutes 41 counties and served 5,718 students of the 1996 total of 9,816. The full time enrollment (FTE) was 8,566 and the total headcount was 9,799 for fall 1996.

2. SATELLITE CAMPUSES

Valdosta State University has no satellite campuses, but has shared facilities, which offer coursework at Albany, GA; Tifton, GA; Waycross, GA; Douglas, GA; Fitzgerald, GA; Bainbridge, GA; Folkston, GA; Kings Bay Navy Station; and Moody AFB in shared facilities.

3. DISTINCTIVE QUALITIES OF THE UNIVERSITY

Valdosta State University is one of two regional universities in the University of Georgia System. It serves the southern third region of the state and has for the past 24 years, hosted the Governor's Honor Program for the highest academically qualified high school students from all across Georgia.

The University is composed of six colleges: Arts and sciences, Business Administration, Education, Art, Nursing and Graduate Studies.

It is well known and prided for the distinctive architectural uniformity of the Spanish Mission influence on its campus as well as the beautifully maintained and landscaped grounds.

4. FUNDING AND ENDOWMENT CHARACTERISTICS

Ninety-five percent of the University's operating expenses come from state allocations and tuition and fees. The foundation has nearly \$13 million in endowments as of October 31st 2003. All of this is invested in stocks and bonds but it awards 36 full tuition grants each year from scholarships endowments. An approximate total of 160 tuition grants, both part and full grants, are awarded from various sources of endowments, scholarship endowments and discretionary accounts. The University also awards grants from approximately 2 million in University endowments.

5. RESEARCH AND AFFILIATIONS

In Fiscal Year 2003, \$654,348 was received in the form of public service awards, \$295,196 in research awards, and \$4,577,769 in instructional awards. The University also received a total of \$5,527,318 in grants and contracts.

The entities affiliated with the university to produce that income for research were:

- Georgia Humanities Council
- GA Department of Human Resources
- U.S. Department of Education
- NSF/University of Massachusetts-Amherst
- Southeast Georgia Regional Development Center
- Hungarian Ministry of Education
- Georgia History Records Advisory Board (GHRAB)
- NEA/SAF Challenge America Initiative
- GA BOR
- National Endowment of Arts
- Dow Agro Sciences
- GA DOE/BOR State Data and Research Center
- Lowndes/Valdosta Commission for Children & Youth
- Academy of Television Arts & Sciences (ATAS)
- Radio & Television News Directors Foundation, Inc.
- Valdosta Touchdown Club
- Lowndes County Board of Health
- National Endowment for the Arts
- Georgia Professionals Standards Commission
- National Science Foundation (NSF)
- Children's Advocacy Center (CAC) of Lowndes County
- Department of Health and Human Services, Health Resources and Services Administration

Time Warner/Turner Broadcasting
Southern Center for International Studies
National Writing Project
GA BOR-P-16 Council
Georgia Department of Labor
Judicial Council of Georgia
U.S. Small Business Administration/BOR/UGA
GA DOE/GA Learning Resources System
Eisenhower/Teacher Quality Enhancement
Association for Women in Math
Valdosta-Lowndes Chamber of Commerce
Southeastern Association of Housing Officers
Georgia Native Plant Society
Georgia Council for the Arts
State of Georgia/Lowndes County
Pew and Exxon-Mobile
Merlot/Ga-BOR
U.S. Department of Agriculture/UGA
GA Department of Natural Resources
U.S. Department of State
Valdosta-Lowndes County Land Bank Authority
GA Vocational Staff Development Consortium
PREP Program, South Georgia Consortium
REDP-PREP
Turkey Vultures
Bonide Products, Inc.
GA Muscadine Association

6. MATRICULATION AGREEMENTS

The University has no matriculation agreements with other institutions. It abides by the transfer policy of the University System of Georgia relating to institutions within the System and the guidelines established by the Southern Association of Colleges and Schools regarding all other institutions.

Date December 2003

Project Valdosta State University Master Plan

Subject II.A Institutional Mission Statement and Strategic Plan

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

1. INSTITUTIONAL MISSION STATEMENT

The University's Mission Statement (see attached Mission Statement) emphasizes on its role as a Regional University with special concern for the needs of the individual student while providing the best of instruction for both the undergraduate and graduate levels. It is committed to service the economic and cultural development of its region through its comprehensive curriculum in a variety of academic and professional programs.

2. EXISTING ACADEMIC AND ADMINISTRATIVE STRUCTURE

The existing Academic and Administrative Structure (see attached Organizational Chart) consists of four Vice Presidents under the President: Academic Affairs, Student Affairs, Business and Finance, and Institutional Advancement. Also reporting to the president are the Chief Planning Officer (CPO), the Chief Information Officer (CIO) and the University Attorney. Under the Vice President of Academic Affairs are 6 colleges: College of Arts and Sciences, College of Business Administration, College of Education, College of the Arts, College of Nursing, and College of Graduate Studies.

3. ENROLLMENT CONSIDERATIONS

Over the past 15 years, enrollment has grown almost 43% at an average growth of nearly 3% per year with two major growth points: mostly during the mid-90s, and picking up again in the past 3 years. Between these two periods there have been several years of fluctuation that saw a decrease in enrollment, most notably in Fall 1997 to Fall 1999 when the University was in the process of transferring from its traditional quarter system to a semester system as students adjusted to new course loads and schedule changes. At the same time, out-of-state tuition fee changes increased which also affected enrollment. From Fall 2000 to Fall 2003 enrollment has increased by 6% per year.

4. CURRENT OR PROPOSED CHANGES IN RESEARCH OR PUBLIC SERVICE

The University would like to develop its graduate studies program. Its mission statement emphasized a commitment to scholarly and creative work which encourages faculty scholarly pursuits and a commitment to research in selected areas of institutional strength and regional need. As such, the university has expressed the desire to move towards a different Carnegie classification. Valdosta State University places public service among its top priority, this is a major part of its mission statement and Strategic Plan. Its Continuing Education/Graduate programs is the primary link to the community. The Department of Social Work in recent years have undergone tremendous growth and serves as one of the major public service roles that the university plays. The University is also striving to develop and assess its public and/or private partnerships with the local community as a form of engaging within its scope of influence.

5. STRATEGIC PLANNING PROCESS

The University has recently updated its Strategic Plan in August 2003. (see attached document). The plan embraces eight strategic goals which incorporate the strategic initiatives of the University System of Georgia to make up a clear vision and a set of objectives for Valdosta State University. Each of the 8 goals further expands on the action steps with respective breakdown of the process of carrying out each step. The steps within each goal are categorized as either completed or ongoing, and in terms of priority and cost level. Strategic planning committees are composed of Valdosta State University faculty, staff, students and community leaders have been charged to review the action steps, recommend priorities, and provide advice regarding those initiatives.

“ A good strategic plan is a live document. Our vision should be a powerful and pervasive one... You and I are going to develop a plan that will set the campus on a quest to reach this vision.” –President Ronald M. Zaccari.



Mission Statement

Since 1913, Valdosta State University has been a major provider of educational services for South Georgia. The beauty and consistency of its Spanish Mission style of architecture are indicative of its dedication to serving the region's heritage while developing programs and services to enhance its future.

Within the context of the University System's mission and vision, Valdosta State University possesses the core characteristics of a regional university.

The core characteristics include:

- a commitment to excellence and responsiveness within a scope of influence defined by the needs of a specific region of the state and by particularly outstanding programs or distinctive characteristics that have a magnet effect even beyond the region;
- a campus-wide commitment to a technologically enhanced learning community that promotes student success, sustains instructional excellence, serves a diverse and well-prepared student body, offers academic assistance, and provides learning enrichment for all students;
- a range of disciplinary and interdisciplinary academic programming at the baccalaureate and masters levels, as well as a range of professional programs at the baccalaureate and post-baccalaureate levels, including a limited number of professionally oriented doctoral-level programs;
- a commitment to public service, continuing education, technical assistance, and economic development activities that addresses the needs, improves the quality of life, and raises the educational level within the university's scope of influence;
- a commitment to scholarly and creative work to enhance instructional effectiveness and to encourage faculty scholarly pursuits and a commitment to research in selected areas of institutional strength and focused on regional need.

As a regional university in South Georgia, Valdosta State cooperates with other University System institutions to ensure that the region receives the services it needs. To expand its programmatic outreach, it develops and offers programs by distance learning and at off-campus locations throughout the region. It will continue to exercise a leadership role in meeting the needs of the region, particularly in providing access to professionally oriented doctoral programs, primarily in education, and to applied research.

VSU prides itself on offering nationally accredited programs in Art, Business, Music, Nursing, Sports Medicine, Speech-Language Pathology, School Psychology, Theatre, Public Administration, Social Work, and Teacher Education which have a magnet effect beyond the institution's primary setting. In its academic credit programming, VSU will place a priority on developing existing programs that aid the educational, economic, cultural, and social advancement of its region and new programs in health-related professions and public administration. The programs will continue to be supported by strong preparatory courses and majors in the humanities, sciences, and social studies. VSU also remains committed to pre-professional programs preparing its undergraduate students for medical, legal, technical, and other professional study.

In its service to students, VSU concentrates on those from the region including a large number of older, non-traditional students who live and work off campus and many who transfer from other institutions. To serve its region and to attain maximum educational benefits, the university promotes an atmosphere which attracts a diversified student body, of which a representative proportion will be minority students.

VSU promotes a successful learning experience by maintaining services for minority, disabled, veteran, international, and other students with special needs. To aid in developing the whole student, it provides counseling, health services, academic advising, special assistance, honors programs, international programs, career planning, and many co-curricular activities.

VSU is committed to providing life-long learning and to the economic and cultural development of its region. It offers various non-credit programs and services through the South Georgia Institute, ArtSouth, the Valdosta Symphony Orchestra, the Music Society, and other organizations. Community relations are enhanced through alumni services and VSU-TV and Radio. Community service and technical assistance are offered by faculty and staff in a variety of forms.

Research, scholarship, and creative endeavors exist primarily to meet the regional needs of schools, businesses, and other organizations and to promote faculty development and instructional improvement.

VSU aspires to improve continuously the quality and effectiveness of its programs, scholarship, and student services. Assessment of programs, the raising of standards, and the refinement of learning technologies will improve the university. To aid in obtaining this objective, institutional research and planning, external funding, and collaborative relationships with other institutions will be promoted. To a great extent, VSU will continue to develop as a regional university serving its South Georgia constituency by implementing programs that meet student needs and providing the maximum opportunity for faculty development.

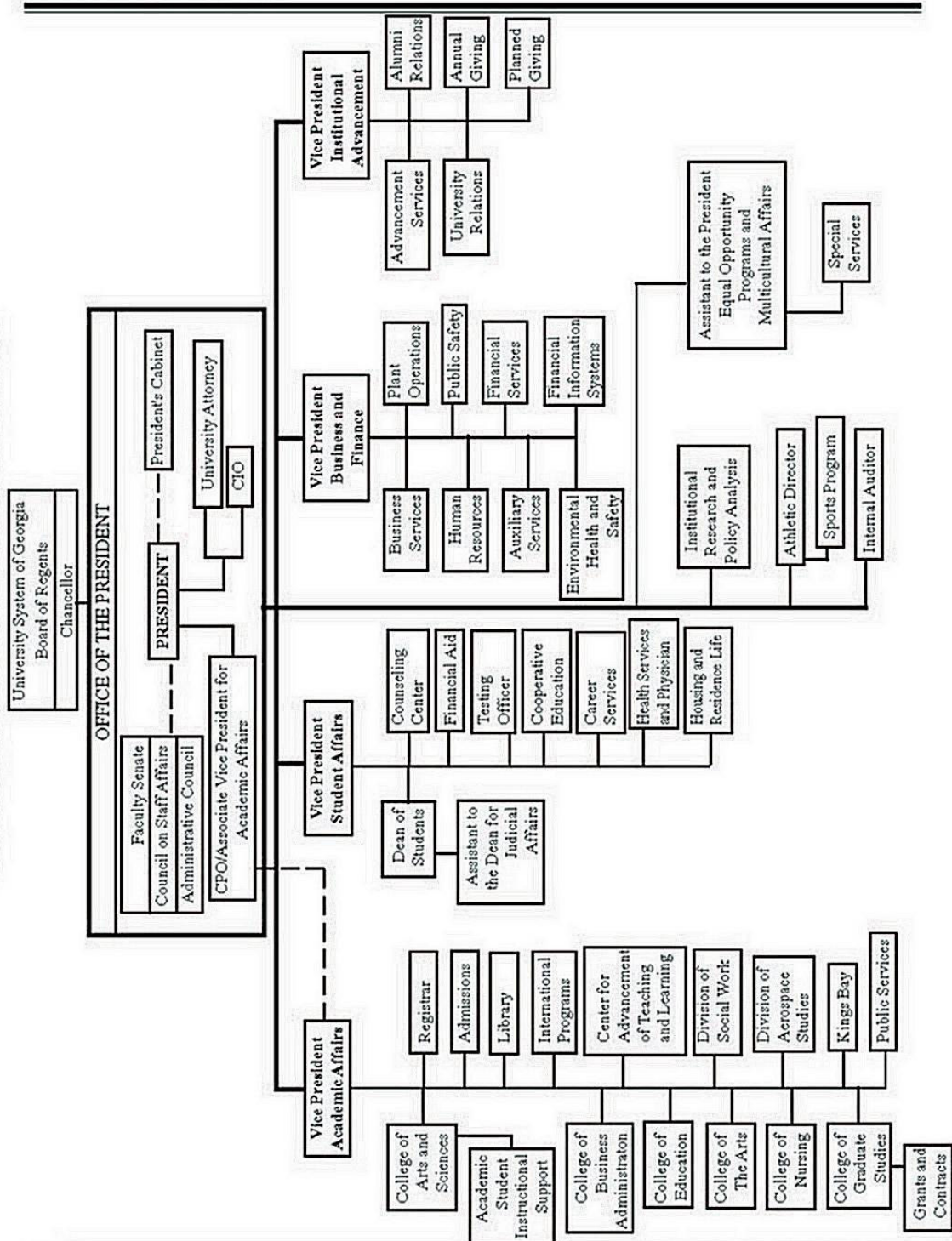
Approved by the **Institutional Planning Committee**-November 18, 1999

Approved by the **Faculty Senate**-February 17, 2000

The revision was approved February 2002.

**ORGANIZATION CHART
OFFICE OF THE PRESIDENT**

VALDOSTA STATE UNIVERSITY OFFICE OF THE PRESIDENT



SOURCE: Office of the President, December 2002

Strategic Goals

Goal 1: Effective Planning and Resource Utilization

VSU informs and supports the need for change, processes, and programs through integrated, continuous strategic planning.

Goal 2: Successful Outreach

VSU actively identifies, cultivates, and encourages private support through the enhancement of alumni, community, and corporate outreach.

Goal 3: Excellence in Student Learning and Retention

VSU encourages continuous enhancement of curricula and research opportunities, resulting in highly informed graduates and increased student retention and graduation rates.

Goal 4: Access and Participation

VSU promotes expanded access, participation, and quality through a comprehensive marketing plan.

Goal 5: Student Preparation

VSU works actively with K-12 education to increase the pool (number) of high school students from our service area who are eligible to attend the University.

Goal 6: High Quality Personnel

VSU pursues excellence and identifies best practices in recruiting, developing, and retaining quality faculty and staff in an environment of shared governance across the campus community.

Goal 7: Engagement in the Community and Region

VSU will continue developing its important educational, cultural/multicultural and economic impact in order to enhance the quality-of-life for the region, and to attract and retain residents, students, visitors, and industry.

Goal 8: Continuous Communication

Through ongoing, two-way communication with the Board of Regents and their staff, Valdosta State University fosters strong alliances with key leaders, thereby serving to maximize cooperation with other state agencies, boards, the Office of the Governor, and the General Assembly (while maintaining the constitutional authority of the Board of Regents [BOR Goal 11]).

**VALDOSTA STATE UNIVERSITY
STRATEGIC PLAN UPDATE
August 31, 2003**

Effective Planning and Resource Utilization

Goal 1: VSU informs and supports the need for change, processes, and programs through integrated, continuous strategic planning.

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
<p>1. Seek the most efficient, effective and technologically sound business and service best practices and regularly compare ourselves to national peers. (BOR Goal 7)</p> <p>A. Identify sources of information for best practices. B. Define the areas of sound business and service. C. Define, develop, and assess benchmarks/peer institutions. D. Determine peers on the basis of enrollment, programs, and constituency. E. Examine data to determine strengths and weaknesses as it relates to the perceptions of students, faculty, staff, and alumni. F. Assessment and implementation of suggested changes will be integrated into the planning process.</p>	<p>Yes</p>	<p>High</p>	<p>Low</p>	<p>VSU transmitted 3 potential "Best Practices" to the BOR for competition: the electronic strategic/budget planning tool, the faculty workload study, and HUB. Institutional Research and others have contributed information regarding the definition, development, and assessment of benchmarks/peer institutions. Continued efforts are being made to refine these data and to do additional surveying. The Housing Comprehensive Plan developed by MGT of America listed peer institutions for comparison. These institutions were chosen with input from Admissions. The Parking study provided data that helped identify where we need parking. Close in parking is generally filled, but spaces are always available at the Recreation Center. Following the study, 198 new parking spaces were created. Bus routes have been redesigned to achieve greater efficiency and make use of the city's design for traffic flow.</p>	<p>7</p>

<p>2. Provide and maintain superior facilities, funded by innovative mechanisms, that increase the speed with which they are usable. (BOR Goal 8)</p> <p>A. Develop standards of quality and appearance for campus facilities.</p> <p>B. Develop specific criteria for justification or need for additional facilities.</p> <p>C. Create a campus facilities needs committee to address and plan facilities use, moves, renovations, new construction, etc. This committee's purpose would be to provide the building blocks for MRR and Capital Projects with recommendations to the cabinet.</p> <p>D. Develop submission criteria, forms, etc. with the committee making recommendations for MRR and Capital Construction programs.</p> <p>E. Revise Master Plan with broad campus input.</p>	<p>Yes</p>	<p>High</p>	<p>Low</p>	<p>VSU is moving forward with the Master Planning process. Portman and Associates (in collaboration with IPG) has begun preliminary data collection and will meet with the campus in mid-September. In May, the BOR approved plans to proceed with developing new student residences. Carter and Associates is assisting in outlining and scheduling this process. MRR and Capital construction projects will be identified through the new strategic/budget planning tool.</p>	<p>8</p>
<p>3. Increase, diversify and strategically allocate resources (i.e. funds) based on the strategic plan. (BOR Goal 10). Note: the definition of the core values, principles, and mission statement that will guide the strategic planning process may require further elaboration, clarification, or the development of specific action steps with regard to resource allocation.</p> <p>A. Create a Budget Formulation Committee with broad representation whose sole purpose is allocating resources with regard to strategic planning initiatives.</p>	<p>On-going</p>	<p>High</p>	<p>Low</p>	<p>An electronic strategic/budget planning tool was developed, and FY 2004 proposed budgets for each division/departments were required to include justification of planned expenditures as they relate to the strategic plan. All deans and department heads were asked to involve their faculty and staff in defining initiatives. President Zaccari appointed a Budget Advisory Council which heard presentations from all cabinet officers and assisted in developing budget recommendations. Budget unit heads made suggestions for greater efficiency to reduce basic expenditures and these are published on the website. Additional recommendations were made for generating new revenues. New guidelines have been developed relating to the use of VSU Foundation funds, including discretionary accounts.</p>	<p>10</p>

<p>B. Collaborate with the Budget Oversight Committee and the Institutional Planning Committee to articulate to the University community the policies and procedures that will govern how resources will be allocated.</p> <p>C. Identify the current policies, procedures, and decision-making processes used throughout the University to allocate resources. Assess the effectiveness of those decision-making processes and identify those practices that are effective as well as areas that need strengthening and/or change.</p> <p>D. Ensure that all stakeholders have opportunities for input into the process.</p>	Yes	High	Low	
<p>4. Develop a usable four-sentence or less mission statement that summarizes the spirit of the strategic plan.</p>	Yes	High	Low	<p>The Planning Advisory Council has made a variety of suggestions for revision of the mission statement. This abbreviated version could be linked with the core values discussed below.</p> <p>7</p>
<p>5. Define core values and principles to guide us as we implement the strategic plan.</p> <p>A. Identify core values and principles.</p> <p>B. Develop and implement an accountability process that integrates VSU's core principles and values and is used to guide the process of strategic planning.</p> <p>C. Core values and principles will be re-evaluated at a defined interval.</p>	Yes/Ongoing	High	Low	<p>In May 2003, the Planning Advisory Council identified a list of core values of VSU with the following emphasized: collaboration, commitment, partnerships, personal, Regional University, shared governance, and teaching and learning. This list will be further refined during 2003-04.</p> <p>7</p>
<p>6. Develop an on-going shared vision of VSU</p>	On-going	High		<p>The core values were explored by the Planning Advisory Council. HUB sponsored several activities to encourage greater interdisciplinary collaboration among faculty and staff. Partners for Campus Excellence involved 330 faculty and staff as well as 126 student employees in productive sessions. Involvement in the Strategic Goal Committees has opened good dialogue on campus and with the community as faculty, staff, and students inquire about the status of the strategic plan. (Since the inception of the program, including pilot classes, 501 Staff, 123 Administrators and 49 Academic Administrators have participated in all or some part of the Partners for Campus Excellence training.)</p> <p>7</p>

<p>A. Identify the Core Values woven into day-to-day life by addressing the questions: What do we believe in? How do we want to act? Why does this institution exist? What is our picture of this institution's future?</p> <ul style="list-style-type: none"> a. Examine the mental model faculty, staff, administrators have of themselves, each other, and of the institution. b. Hold a series of retreats and open forums of groups composed of faculty administrators, staff, and students pertinent to building a shared vision of VSU c. Send faculty, administrators, and staff to conferences and retreats pertinent to building a shared vision of VSU. d. Encourage on-going reflections and free expression of the personal visions held by faculty, administrators, staff, alumni, and students. e. Encourage the willingness and openness to a diversity of ideas. f. In cooperation with the Faculty Senate, examine process of evaluating and utilizing evaluations of faculty, staff, and administration. 	<p>Can send members of the University community to scheduled retreats and conferences</p>	<p>High</p>	<p>\$6,000</p>	
<p>B. Facilitate a sense of commitment to and connectedness among faculty, staff, administrators, students to a larger vision that transcends and unifies individual visions.</p> <ul style="list-style-type: none"> a. Utilize such existing programs as, but not limited to, HUB Learning Cooperative and Partners for Campus Excellence b. Encourage additional programs in cooperation with SGA, COSA, and the Faculty Senate 	<p>On-going</p>	<p>High</p>	<p>\$15,000 per year for four fac/3 conf.</p>	
<p>C. Study the possibility of geographically mixing the offices of faculty from different departments as well as their classroom assignments.</p> <ul style="list-style-type: none"> a. Study this arrangement at other institutions 	<p>Feasibility report</p>	<p>Medium</p>		

Successful Outreach

Goal 2: VSU actively identifies, cultivates, and encourages private support through the enhancement of alumni, community, and corporate outreach.

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
1. Assess current fund-raising efforts. (What are we doing, how, etc. Compare and benchmark against other successful foundations. Determine successes, set future goals for new efforts. What is available, current endorsement levels, etc).	12/02 (See narrative)	High	Low	The Goal 2 committee compiled and presented preliminary data. Alexander Haas Martin & Partners has been employed to assist in developing specific benchmarks and goals. The VSU Foundation has updated its bylaws, discretionary fund guidelines, gift acceptance policy, investment policy and spending policy. It also revised its mission statement and committee structure. This information can be reviewed at http://www.valdosta.edu/foundation . The University Advancement Committee has been re-activated and has met twice where they were updated on the vice-president for advancement searches and reorganization of the VSU Foundation and heard a presentation on planned giving.	10
Research and Sponsored Programs: Increase total external funding in 2004 to \$6M, and increase each succeeding year an additional \$1M over previous year until a funding level of \$10M to \$12M is reached (estimated time – 5-6 years). Benchmarks: follow up national survey completed by the Society of Research Administrators International to develop reasonable benchmarks for proposal production, activity levels and funding levels.	Complete 3/1/03 (acceptance of goal) Complete 6/30/03		Inc. staff, supplies, etc. None anticipated	As of 7/9/03 the funding level is \$4.6M+ and will probably be about \$5.5M when final numbers are known.	3,5
2. Identify commonly used resources, grants, research; compare to benchmarks of successful models. Research and Sponsored Programs. This activity may be expanded to include a survey of generally used resources (external to VSU) for funding as well as a survey of the costs to VSU of this activity.	Benchmark goals should be completed by 6/30/03 VSU survey - complete by 5/1/03		Cost should be minimal if any.	Materials were compiled and shared with the committee as a report-update. No additional survey was completed.	10 3,5
3. Analyze endorsements and corporate sponsorships.	12/02 (see narrative)	High	Low		10
4. Continue alumni identification/communication. Enhance Homecoming and other activities to encourage return to campus and continued involvement with VSU.	Ongoing (see narrative and VSU Alumni Assoc. strategic plan dated 3/03)	High	Low	VSU alumni board developed a strategic plan and action steps 3/03. They met in June to review progress.	10

<p>5. Evaluate current financial situation, scholarships, gifts-in kind and matching funds; determine existing deficiencies, take corrective actions. Determine additional funds and prioritize to initiate capital campaign drive</p> <p>A. Consider possibility (research potential risks, pros and cons) of developing an account 'line' for research under the auspices of the VSU Foundation OR to develop and inaugurate a VSU Research Institute. This change could provide for much greater efficiency in management and also stop some of the money "bleed" at the end of each fiscal year within the University accounting system.</p>	<p>Evaluation completed 12/02</p> <p>6/30/2003</p>	<p>High</p>	<p>High (\$200,000)</p> <p>>\$5,000</p>	<p>Alexander Haas Martin & Partners is currently assisting with determination of action steps and prioritization to initiate a capital campaign. Funding for a Compliance Coordinator was included in the Budget Plan request to the BOR as a new initiative. However, there was no action due to budgetary constraints.</p>	<p>10</p> <p>3,5</p>
<p>B. Existing resources to support compliance activities are insufficient within the Office of Grants and Contracts and to show VSU's commitment to compliance a .5 FTE Compliance Coordinator is requested. This half time position should be funded at a level that will support a professional in the compliance field, perhaps a retired faculty or administrator with knowledge of the varied requirements within the federal and state governmental agencies.</p>	<p>6/30/04, if not sooner</p>		<p>>\$35,000</p>		<p>3,5</p>
<p>C. A change in name from Grants and Contracts to RESEARCH AND SPONSORED PROGRAMS. This change more adequately addresses the activities of the office, particularly to the external community.</p>	<p>6/30/2004</p>		<p>No cost other than the cost of stationery, etc. (\$300)</p>		<p>3,5</p>

Excellence in Student Learning and Retention

Goal 3: VSU encourages continuous enhancement of curricula and research opportunities, resulting in highly informed graduates and increased student retention and graduation rates.

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
<p>1. Improve continuously the quality of curricula, research activities and international opportunities. (BOR Goal 3)</p> <p>A. Improve the quality of teaching and learning</p> <p>a) Develop a Center For Creative Teaching and Learning</p>	<p>On-going</p>	<p>High</p>	<p>\$150,000/yr</p>	<p>Proposals for new graduate-level programs in biology and music performance have been transmitted to the Graduate School.</p> <p>HUB has encouraged faculty from a variety of disciplines and staff to share in collaborative research and activities.</p>	<p>3</p>

<p>b) Examine the recommendations of Ernest Boyer's "Scholarship Reconsidered.</p> <p>Study the feasibility of using tracks for teaching, research/scholarship, and service.</p> <p>c) Evaluate faculty work load as it affects research, teaching, service, and learning.</p>	<p>On-going</p>	<p>High</p>	<p>\$15,000/yr for four people/3 conf</p>	<p>VSU participated in the Delaware faculty study in 2002-03. Paul Fadil designed a comprehensive study to examine faculty workload and presented preliminary findings in April 2003.</p>
<p>d) Send faculty and administrators to major conferences on collegiate teaching.</p> <p>e) Create a student award recognizing outstanding teaching.</p>	<p>On-going</p>	<p>High</p>	<p></p>	<p>A new award has been initiated to recognize outstanding teaching, and it will be given during 2003-04. Additional awards will recognize excellence in service and professional activity.</p>
<p>f) Develop a brown bag program for teaching methods.</p> <p>g) Utilize the campus listserv, "Soapbox," as a means of exchanging ideas regarding teaching and learning</p> <p>h) In cooperation with the Faculty Senate, evaluate the role of teaching in the hiring, promotion, tenure, and post-tenure process for faculty.</p>	<p>On-going</p>	<p>High</p>	<p></p>	<p></p>
<p>i) Re-examine the process by which students evaluate faculty</p> <p>j) Develop a learning culture in which students understand that mastering a skill, or a body of knowledge, or life skills is time-consuming, hard work, and that they should be prepared to do whatever it takes to learn.</p>	<p>On-going</p>	<p>High</p>	<p></p>	<p></p>
<p>k) Create a tutoring center to help students learn how to study and learn</p> <p>l) Develop programs to assist students to learn how to learn</p>	<p>On-going</p>	<p>High</p>	<p>\$500,000</p>	<p></p>
<p>B. Improve Research Activities</p> <p>a) Provide additional funding through Faculty Development office for research, conference presentations, and release time</p>	<p>On-going</p>	<p>High</p>	<p>\$250,000</p>	<p>Financial support continues to be directed toward encouraging faculty development and research.</p>

<p>b) Utilize the Grants and Contracts Office to secure funding for research and release time.</p> <p>c) Encourage and support professional conferences at VSU</p>	<p>Ongoing</p> <p>On-going</p>	<p>High</p>	<p>\$25,000</p>	<p>The Office of Grants and Contracts works with faculty and conducts workshops to assist new faculty members.</p> <p>Faculty and staff participation in professional conferences is encouraged and supported within budgetary limits.</p>	
<p>2. Develop graduates who are intellectually and ethically informed individuals with defined skills and knowledge, capable of leadership, creative endeavors, and contributing citizenship in an interconnected world. (BOR Goal 1)</p> <p>A. Encourage academic structures that promote interdisciplinary learning, learning communities, and highlight the interconnectedness of knowledge.</p> <p>a. Resurrect "Week of Seminars" Program</p> <p>b. Reform the perspective courses to their originally intended interdisciplinary / team-taught character.</p> <p>c. Examine the possibility of mixing department offices reorganizing the academic structure to better encourage faculty cooperation and understanding across the disciplines.</p> <p>B. Integrate ethical studies and diversity more fully into the core curriculum and general studies in introducing "wholeness education" and "character education" approach</p> <p>a. "Wholeness education" is to be understood as fostering an intellectual biological, emotional, socio-cultural, economic, environmental, and spiritual being.</p>	<p>On-going</p> <p>On-going</p> <p>On-going</p>	<p>Medium</p> <p>Medium</p>	<p>\$5,000</p>	<p>Focus group led by A. Brovey met Thursday, May 1, 2003. This group considered the core curriculum and integration of ethics in the curriculum. A report of this meeting was shared with participants and Dr. Krotseng.</p>	<p>1</p>

<p>b. "Character Education" is to be understood as the preparation of the broadly informed, flexible, adaptable person endowed with knowledge, skills, social values, and attitude to live rightly as well as to earn a living. It should encourage and assist students to develop the basic values needed for learning and living: self-discipline, self-confidence, self-worth, honesty, integrity, perseverance, responsibility, pursuit of excellence, emotional courage, humility and compassion for others.</p> <p>C. Work with the community leaders and campus community to develop new and greater opportunities for internships and cooperative programs with businesses, government, within the campus community, and community service organizations.</p> <p>a. Support and encourage such existing programs as SIFE</p> <p>b. Create internships for students to work with faculty, plant operations, and other aspects of campus operations.</p> <p>c. Support and encourage the expansion of existing department internships</p> <p>D. Set goals for the percentage of graduates (and the number of students in department) involved in service learning and other forms of civic engagement.</p> <p>a. Study how other institutions have addressed the issue of service learning and civic engagement.</p> <p>E. Set target pass rates for professional licensure tests, including PRAXIS, Nursing, etc.</p>	<p>Retention of freshman students has increased to 75% from 71% two years ago. The challenge is to continue this very positive trend.</p>	<p>4</p>
<p>3. Increase academic productivity through improved recruitment, increased retention, accelerated graduation, expanded credit generation, augmented continuing education opportunities, and current technology. (BOR Goal 4)</p>		

<p>a) Expand the use of freshman experience programs, sophomore experience programs, learning communities, and other programs designed to increase student retention.</p> <p>b) Develop a best-practices information base so that information about successful retention practices and programs can be shared.</p>	<p>On-going</p>	<p>High</p>	<p>Learning communities within Langdale Residence Hall are being implemented for Fall 2003. A new leadership program also has been designed to help identify and develop emerging leaders on campus.</p>	<p>1,5</p>
<p>4. Develop a culture of academic and personal integrity for staff, faculty, students, and administrators.</p> <p>A. Study literature and contact other institutions regarding codes of conduct for students, staff, faculty, and administrators.</p> <p>B. Review existing policies and procedures for reporting and acting on unethical behavior.</p> <p>C. Create a university-wide code of conduct for students, faculty, staff, and administration</p> <p>D. Develop an enforcement mechanism that is not necessarily punitive.</p>	<p>On-going</p>	<p>High</p>	<p>Focus group led by A. Brovey met Thursday, May 1, 2003. This group considered the core curriculum and integration of ethics in the curriculum. A report of this meeting was shared with participants and Dr. Krotseng.</p>	<p>1,5</p>
<p>5. Encourage more collaboration with two-year institutions and develop programs to bring academia and business closer together.</p> <p>A. Have admissions prepare a status report on opportunities that are available and are on-going both within VSU and the two-year institutions that will facilitate the transferring of students to VSU</p> <p>B. Collaboration with two-year institutions will include revision of curricula and the refinement of course objectives</p> <p>C. Recommend that an ICAPP liaison officer make presentations to VSU faculty and staff describing his or her responsibilities and available assistance.</p> <p>D. Work with constituents outside academia to improve their understanding of what a professor's job entails.</p> <p>a. Produce a documentary CD on "the life of a professor at VSU"</p> <p>b. Use the CD for recruitment purposes</p> <p>c. Make the CD available for viewing by the business community</p>	<p>On-going</p> <p>High</p>	<p>High</p> <p>Medium</p>	<p>Efforts are on-going to facilitate student transfer to VSU. Collaboration with two-year institutions includes programs offered at ABAC, Bainbridge, South Georgia, and Waycross.</p>	<p>2,9</p>
<p>\$40,000</p>	<p>High</p>	<p>Medium</p>	<p>\$40,000</p>	<p>High</p>

<p>6. Develop a specific understanding of what is meant by "advising."</p> <p>A. Identify the core meaning and basics of advising by addressing the questions:</p> <p>a. Is advising important? Why is it important? How important is advising? What are we willing to do to achieve effective advising?</p> <p>b. Is advising to be understood to be an activity that is more than mere scheduling of class? Is advising to be understood to be more than academic in its orientation? Is advising to be understood to be involved with life's experiences? When does advising occur? Who engages in advising?</p> <p>B. Investigate feasibility of utilizing staff for advising and intervention purposes?</p> <p>a. Use the Partners in Progress program.</p>	<p>Report by 6/30</p>	<p>High</p>	<p>A Task Force met during Spring 2003. Its comprehensive recommendations are posted on VSU's website.</p>	<p>1</p>
<p>7. Improve Student Advising</p> <p>A. Incorporate two-hour block of instruction on advising for all new freshmen as part of the Fall 2003 Student Affairs Freshmen Orientation Program.</p> <p>B. Establish a university-wide committee to evaluate departmental advising programs and practices and to recommend improvement</p> <p>C. Develop a program or initiative to reward successful academic advising.</p> <p>D. Evaluate advising programs at comparable universities and compare to programs in place at VSU.</p> <p>E. Investigate the implementation of the Banner degree audit or comparable program</p>			<p>The comprehensive recommendations of the Advising Task Force referenced above are posted on VSU's website. Effective academic advising is among the criteria for the new "Excellence in Service" faculty award.</p>	<p>1</p>
<p>8. Engage in a detailed examination of the Orientation Program</p>	<p>Report by 6/30</p>	<p>High</p>	<p>The student orientation program was revised to involve a 1-day only session. Blazer Beginnings was held before the start of classes in August.</p>	<p>3</p>
<p>9. Evaluate the effectiveness of the Freshmen Year Experience (FYE) Program.</p> <p>A. Evaluate the feasibility of expanding FYE to encompass declared majors.</p>	<p>Report by 6/30</p>	<p>High</p>		<p>3</p>

<p>B. Evaluate characteristics of FYE students and their success rates, and choice of major.</p> <p>10. Ensure faculty staffing is adequate to meet student course demand.</p> <p>A. Develop and implement a plan for recruiting and hiring faculty at least one year in advance of projected needs and areas.</p> <p>B. Concentrate on quality within all programs by ensuring that comprehensive program review is fully implemented and follow through with actions based on these reviews.</p> <p>C. Develop plans to reward and retain successful faculty members.</p> <p>D. Place greater professional importance on the first-year core courses; Assess importance of first-year core academic instructional performance relative to student retention. Decide what kind of professor is wanted to teach the core courses.</p>				<p>On-going review of faculty needs in light of increasing enrollment resulted in the hiring of 8 new faculty positions for 2003-04.</p>	3,5
<p>11. Build upon the Partners for Campus Excellence to create a student-friendly service environment.</p> <p>A. Develop and strengthen orientation programs for new faculty and staff.</p> <p>B. Develop "student-centered" training programs for current faculty and staff.</p> <p>C. Develop cross-training programs for staff and faculty at all levels.</p> <p>D. Survey students, faculty, and staff regarding current services, problems, and ways to improve services</p>	On-going	High		<p>Partners for Campus Excellence involved 330 faculty and staff as well as 126 student employees in productive sessions during 2002-03.</p>	5
<p>12. Provide social and educational programs and services that provide opportunities for student development. Continue and improve support of student organizations and Greek Life.</p> <p>A. Develop a comprehensive student leadership program designed to provide students with valuable life skills and enhance their campus life while they serve the university community.</p> <p>B. Actively request and receive student input and involvement in the development of programs, activities and facilities.</p>		High	\$60,000	<p>The comprehensive student leadership program has been developed and is being implemented in Fall 2003.</p> <p>Student input has been integral to improving VSU activities and is evident throughout the Strategic Planning and Master Planning processes.</p>	1

<p>C. Create a student orientation program for new first time students to welcome them to campus prior to the start of semester classes.</p> <p>D. Collect and utilize data concerning the nature, needs and interests of the student populations to be served.</p> <ul style="list-style-type: none"> a. Create a survey of incoming first year students to indicate their expectations both for a college experience and of themselves. b. Create a survey of students after completing their first year to ascertain their experiences and attitudes towards themselves, each other, and all aspects of the facilities, services, operations and personnel of VSU <p>E. Conduct a feasibility study as it pertains to possible house for Greek organizations.</p> <p>F. Develop programs and activities to enhance weekend activities in the residence halls and campus-wide.</p> <ul style="list-style-type: none"> a. Develop cooperative entertainment programs with Wild Adventures b. Develop cooperative entertainment programs with the Valdosta Chamber of Commerce. 	<p>Prepared by 6/30</p> <p>Prepared by 6/30</p>	<p>High</p> <p>High</p>	<p>\$50,000</p> <p>\$50,000</p>	<p>The Blazer Beginnings program was implemented for new students during Fall 2003.</p> <p>See Goal 5, Step 2: Data have been requested.</p> <p>Development of new and expanded programs and activities for students is on-going.</p>	<p>2</p>
---	---	-------------------------	---------------------------------	---	----------

<p>13. Strengthen the international dimension of students' educational experience.</p>	<p>3</p>	<p>116 VSU students participated in study abroad in 2002-03. Although this was a decrease of 4 students from the previous year, viewed in the overall international context this is still very respectable. A very bright element was that 21 of our students participated in semester or year-long exchanges abroad, compared to 19 the previous year and 13 the year before that. Longer term study abroad experiences are the hardest to recruit for and the most valuable kind of international experience. Fall 2002 there were 246 students from 44 countries; Spring 2003 there were 229 students from 47 countries. There are several reasons for the decline: New US federal regulations governing visa issuance made it much more difficult for students to complete the process and receive visas than in the past. Also, the political climate made many foreign students and their families fearful of coming to the US. 37 VSU faculty and staff participated in overseas programs; more than 40 additional faculty members participated in organized international programs on campus, including lecture series, arts activities, international film series, community friend linkages with international students, etc.</p> <p>Of the 37 who went abroad to 19 countries; 13 were teaching in programs of a month or longer, 5 were conducting international/comparative research, 7 were engaged in program development, 5 presented at international conferences, and 3 were consulting to assist in curriculum development in other countries. 16 faculty and staff from universities and agencies in other countries came to VSU in 2002-03.</p> <p>Of these, four were here for at least a semester as teachers and collaborators in curriculum development and research; eight were here working in program development on cooperative projects with VSU; the remainder were here as guest lecturers or consultants on specific projects. VSU continued to lead the system-wide European Council, a collaborative venture of more than 20 USG institutions, and sent over 220 USG students and 40 faculty on European Council summer programs. VSU spearheaded the development of two new Council summer programs in Germany and Spain. VSU faculty led a national initiative to design and deliver professional training programs for higher education faculty in Belize, coordinating two training sessions (in February and May) that involved faculty members from all higher education institutions in Belize. VSU launched new initiatives in collaboration with institutions in Russia, the Czech Republic, and Hungary.</p>	<p>Yes</p> <p>Ongoing</p> <p>Ongoing</p> <p>Yes</p> <p>8/30/2003</p>	<p>High</p> <p>High</p> <p>High</p> <p>High</p> <p>Medium</p>	<p>\$300</p> <p>\$15,000</p>
<p>A. Survey the curriculum to assure that international issues, problems, and perspectives are appropriately represented in core courses, major degree programs, and minor studies</p>					
<p>B. Organize extracurricular events highlighting international and inter-cultural issues and concerns</p>					
<p>C. Expand study abroad and exchange opportunities for students</p>					
<p>D. Initiate a campaign to develop an institutional fund for study abroad scholarships</p>					
<p>E. Increase annual participation in study abroad by 15% in order to achieve the institutional goal of 3.5% of undergraduate headcount by 2007</p>					

F. Increase faculty participation in international exchange, teaching abroad, and international faculty development activities	6/30/2004	Medium	\$10,000	
G. Sustain continued growth and diversity of the international student population.	ongoing	Medium		
H. Provide cultural, academic, and social support to assure international students of successful integration into campus and community life	ongoing	High		
I. Encourage faculty exchange that exposes VSU students to the perspectives and points of view of foreign faculty members	ongoing	High		
J. Develop international internship, cooperative education, and other work opportunities for students	yes	High		
K. Develop and market the English Language Institute (ELI) to prepare English-deficient foreign students to enroll in the University	yes	Medium	\$30,000	

Access and Participation

Goal 4: VSU promotes expanded access, participation, and quality through a comprehensive marketing plan.

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
1. Expand participation by increasing access while maintaining quality, enhance diversity, focus on the needs of nontraditional students, increase distance learning education opportunities, advance public library usage, and market the advantages of a postsecondary education to all Georgians (BOR Goal 2).	On-going			VSU offers 4-year degree programs at four 2-year campus sites: ABAC, South Georgia College, Bainbridge, and Waycross. Off-campus graduate courses in education are offered at 8 sites, including Douglas, Homerville, Moultrie, Thomasville, Waycross, Tifton, Nashville, and Pearson. Unique course and program needs of submariners are met at our King's Bay site.	2
A. Develop additional programs in which VSU's four-year degree programs are offered at two-year colleges.					
B. Assure that where demand exists, relevant degree programs are available at off-campus sites.					
C. Identify the factors that impede access to higher education for minority and nontraditional students and implement programs to overcome the barriers.					
D. Integrate the public libraries into the delivery of higher education.					

<p>2. Create and fund a permanent university marketing position and support staff.</p>	<p>On-going</p>	<p>1</p>	<p>High</p>	<p>Budget constraints limited VSU's ability to implement this action item.</p>	<p>2</p>
<p>3. Create a university marketing committee to offer support to the university marketing office.</p>	<p>On-going</p>	<p>2</p>	<p>Low</p>	<p>This action item has not been implemented. With budget constraints in FY 2004, however, it would be strategic to appoint a marketing committee to work in conjunction with the Office of University Relations and other university units on their marketing plans.</p>	<p>2</p>
<p>4. Provide the university marketing person the results of Goal 3, so that they, with the support of the marketing committee, can utilize these findings to fully develop an external environmental scan. This environmental scan will include research and analysis of the awareness and perceptions of target markets.</p>	<p>12/30/2003</p>	<p>3</p>	<p>Low</p>	<p>This project could be assigned to Institutional Research.</p>	<p>2,7</p>
<p>5. After a review of the external environment scan, the university marketing person/office with the support of the marketing committee will conduct an internal analysis to determine the challenges and hurdles that have to be addressed as a result of the external scan. This internal scan will need to examine personnel, space, parking, and housing as described below.</p> <p>A. Identify strengths and weaknesses with personnel resources.</p> <p>Currently, we have faculty shortages in several disciplines. In addition, staff positions have been eliminated or put on hold for budgetary reasons. Given our current ratio of faculty to students, we will have to add 40 full-time faculty members for every 1000 new students. Staff positions will also have to be increased to meet programming demands and academic, student, and facilities support units. Some possible solutions to this include program review that includes a re-allocation of resources and a review of faculty workload.</p>	<p>3/30/2004</p>	<p>4</p>	<p>Low</p>	<p>Student enrollment continues to increase while budgets are decreased. Faculty slots are needed to meet the demand for classes while staff slots are needed to support increased student and faculty work. Very little relief is possible in this area in FY 2004.</p>	<p>2,7</p>

B. Identify strengths and weaknesses with space resources.

At our present enrollment levels, we have ample academic space overall. There are specific academic departments, however, with critical space needs. We also have space needs for student meeting rooms, outdoor recreation areas, and storage areas.

Some possible solutions include eliminate "ownership" of classrooms by departments, purchasing scheduling software to improve classroom utilization and inventory control within classrooms (i.e. number of desks, multimedia functionality, etc...). Additionally, VSU can acquire property for future expansion of the campus as dictated by the campus master plan. Finally, web-based courses/programs and/or evening programs can be part of the strategic plan.

C. Identify strengths and weaknesses with parking resources.

Currently we have 2219 spaces for student parking. Most of the parking is full on a daily basis with the exception of the lot behind the Recreation Center on Sustella. This lot is located the greatest distance from Main Campus

Some possible solutions include converting the several "lots" adjacent to campus to parking lots for commuter students. This would help parking and symbolize that VSU is addressing the parking problem. There are several lots that could be converted into parking including the old Phi Beta Sigma and Women's Studies houses (remove houses and convert to parking lots), the lot beside the Alumni House, the lot behind the Little Jo Court, and the Residence Life House and the house next to it. Additionally, use of the Sustella lot could be enhanced through a reduced parking fee specific for that lot.

D. Identify strengths and weaknesses with housing resources.

Review of classroom use has been conducted. Possible strengths and weaknesses of space resources are being identified through the Master Planning process. Needs should be addressed based on the final report.

Parking and Transportation staff conducted a comprehensive review of campus parking during spring term 2003. As a result, 150 new parking spaces were created for students as well as 48 new parking spaces for faculty/staff.

<p>a. Conduct a feasibility study for additional and improved student housing.</p> <p>b. Continue renovation of existing student housing to include creative solutions.</p> <p>c. Identify what other comparable universities are doing to meet needs.</p> <p>d. Use national consultant to aid in identifying trends and viable solutions.</p> <p>e. Develop a timetable for renovation of existing residence halls. Also, develop budgets.</p> <p>f. Develop a timetable, cost schedule and locations for new housing.</p> <p>g. Survey students to identify needs and how VSU is not currently serving those needs.</p> <p>h. Identify and plan for housing needs of married or other nontraditional students.</p>				<p>A comprehensive housing plan was prepared by MGT of America. They were charged to identify trends and creative solutions for student housing at VSU. In May 2003, Dr. Zaccari presented this plan to the BOR. VSU received approval to proceed with planning for the new residences and renovation, and work is progressing with assistance from Carter and Associates.</p> <p>Residence halls continue to be renovated.</p> <p>Director of Auxiliary Services and Director of Housing and Residence Life are actively involved in reviewing facilities at comparable universities.</p>	
<p>6. The university marketing person/office with the support of the marketing committee will develop measurable marketing outcomes (goals and objectives) as a result of both the external and internal environmental scans.</p>	<p>3/30/2004</p>	<p>5</p>	<p>Low</p>		
<p>7. The university marketing person/office with the support of the marketing committee will work with the campus to prioritize and select target markets and develop marketing strategies (including promotions) to reach these markets in order to meet the marketing outcomes.</p>	<p>6/30/2004</p>	<p>6</p>	<p>Low</p>	<p>During spring term 2003, students in MKTG 4900 created marketing plans for various campus areas, including Greek Life, Campus Activity Board, the Study Abroad Program, and the Athletic Department. They helped the Admissions Office develop an outreach plan for community college students. The plans were developed by students (not a marketing staff person or committee). These plans have not yet had time to be implemented by the various departments.</p>	<p>2</p>

<p>8. The university marketing person/office with the support of the marketing committee will work with the campus to establish branding that includes, but is not limited to, key messages, visual identity, and operational procedures for that identity. This branding/institutional identity will reflect the marketing strategies, goals, and objectives. Individual programs will develop their own programs while the branding strategy will provide a common "look and theme" through visual identity.</p> <p>This institutional identity campaign will identify and create a brand, unify VSU's overall position with the target markets, increase the value of VSU's degrees, instill renewed pride in VSU (internally and externally), promote academics, research, and outreach efforts, and raise the profile of VSU to help compete for students, faculty, financial resources and partnerships and support VSU's fundraising campaign. This institutional identity action step is made up of defining specific terms/selling points-messages, utilizing consultant(s) for branding, positioning, and visual identity, identify components of the institutional identity, and educate the VSU community on how to utilize this institutional identity.</p> <p>A. Define in specific terms the selling points/messages the university will sell based on resources, strategic goals, position in the university market, etc.</p> <p>This can be done with the marketing committee or a separate task force that could include representatives from admissions, publications, athletics, marketing, student affairs, student body and the like. Marketing research such as focus groups and surveys will be done to determine and verify primary messages. The group will also verify target audiences and prioritize them. Additionally, consultant/s may need to be brought in for input on branding, positioning and visual identity.</p> <p>B. Identify components/aspects of institutional identity.</p>	6/30/2004	7	High	<p>Efforts continue to be made throughout the campus to establish a branding concept for the university, but it is not yet fully coordinated. The College of the Arts is promoting its excellent summer theater program at Jekyll Island, and VSU continues to receive major press as the host campus for the Governor's Honors Program.</p>	2
---	-----------	---	------	--	---

This will involve setting University and administrative policy, operational procedures, and standards for key messages (such as speeches and presentations, media, advertising, and special events). It is key that visual standards be established. A strong visual identity program will be established, which will include:

- (1) Revision of university logos, athletic logos and seal (also standards for usage)
- (2) Fonts usage
- (3) Consistency and a hierarchy of design based on audience priority (general university, departmental and academic programs (including web), special events, outreach efforts and partnerships)
- (4) Inclusion of a complementary color to the current red and black
- (5) University merchandising program images and standards for trademarks, possibly nostalgic-type images for older alumni
- (6) Centralized publications budget (prioritize needs and consult for best product and timeline, authority to enforce visual standards, and a plan to phase out old and bring updated images)

(7) Address photography needs (include hiring a VSU photographer)

(8) Develop web standards.

Additionally items for print, web and other electronic delivery systems will need to be created. This includes:

- (1) Miscellaneous items: stationery, fax cover sheets, memos, invitations
- (2) Collateral: brochures, newsletters, fact sheets, ads, postcards, bookmarks, etc.
- (3) Signage: vehicles, campus directions, exterior and internal building
- (4) Banners and displays
- (5) Name tags, pins and other merchandise not sold in bookstore.

Finally, guides for style/writing will need to be developed including how/why, consistency, and tailoring the message for the audience.

<p>C. Educate people on the institutional identity process and how it works.</p> <p>This education of the new institutional identity can start with key administrators and work down the hierarchy. It needs to facilitate campus-wide integration of office efforts to guide and assist the campus with delivering messages. (i.e., planning and consultation, executive communications, strategic placement of external and internal publications, marketing services, public relations, media relations, photographic services, web coordination, etc) As the plan falls in place, provide personnel with guidelines and where to go for help.</p> <p>(see http://imagine.kent.edu/URD/UCM/policies/guide.asp as example of how to manual for campus marketing)</p>								
<p>9. The university marketing person/office with the input of the marketing committee will develop an annual budget based on marketing goals.</p>	8	6/30/2004	Low					10
<p>10. The university marketing person/office will implement the planned marketing strategies.</p>	9	12/30/2004	High					2

Student Preparation

Goal 5: VSU works actively with K-12 education to increase the pool (number) of high school students from our service area who are eligible to attend the University.

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
<p>I. Make University System of Georgia education seamless with K-12, DTAE, and independent colleges. (BOR Goal 9)</p> <p>A. Improve academic feedback between educational levels.</p>	Continuous	High	To be determined	VSU is partnering with Valdosta Technical College and the Valdosta and Lowndes County Public Schools. A proposal is proceeding to develop a Charter School.	9
<p>2. Gather data.</p> <p>A. Gather benchmark data to inform the goal and measure progress. (See Appendix A for supplemental list of data questions.)</p>	Sept. 2003	High	Medium (primarily labor costs) for all items in number 2	Letters have gone out to the Admissions Office and the Office of Institutional Research to request assistance gathering data.	2

<p>B. Identify people and units within local schools, VSU, and community already concerned with or attempting to address the issue.</p> <p>C. Help service area schools identify deficiencies in eligibility.</p> <p>D. Determine current and near-term technologies that could help in reaching out to these students and aid in their preparation.</p> <p>E. Continue to collect data over multiple years to re-evaluate progress and outcomes.</p>	<p>Sept. 2003</p> <p>Sept. 2003</p> <p>Sept. 2003</p> <p>On-going</p>	<p>High</p> <p>Medium</p> <p>Medium</p> <p>Medium</p>			
<p>3. Improve outreach programs.</p> <p>A. Identify/develop program to encourage students in freshmen and sophomore year of high school to prepare for college.</p> <p>B. Identify/develop program/workshop to help students understand how to apply to schools (VSU) and what is required; explain scholarships (HOPE).</p> <p>C. Identify/develop "culture of education"—see education has value and promote to students in high school and middle school—lifelong.</p> <p>D. Identify/develop program of peer mentors with current students at VSU and local high schools (tie to workshops, etc.)</p> <p>E. Work with area teachers to incorporate college prep into all courses and value of education concepts. Make local teachers aware of student eligibility deficiency and partner to make changes.</p> <p>F. Use current partner schools in community to run pilot programs to see if we can increase preparedness/admission.</p> <p>G. Advocate higher teacher and classroom standards in local schools.</p> <p>H. Improve cooperation and connection between the university and service area schools to better inform all concerned partners. Identify/develop liaison with each school.</p>	<p>Initiate Jan. 2004</p>	<p>Medium for all points</p>	<p>High to initiate new programs and secure matching grants</p>	<p>These steps cannot occur until after data collection and analysis.</p>	<p>11</p>

I. Use current and near-term technologies to help reach out to students and aid in their preparation (Example: GSAMS workshops and computer programs).					
4. Tie into marketing plan once we prepare students to get in, make them want to get in. A. Identify/develop data gathering system to monitor progress on a continuing basis.	Initiate Jan. 2004	Medium for all points	Medium		2

High Quality Personnel
Goal 6: VSU pursues excellence and identifies best practices in recruiting, developing, and retaining quality faculty and staff in an environment of shared governance across the campus community.

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
<p>I. Emphasize the recruitment, hiring, and retention of the best possible faculty, staff, and administration. (BOR Goal 5)</p> <p>A. Develop more intra-institutional co-operative programs and internships to take advantage of the talent being educated.</p> <p>B. Create mentorship programs (using current or former employees)</p> <p>C. Develop new and expand existing programs to recognize and celebrate faculty and staff achievement.</p>	On-going	High	Low	<p>Identified ten annual VSU faculty/staff events, award ceremonies, newsletters that extol employee accomplishments.</p> <p>The Administrative Intern program was inaugurated in Spring 2003 with the first 3 faculty members appointed to serve as interns. They completed projects related to strategic planning, faculty evaluation, and faculty workload. Three additional interns have been appointed for Fall 2003.</p> <p>Three new awards recognizing faculty excellence in teaching, service, and professional activity will be implemented in 2003-04. A new staff excellence in service award also will be given for the first time in 2003-2004.</p>	5

2. Identify the existing barriers to the recruitment, development and retention of faculty and staff.	Completion Fall 2003	High	Low	<p>Researched Internet sites on college/university faculty/staff recruitment and retention; reviewed past VSU committee discussions, forum papers concerning faculty recruitment and retention; reviewed COBA recommendations to retain faculty at the College of Business Administration; requested 3 year employee data from Human Resources identifying individuals who left VSU since 1999; requested Institutional Research analysis of departed faculty and staff employees; discussed gathered information, data analysis and created two recruitment and retention working papers; created staff survey to measure employee opinions of factors influencing retention/recruitment of staff; held focus group discussion with Auxiliary Services Directors to determine barriers to recruiting employees; presented staff opinion survey to the President's Cabinet and gained approval to administer a pilot version to campus staff; discussed, determined and created structure to administer the pilot staff opinion survey; administered pilot opinion survey to 35-40 employees; evaluated content of pilot survey from response. Process is on-going. The Office of Human Resources has developed a computerized program that indicates the total value of a job at VSU by adding benefits provided to the salary. See Strategic Planning Goal Six report on Staff Preliminary Findings and Recommendations at http://www.valdosta.edu/planning/goal6/index.shtml</p>	5
3. Identify the existing barriers to developing a faculty and staff of diversity.	Completion Fall 2003	High	Low	<p>Researched Internet sites on college/university recruitment and retention of diverse faculty and staff; Reviewed EOP presentation on 'What is Diversity' to understand the barriers to retaining diverse staff/faculty; Administered diversity test to committee to establish areas of exploration concerning diversity; Process is on-going.</p>	5
4. Identify the elements of shared governance in existence at VSU.	Completion Fall 2003	High	Low	<p>See Strategic Planning Goal Six report on Staff Preliminary Findings and Recommendations at http://www.valdosta.edu/planning/goal6/index.shtml</p>	5
5. Identify and implement steps to achieve greater participation in shared governance.	Completion Fall 2003	High	Low	<p>Researched Internet sites on college/university topics of shared governance; Process is on-going.</p>	5

	Completion Fall 2003	High	Low	
<p>6. Develop a recruitment, retention, and development plan for all faculty and staff with adequate support. This will reflect an examination of:</p> <ul style="list-style-type: none"> A. An internal merit system B. Resources for evaluating services or individuals and/or contract in privatized areas C. Mandatory leave D. Dental insurance offerings E. Parking issues F. VSU code of ethics G. Existing salaries and wages H. Procedures for conflict resolution I. Evaluations J. Job descriptions (B codes) K. Staff training L. Possible 5-year vesting M. Sick leave bank N. Flextime and tuition remission O. Technology 	On-going			<p>On-going. The Office of Human Resources has developed a computerized program that indicates the total value of a job at VSU by adding benefits provided to the salary. A campus survey will be administered the first week in October 2003 to assess the items listed in this action step. See Strategic Planning Goal Six report on Staff Preliminary Findings and Recommendations at http://www.valdosta.edu/planning/goal6/index.shtml. Office of Human Resources has developed an Exit interview for departing employees. This will help identify reasons for leaving VSU.</p>
<p>7. Expand opportunities for professional development for all faculty and staff.</p>	On-going			<p>Department of Training and Development has coordinated Person & Associates workshops for academic department heads and deans. Developed supervisor-management training for Plant Operations. See Strategic Planning Goal Six report on Staff Preliminary Findings and Recommendations at http://www.valdosta.edu/planning/goal6/index.shtml</p>
<p>8. Develop a plan to identify students and staff who want to pursue professional careers in higher education. Develop ways to support them and bring them back to VSU as professional colleagues.</p>	On-going			<p>The Administrative Intern program was inaugurated in Spring 2003 with the first 3 faculty members appointed to serve as interns. They completed projects related to strategic planning, faculty evaluation, and faculty workload. Three additional interns have been appointed for Fall 2003.</p>

Engagement in the Community and Region

Goal 7: VSU will continue developing its important educational, cultural/multicultural and economic impact in order to enhance the quality-of-life for the region, and to attract and retain residents, students, visitors, and industry.

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
1. Accelerate economic development by providing, when feasible, needed graduates, appropriate academic programs, and expanding marketing of the System and its institutions as an economic asset of the state. (BOR Goal 6)	On-going			On-going. Opportunities for new programs are being explored with the medical and business communities as well as with sister institutions.	6
2. Assess the economic, cultural/multicultural, and quality-of-life impact of VSU in the region, including current delivery systems and resource allocations, in order to develop a rationale for future strategic planning in this area.	On-going	High	\$25,000	VSU has partnered with the city, county, technical college, public schools, Chamber of Commerce, and other business, industry, medical, and government entities in the new Partnership for Metropolitan Development. This exciting Partnership is progressing with task forces addressing issues that include education, economic development, and regional image.	6
3. Identify current public and/or private partnerships, and solicit proposals from the entire university community, that enhance our cultural/multicultural, economic, and quality-of-life impact in the region. Examples might include: academic-business based partnerships, community collaboratives, entrepreneurial initiatives, service initiatives, and social initiatives. These proposals will be considered for implementation in future strategic planning documents.	Complete identification of current partnerships. Use information to develop and request for proposals (proposals not due until later date).	High	\$10,000	There is an on-going need for identification of board participation. The Planning Council might review how this could be accomplished through studies being conducted by other committees.	1,3,6
4. Develop and distribute a list of expert resources from the entire university community (in all facets of economic, cultural/multicultural, and quality-of-life areas) for potential mentoring relationships or partnership development. Distribution should occur in print and online.	Entire action step to be completed. On-going updates every year.	Medium	\$5,000 to cover action steps 4 and 5.	Completion date extended into Fall 2003. Currently planning initial meetings with University Relations to discuss possible funding for student support position, and with HUB for collaboration in developing an online resource.	3,6

5. Increase university participation on boards that improve the quality-of-life for the region. This might include: economic development boards, governmental entities, cultural/multicultural development boards, and social service agency boards. Compile a list of existing service on these types of boards and recommend other possible partnerships or service opportunities that might be developed.	Complete compilation of existing service on boards. On-going (updates) every year.	Medium	Funded under action step 3	Will investigate folding board identification into the completion of action step 4 during initial planning meetings.	11
6. Conduct a needs assessment and make recommendations regarding the development of a Performing Arts Center to serve the university and the region. Any recommendations/plans should reflect partnerships with the community and multiple units within the university, so as to best serve the educational, cultural/multicultural, economic, and quality-of-life enhancement of the region.	Needs assessment and recommendations to be completed.	Medium to High	\$25,000	Development of a Center will be explored as part of the Master Planning process. Background information may be available based on an earlier assessment.	3,6,8
7. Enhance plans for the development of health sciences programs, including interdisciplinary partnerships and community partnerships.	Identify programs to be considered for future implementation.	Medium	\$10,000	On-going meetings have been conducted with the region's medical community regarding ways in which VSU can partner with them. Medical staff at SGMC, Smith Northview, and Archbold Memorial are being asked to complete a needs assessment that will provide valuable information for future program development.	3,6
8. Develop an interdisciplinary center for creative and critical thinking. Goals might include: fostering organizational development in the region, enhancing community education offerings, and supporting life-long-learning.	A committee tasked to this action step will report recommendations.	Low	\$1,000	On-going. Initial research on comparable programs being gathered and several conversations have led to an initial proposal to promote creative thinking through participation in "Odyssey of the Mind".	1,6

Continuous Communication

Goal 8: Through ongoing, two-way communication with the Board of Regents and their staff, Valdosta State University fosters strong alliances with key leaders, thereby serving to maximize cooperation with other state agencies, boards, the Office of the Governor, and the General Assembly (while maintaining the constitutional authority of the Board of Regents [BOR Goal 11]).

Action Steps	6/30/2003 Completion	Priority	Cost	Progress	BOR Goal
1. Create internal (i.e., on-campus) "think tank" to grapple with issues facing state and how these issues affect the university.	Pending	High	Low		2, 6, 8, 11
2. Monthly meetings of the think tank to focus on a different aspect of the university and to develop and prioritize issues.	Pending	High	Medium		2, 6, 8, 11

<p>A. Location of meetings may vary, given the function of the meeting. Some meetings may take place in locations convenient to particular BOR members so that they may attend.</p>	<p>3. Identify existing opportunities and create new opportunities for the Board of Regents members and their staffs, individually and collectively, to visit campus annually and in the case of existing opportunities move immediately to issue invitations.</p>	<p>On-going</p>	<p>High</p>	<p>Medium</p>	<p>The BOR will hold its October 2003 meeting at VSU and preparations are taking place to highlight the University. BOR members, Legislators, and city and county government representatives have attended on-campus functions such as President Zaccari's Fall Convocation address. The City Manager and a representative of the County Commission also will participate on the extended Master Plan committee.</p>	<p>2, 6, 8, 11</p>
<p>4. Strategic decision makers at state and BOR level are identified and included as part of the university's marketing plan. A. Marketing refers to more than publicizing what currently exists on the campus, but also includes new directions for development.</p>	<p>On-going</p>	<p>High</p>	<p>Low</p>	<p>Faculty members have been tasked with this and we will have a report early in the Fall Semester.</p>	<p>2, 6, 8, 11</p>	
<p>5. Identify state agencies, commissions, Office of the Governor officials, General Assembly personnel who might offer opportunities to form alliances with VSU. A. Seek help from our local legislators and VSU's Political Science Dept. as an educational step toward understanding the potential of cooperation in tandem with BOR Goal 11. B. Utilize data information gathered from various sources, such as www.usg.edu, to help identify key agencies and personnel.</p>	<p>On-going</p>	<p>High</p>	<p>Low</p>	<p>Faculty members have been tasked with this and we will have a report early in the Fall Semester. Several committee members participated in the Chamber of Commerce's Business Information Fair" on June 4, 2003 and gained several contacts through that activity.</p>	<p>2, 6, 8, 11</p>	
<p>6. Prepare the VSU strategic plan to complement the BOR strategic plan.</p>					<p>Completed. The BOR goals have been integrated within this plan.</p>	<p>2, 6, 8, 11</p>

Date December 2003

Project Valdosta State University Master Plan

Subject II.B Goals and Issues

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following information and recurrent themes were gained from the extensive interview process of faculty, staff, and students of Valdosta State University, as well as leaders of the local community, carried out over a three-day period in September. Information obtained was further refined through subsequent meetings with the President and the Core Team through to November 2003.

1. STATED INSTITUTIONAL GOALS FOR THE MASTER PLAN

The following goals were developed for the master plan through workshops and interviews at Valdosta State University. They are categorized under two headings: Overall and Academic Goals, which are enrollment and academic goals that provide the basis for the master plan; and the Physical Goals, which help define the physical aspects of the master plan.

1.1 Overall and Academic Goals

- To achieve 20,000 enrollment (HC) by year 2020
- To have 25%-35% residential population
- To serve the University System of Georgia and specifically the educational needs of Valdosta State University's defined service area
- To be a strong comprehensive university in undergraduate and graduate Studies
- To provide unique educational experiences
- To add new graduate programs
- To offer broader academic programs
- To guide growth of academics, physical plant, and enrollment, leading Valdosta State University to a different Carnegie Classification
- To explore opportunities with external partners
- To reference peer/comparable institutions and develop benchmarks in: quality, enrollment, campus environment, reputation

1.2 Physical Goals

- To define location for new housing
- To address overall signage at campus level
- To address functional zoning on campus
- To define better use of current facilities
- To enhance south of Library (corner of One Mile Branch)
- To create a sense of arrival

- To define campus edge
- To address traffic flow on and around the campus
- To be pedestrian campus
- To create more people places
- To move to Division 1 AA (Football)

2. POLICIES AND PROGRAMS

2.1 Enrollment

Enrollment at Valdosta State University has been steadily increasing despite the dip in the years 1998 and 1999 during a shift from traditional quarter to semester system. In the last 2 years, enrollment has surpassed that of 5 years ago before the dip.

In 2000, Valdosta State University had a total of 8,820 students (headcount)-7,511 undergraduates, and 1,309 graduates. In the Fall of 2001, enrollment was 9,238 students and in 2002, 9,915 students. Since 1988 through to 2003 the 15-year enrollment trend has averaged 2.57% per year. However, it is important to note that there is a recent trend of surge in enrollment in the last 3 years, 2001 to 2003, with an average growth of 6% a year.

Valdosta State University's target enrollment growth is targeted at 4% per year beginning with Fall of 2003 through 2020 when enrollment is targeted to grow to 20,545 students. At 6-year intervals enrollment is targeted to be approximately 12,800 in 2008, 16,200 in 2014 and the enrollment goal of 20,000 would be reached by fall 2020.

2.2 Academic Programs

The University is organized into five colleges plus the graduate program: College of Arts and Sciences, College of Business Administration, College of the Arts, College of Nursing, College of Education, and the College of Graduate Studies, Public Service and Continuing Education.

The foremost academic goal for Valdosta State University is to serve the University System of Georgia, specifically the educational needs of Valdosta State University's defined service area which comprise of 41 of Lowndes' neighboring counties.

Following are some considerations that were brought up by the Department of Academic Affairs:

- Target overall 5-7% average growth per year in new academic programs
- Develop new degree programs in Public Service, Biology, Political Science, Pre-law
- Strengthen existing programs: Education, Business, Nursing
- To explore possibility for a new division, Health Sciences (Allied Health; Pharmacy) in collaboration with University of Georgia.

The University has also cited the intention to become a strong comprehensive university in undergraduate and graduate studies and to provide a unique educational experience for its students.

Following are key considerations expressed by various colleges:

- Arts and Sciences would like to be physically integrated and centrally located in the core of the main campus due to their large enrollment of students.
- College of Business Administration would like to cater more to regional needs such as businesses in Georgia that would also serve the Florida market.
- College of Nursing intends to maximize its potential for growth
- Social Work would like to grow into a school and add Bachelors in Social Work
- College of Arts would like to initiate a Center for Creative Arts to provide for increased opportunities and visibility for Valdosta State University within the local community.
- College of Education feels the need to consolidate the school as well as to grow to support the increasing needs within the current program.
- Graduate Studies intends to carry on forward their existing 52 programs while citing growth in the School of Pharmacy; and additional degrees such as Doctorate in Nursing, Applied Masters in Physics and Geoscience, Masters in Music and Performance, Nurse Practitioner, Doctorate in Public Administration and Masters in Chemistry.

The University also hopes to explore opportunities with external partners especially in areas of co-operation between academic programs and the local business community.

2.3 Housing

Valdosta State University requires significant student housing program to support its enrollment, especially its vision of doubling the enrollment within a 15 year time span. Current university housing facilities are inadequate and in poor condition. The major challenge for this university is the implementation of a program of new buildings and renovations as well as land acquisitions which would overcome the projected space limitations to meet the newly established housing target.

One of Valdosta State University's key targets is to have a 25-35% Residential Population through planning year of 2020. This amplifies the need for an accelerated housing program whether within or outside of the campus boundaries.

In the fall of 2002, Valdosta State University had a total of 1,790 fully occupied beds and it intends to be 3,208 beds in 2008, 4,870 in 2014 and 7,190 beds by year 2020 for a total population of 20,000 students.

The University is considering housing all incoming freshman on the campus in order to provide a true residential university experience for the first year. In order to achieve this, one of the university's physical priorities is to define locations for new housing on campus.

2.4 Space

Valdosta State University possesses a wide range of buildings built over a long period of time, some of the older buildings have vast amount of space available but are either inappropriate to the functions they are assigned to, or what is needed by the university. The principal issue appear to be the development of a strategy to match the available spaces to the most appropriate functions, the internal

management of space to support growing programs or those in fragmented locations.

While there are many concerns expressed over lack of space within certain colleges, it was observed that some of the buildings and its spaces may be under-utilized, resulting in an imbalance distribution of space. Some considerations that were brought up:

- Need for student meeting rooms
- More large-capacity classrooms
- Proper theatre facilities that correspond to current and targeted student headcount for future
- Need for smaller studio spaces for music practice and recitals
- Space for separate storage for every department
- Strategy on ways to preserve or renovate older buildings like Ashley Hall and Palms Dining Hall which is outdated and in poor condition
- Need for more outdoor recreation areas
- Need for student retail amenities area within the campus core for functions such as a barber shop, the ATM, convenience store, entertainment, or day-care centers.
- Need for a mail, central warehouse, and printing facility on main campus
- A welcome center and alumni facility, preferably near the main entrance
- A new satellite plant operations facility on main campus

3. CAMPUS CHARACTER AND SPATIAL ORGANIZATION

Valdosta State University possesses a unique traditional campus character that makes it one of the most beautiful campuses in the state. The University community prioritizes and takes pride in its maintenance resulting in some of the most well-kept grounds and facilities around. The primary challenge to Valdosta State University is to achieve its physical goals without compromising or destructing the distinctive cohesiveness of the campus character as well as its natural environment.

One of the most recurrent physical goals to Valdosta State University is the need to define the campus edge and create a sense of arrival to the University grounds. As is right now, the entry point to the university from either North Patterson Street or Baytree Road is not well-defined and could easily be missed.

In addition to a more clear physical distinction between the exterior and interior of Valdosta State University, overall signage has been a consistent concern. All levels of the university community and its visitors have expressed the need for a campus signage system that is consistent in design vocabulary with the existing campus character yet noticeable enough to improve the orientation.

The plan should ultimately address all the above considerations and comprise of various physical demarcations, added landmarks, improved edges and signage.

- Functional zoning of different colleges need to take into account the class change and commuting time for students and possible adjacency to establish

rapport such as between similar-type college zones, for example-College of Education and College of Arts and Sciences.

3.1 Open Space and Landscape

Valdosta State University is a very beautifully landscaped and well-maintained campus which ties in very well with its Spanish Mission architecture. One of the major challenges of turning the University into a pedestrian campus is to ensure that the pedestrianization blends in seamlessly with the unique campus character and the existing natural environment.

One of Valdosta State University's principal physical goals is to be a pedestrian campus, which addresses major issues on pedestrian safety especially in the core of the campus, what is now the main car drop-off point. The paving of interior streets and open spaces on campus needs to be considered carefully as it would significantly impact the overall outlook of the existing landscape.

There is also a need for informal gathering spaces around the campus-such as courtyard spaces within and outside residence halls, outside the University Union and various college buildings to encourage interaction between members of the campus community or even to serve as outdoor classroom spaces.

Some other issues that are brought up:

- Need for the consolidation of parking which is currently scattered all over the main campus
- Need for drop-off access to residences for unloading
- Separate ground maintenance division for athletics-recreational and academic "green" spaces because of the different needs.
- The different types of tree environments around the campus such as the boulevard leading the West Hall entrance and the shady trees outside the old Gymnasium are considered a significant asset.

3.2 Buildings and Campus Image

All buildings on the Valdosta State University campus are built in the Spanish Mission Style despite some being nearly a century apart. This phenomenon gives the University a unity in physical outlook that is much prided by its occupants. Clearly the challenge to Valdosta State University is the preservation of the existing buildings and addition of new ones without compromising or destructing the distinctive cohesiveness of the campus character as well as its natural environment.

- A traditional building vernacular in the distinctive Spanish Mission style of red pitched roofs and cream stucco in the tradition of the West Hall is strongly preferred by the University community on all new buildings.
- There is a desire for more interconnecting spaces between buildings that can serve as informal gathering places for the University community.

4. CIRCULATION AND PARKING

Valdosta State University is located along one of the primary north-south corridors that run through the city which makes vehicular circulation at the campus entry

extremely concentrated. Paired with vehicular accessibility throughout the University's core, this makes for exceedingly dangerous student crossing and pedestrian situations. Existing parking is inadequate for the current enrollment needs. The challenge for the university is to devise a new concept for parking and vehicular circulation, working closely with the city, that is compatible with its vision for a pedestrian campus.

4.1 Traffic Circulation

Access to the campus to and from North Patterson Street is considered very dangerous for pedestrians. There is a need to address traffic circulation on all the roads around Valdosta State University to ensure that pedestrian safety is prioritized.

Some issues and suggestions that were brought up:

- Need for drop-off and pick-up zones outside or near the boundaries of the campus
- Need for service drop-off locations for residence halls and other buildings
- Shuttle services within and between North and main campuses need to be increased in frequency to encourage pedestrian activity
- Transit and shuttle stops need to be better planned
- Convergence of high volume traffic and pedestrians on interior streets within the campus core especially near West Hall.
- Overall re-routing of traffic

4.2 Pedestrian Circulation

The existing vehicular circulation creates major pedestrian/vehicular conflicts especially during rush hours of concentrated pedestrian activity where vehicles are driven right up to the buildings for drop-off and pick-up of passengers.

In order for Valdosta State University to move towards its vision of a Pedestrian Campus, existing parking and traffic routes within the grounds need to be carefully relocated to ensure that the campus remains efficient and accessible to its community as well as visitors.

- Need for a more extensive and accessible sidewalk network
- Suggestion for a walking / jogging trail around the campus incorporating parts of the One Mile Branch

The academic core is at present adequate for its 10-minute class change interval however there are certain buildings like the University Center that are located outside this area.

4.3 Bicycle Circulation

Bike paths and parking both existing and future, needs to address safety for all parties commuting to and within the campus-the bikers, the pedestrians, passenger drop-offs as well as service vehicles.

4.4 Parking

Valdosta State University existing boundaries are limited and in order for it to grow to its targeted enrollment in the coming years, parking is a major concern. The 2002

parking/headcount ratio is 0.31 with a total of 3,623 spaces. In projecting the future parking needs, the ratio will be adjusted to 0.57.

The primary concern for the University is, of course, seeking location in close proximity to the existing campus property for the possible construction of a parking garage to serve the growing parking needs of Valdosta State University's community as well as visitors.

The principal issues concerning parking are associated with location, class scheduling and perceived convenience:

- There is a direct relationship between class scheduling and parking demand.
- There is extensive use of parking lots located in the core of the campus at or near academic buildings-these lots are fully occupied at all times.
- The university has grown into a tendency for parking within close proximity of its academic buildings thus creating congestion within its internal circulation while dedicated lots are not fully utilized.
- It has been observed that students also park at nearby streets for close access to the core campus
- It has also been observed that the parking capacity on smaller properties owned by the Foundation at the periphery of the campus, which are used by the University community, may not be accounted for in the official parking count.

5. SPACE UTILIZATION, ROOM ASSIGNMENT AND REPORTING

Valdosta State University has a decentralized system of managing existing classroom space, which is managed by the deans of the Colleges, who have priority rights in scheduling. The challenge to the University is to gain an understanding of existing utilization and to adopt a centralized system scheduling of classrooms and facilities to increase efficiency, a priority which is also outlined in its most recent strategic plan.

6. RECREATION AND ATHLETIC FACILITIES

Valdosta State University has limited recreational fields in the core of its campus with most of the fields located in the southwest zone.. The newly opened Student Recreation Center is its most recent addition. Athletics and recreation share most of the fields. The next challenge for the University is to prepare adequate amenities to facilitate its move towards Division 1 AA football.

Valdosta State University's primary goal in the area of athletics and recreation is to move its football team, the Blazers, which currently plays in the NCAA, Division II, to Division I AA. To accomplish this goal the football team would require their own stadium as well as an entire complex of training facilities. This would include:

- Football Stadium
- Field House
- Meeting Spaces

- Training Facilities

It appears that the Blazers' current facilities are scattered and not conducive for the team's advancement. The football team practices on a football practice field located on Baytree Road between the Physical Education Complex and the Education Center, one block west of the main campus core. For Blazer football games, the Blazers share Cleveland Field (Bazemore-Hyder Stadium-11,500), an old high school stadium located southeast of the main campus at the corner of Williams Street and Brookwood Drive, with the Valdosta High School football team. The football staff office, varsity locker rooms, weight room and training room is located in the Old Gymnasium.

- Field sharing is to be maximized
- Sports identified as needing to have their own fields are baseball, softball, and football.
- Explore possibilities of locating the new football stadium/complex near the Physical Education complex.



T e c h n i c a l M e m o r a n d u m

Date December 2003

Project Master Plan Update

Subject III.A1 - Campus Physical Setting

From Ingram Parris Group

To Valdosta State University

Valdosta State University is located in Lowndes County, one of the southernmost counties in the State of Georgia. Lowndes County borders Florida and is within close proximity to coastal Georgia and Florida. Valdosta State University is situated in the heart of the City of Valdosta and is an integral part of the Valdosta – Lowndes County community.

1. CAMPUS STRUCTURE

1.1 Natural Systems and Topography

Valdosta State University is a beautifully landscaped campus with mature oaks, pines, and palm trees. The topography of the campus is flat to gently sloping with well-drained soils. One Mile Branch bisects the Main Campus from east to west. Portions of the campus near One Mile Branch are in the 100-year flood plain. North Campus is the same in topography as Main Campus and is also landscaped with mature vegetation. Two Mile Branch bisects North Campus from east to west.

1.2 Campus Framework

Regional access to Valdosta State University from the north and south is via Interstate 75; access from the east and west is via Highway 84. The University's front entry is accessed from Patterson Street, one of the primary north-south corridors running through the City of Valdosta. Students and visitors coming to the University from I-75 will typically access the campus from the west on Baytree Road; to access the front of the campus, travelers will travel via side streets to Patterson Street.

The heart of the Main Campus is bordered by Patterson Street to the east, Oak Street to the west, Georgia Avenue to the north, and Brookwood Drive to the south. Over the past 10-15 years, the University has expanded over the boundaries of these city streets to properties adjacent to the heart of the Main Campus. Most of these acquired properties have been renovated for use by the University.

The architecture of the campus is unique in its consistency and beauty. Spanish Mission architecture is predominant throughout Main Campus. Situated behind the open space of the front lawn is West Hall, the defining landmark of the campus.

*IPG Incorporated
807 Northwood Park Drive
Valdosta, GA 31602
Phone: (229) 242-3557
Fax: (229) 242-4339*

The University is predominantly a pedestrian campus. Students use city sidewalks and inner campus walkways to access campus buildings. Students use the sidewalks of Blazer Boulevard as the primary interior pedestrian artery to travel north and south throughout Main Campus.

Students use the Main Campus' front lawn as the primary exterior gathering place. An expansive open lawn, palm-lined walkways, fountain, benches, large planters, and beautiful landscaping make the lawn an inviting place for students to study or practice sports. Students also use the Palm Quad in front of the Palms Dining Center and the Plaza in front of the Odom Library as gathering places as well.

North Campus is bordered by Patterson Street to the west, Ashley Street to the east, and Pendleton Drive to the south. Front entry access is via Pendleton Drive, and main parking access is primarily from Patterson Street.

1.3 Major Roadways

As mentioned in "Campus Framework," regional access to Valdosta State University from the north and south is via Interstate 75; access from the east and west is via Highway 84. The University's front entry is accessed from Patterson Street, one of the primary north-south corridors running through the City of Valdosta. Students and visitors coming to the University from I-75 will typically access the campus from the west on Baytree Road; to access the front of the campus, travelers will travel via side streets to Patterson Street.

Over the past 10-15 years, the University's Main Campus has continued to grow outside of the city block in which it was once primarily located. With the growth of the University, classroom buildings, parking, offices, and University amenities to the east of the Main Campus are accessed by pedestrians from the Main Campus by crossing Patterson Street, one of the main north-south corridors through the City. Patterson Street is also a state highway. This presents a concern for pedestrian safety.

1.4 Campus Relationships

The North Campus of Valdosta State University is approximately one mile from the Main Campus. The University's College of Business is located on the North Campus. Access between the Main Campus and North Campus is primarily via Patterson Street by the University's shuttle express. The shuttle covers three routes, blue, green, and red at specific time intervals. The red shuttle route is the connection between North Campus and Main Campus.

1.5 Adjacent Land Use

The adjacent land use patterns north, east, and west of the Main Campus are primarily residential. The college is bordered to the south/southwest by a large cemetery. VSU is located in the heart of the residential section of the City of Valdosta. The residential neighborhoods are established and well-maintained. The area is safe for students and visitors to the campus.

1.6 Major Commercial Districts

The major commercial districts in the City of Valdosta include the downtown area, which is within a one to two mile distance from the University. Downtown is within walking distance of the University as well. After undergoing a major streetscape renovation within the past five years, the downtown area has undergone positive changes. There are coffeehouses, unique individually-owned restaurants, an arts center, a revitalized playhouse theater, banking, and shopping.

Approximately three miles to the west of the campus is the Valdosta Mall, a multitude of restaurants, a theater, and an abundance of shopping. Typical retail stores include Home Depot, Walmart, Sears, Belk, Penneys, Target, Pier 1, Books-A-Million, and Office Max. Among the multitude of restaurants are Applebee's, Ruby Tuesday, Longhorn's, Outback Steakhouse, Red Lobster, and Texas Roadhouse.

To the north of North Campus is another large, commercial district known as Five-Points. Five Points was the primary commercial district in Valdosta in the 1970's. After most of the retail stores moved to the "mall" area, much of the property was neglected; however, it has become revitalized in recent years with restaurants, grocery stores, fast-food chains, hotel/motels, and other retail facilities.

Two blocks east of the Main Campus is Ashley Street (US Highway 41). The Ashley Street area contains retail stores, service type stores, grocery stores, restaurants, motels, and an abundance of commercial type businesses.

1.7 Jurisdiction of the University

The University is located entirely within the City of Valdosta.

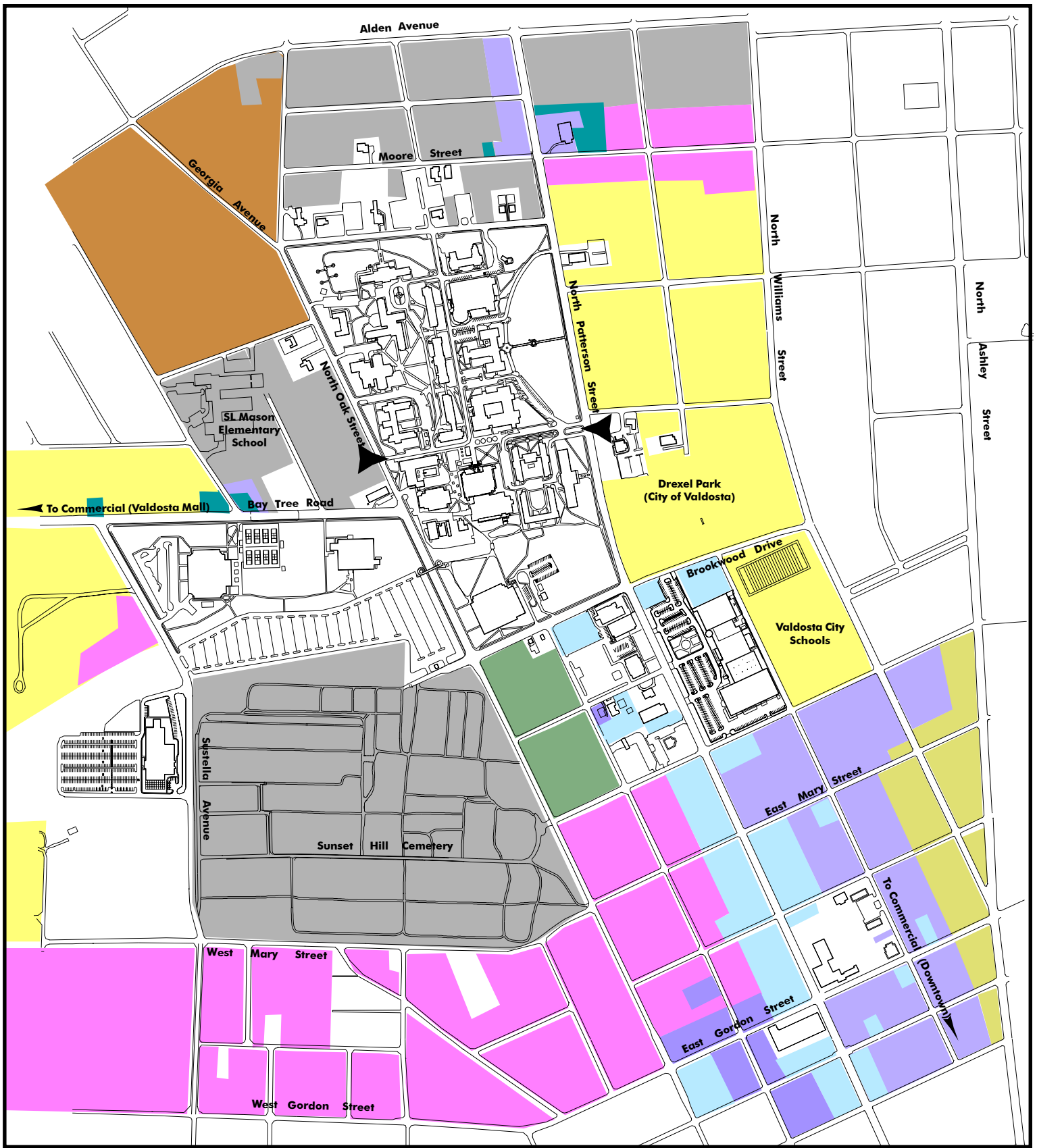


December, 2003



Campus Location Map

Valdosta State University
Campus Master Plan



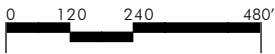
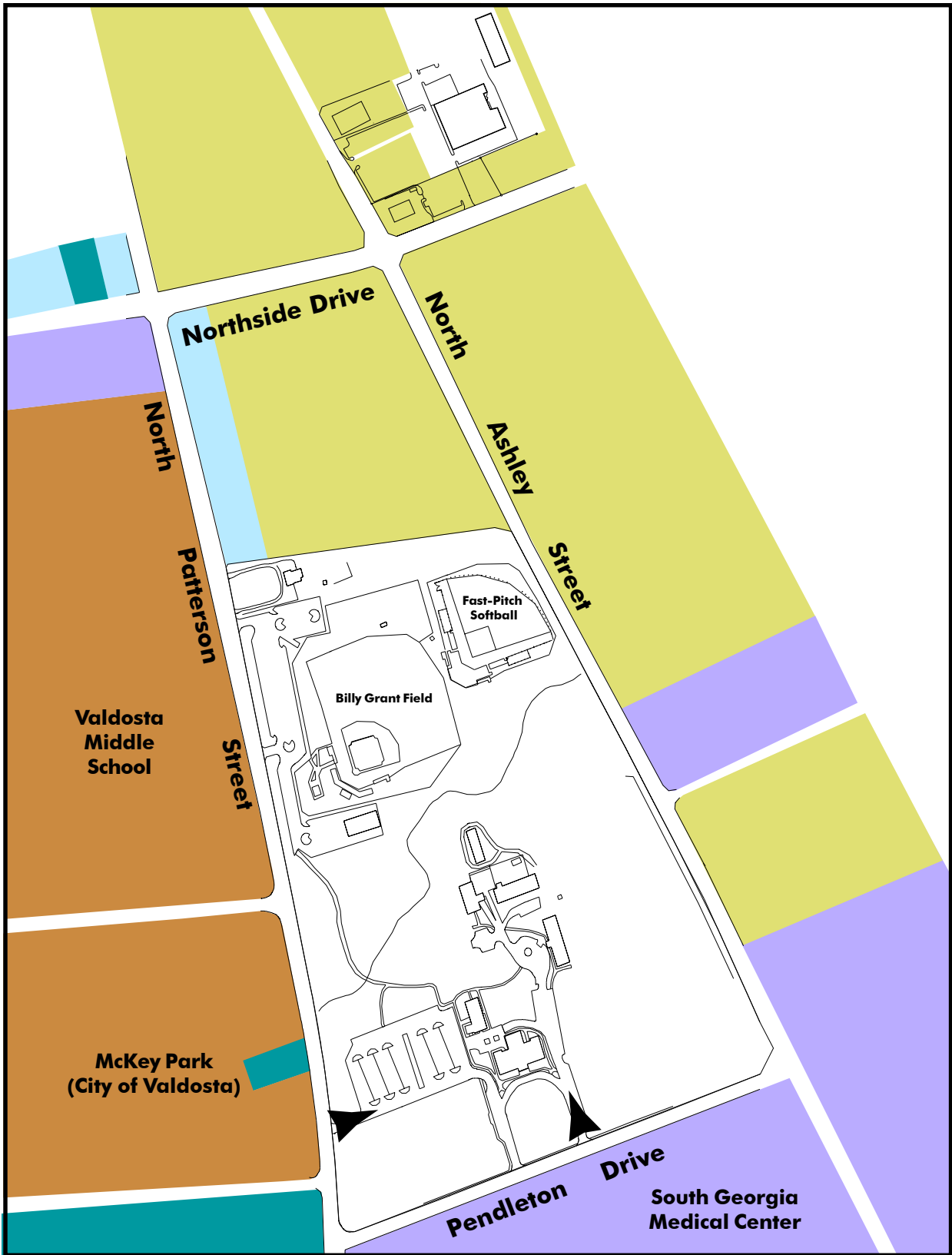
December 2003



Legend

- RP-Residential Professional
- R15-Single Family Residential
- OP-Office Professional
- R10-Single Family Residential
- DR10-Two Family Residential
- R6-Multi-Family Residential
- R6S-Single Family Residential
- CC-Community Commercial
- CH-Commercial Highway
- Main Campus Entry Points

**Existing Conditions
Campus Framework
Valdosta State University
Campus Master Plan**



December 2003



Legend

- RP-Residential Professional
- R15-Single Family Residential
- OP-Office Professional
- CC-Community Commercial
- CH-Commercial Highway
- Main Campus Entry

**Existing Conditions
North Campus
Campus Framework**
Valdosta State University
Campus Master Plan



T e c h n i c a l M e m o r a n d u m

Date December 2003
Project Master Plan Update
Subject III.A2 – Land Use
From Ingram Parris Group
To Valdosta State University

Information for portions of this summary was taken from the 1999 Physical Master Plan. Modifications have been made to provide an update to the land use as it has changed since the 1999 Physical Master Plan.

1. LAND USE

1.1 Main Campus Land Use Patterns

The land use pattern of VSU consists of the academic core of the main campus, containing West Hall, Nevins Hall, the Odum Library, the Biology & Chemistry Building, Fine Arts Building, and Powell Hall. The academic buildings are surrounded on the west, north, and south sides by support facilities such as dormitories, food service, student services, and recreational facilities.

Located in the western portion of the main campus is The College of Education Building. Athletic facilities, including the Physical Education Complex, tennis courts, and the football practice field are also located in this area.

Open space exists primarily on the Main Campus front lawn, and in the southernmost portion of the Main Campus. One Mile Branch runs through this southern portion of land, and much of the adjacent land is in the 100 year flood plain.

Parking is located primarily at the Oak Street Parking Lot with other smaller parking lots interspersed throughout the heart of the Main Campus.

1.2 Land Owned, Leased, Operated Adjacent/Walking Distance To Main Campus

South of Main Campus:

Several University facilities are located adjacent to or within walking distance to Main Campus. One block southeast of the main campus is the University Center, which is accessed from Patterson Street, and includes the student union, meeting rooms (with kitchen), classrooms, and administrative offices.

In the first block south of the Main Campus are the Speech and Language Pathology Building, the University Bookstore, and Martin Hall.

Two blocks south are several properties which are not adjacent, but are within walking distance of VSU. These include including the Seago House, VSU Gas Station, University Bursary and Drive-thru. Five blocks south are the Continuing Education Building, Psychology Classroom Building, Arts South Buildings, and the old Masonic Lodge Building. The Heilig Meyers Building is located six blocks south of the Main Campus.

Also to the south of Main Campus is the Sustella property, which has the Student Recreation Center. South of the Sustella property is Sunset Park.

North of Main Campus:

Several small, residential type buildings are adjacent and north of main campus. These include Brown House, the old Housing & Residence Building, Parking and Transportation Services Building, 204 Georgia Avenue, the Williams House, and the old President's House. There are other residential-type properties used as offices on Moore Street, one block north of Main Campus.

East of Main Campus:

East of Main Campus, across Patterson Street, are the Admissions Building and Auxiliary Services. Parking lots are located at this area also. The Honors House is located in the same block as Admissions and Auxiliary Services. The Alumni House is located across Patterson Street.

West of Main Campus:

Properties west of main campus, adjacent to or within walking distance include Carswell Hall, 300 Baytree, and a Parking Lot at Boone Drive. There is also a small dirt parking lot adjacent to Carswell Hall.

1.3 Ownership Of Adjacent/Walking Distance Land Owned, Leased, or Operated (University, Foundation, Etc)

Several foundation owned properties are located around the northern, eastern, and southern periphery of the main campus (see table below). Most of these buildings are residential-type facilities which are currently used as office space. The foundation does own some larger properties. They are located primarily south of the Main Campus and include the Continuing Education Building, the University Bookstore, and the Heilig-Meyers Building. These properties are currently used by VSU.

VSU owns some smaller properties outside the Main Campus property line. Most of these are residential-type buildings used as office space.

VSU also operates/leases several foundation owned properties. These properties are indicated in the table below.

The University Foundation also owns several properties which are Research land only. They include Lake Louise, Cherry Creek Wetlands, and the Plowden Field Station properties.

Foundation Owned Properties	Contiguous Non-Contiguous to Main Campus	Leased and/or Operated by VSU
Building 002: 2 Brookwood Cir.	NC	Yes
Building 107: 107 West Jane	NC	Yes
Building 109: 109 West Moore Str	C	Yes
Building 111: 111 West Moore Str	C	Yes
Building 199 & 200: RCE/Psychology	NC	Yes
Building 202: Brown House	C	Yes
Building 204: Williams House	C	No - Vacant
Building 205: Seago House	NC	Yes
Building 206: Bursary	NC	Yes
Building 208: Bursary Drive Thru	NC	Yes
Building 652: University Bookstore	C	Yes
Building 658: Parking Services	C	Yes
Building 659: UP1 / Building 660: UP2	NC	Yes
Building 661: Masonic Lodge	NC	Yes
Building 808: Old Heilig Meyers	NC	Yes
Building 1408: 1408 Sustella	C	Yes
Building 2903: Plant Ops	NC	Yes
Georgia Avenue Parking Lot (land)	C	Yes
Sunset Park Property (land)	C	Yes
Stump Property (land)	NC	No
Lake Louise (Research))	NC	No
Mary Street Property (land)	NC	No
Lilly Street Property (land)	NC	No
Cherry Creek Wetlands (Research)	NC	No
Plowden Field Station (Research)	NC	No

1.4 All Land Owned, Leased, Operated Contiguous/Non-Contiguous To Main Campus

In addition to the properties mentioned in the above narrative as “properties owned, leased, or operated that are contiguous/non-contiguous to Main Campus,” VSU also owns and operates properties which are non-contiguous to the Main Campus.

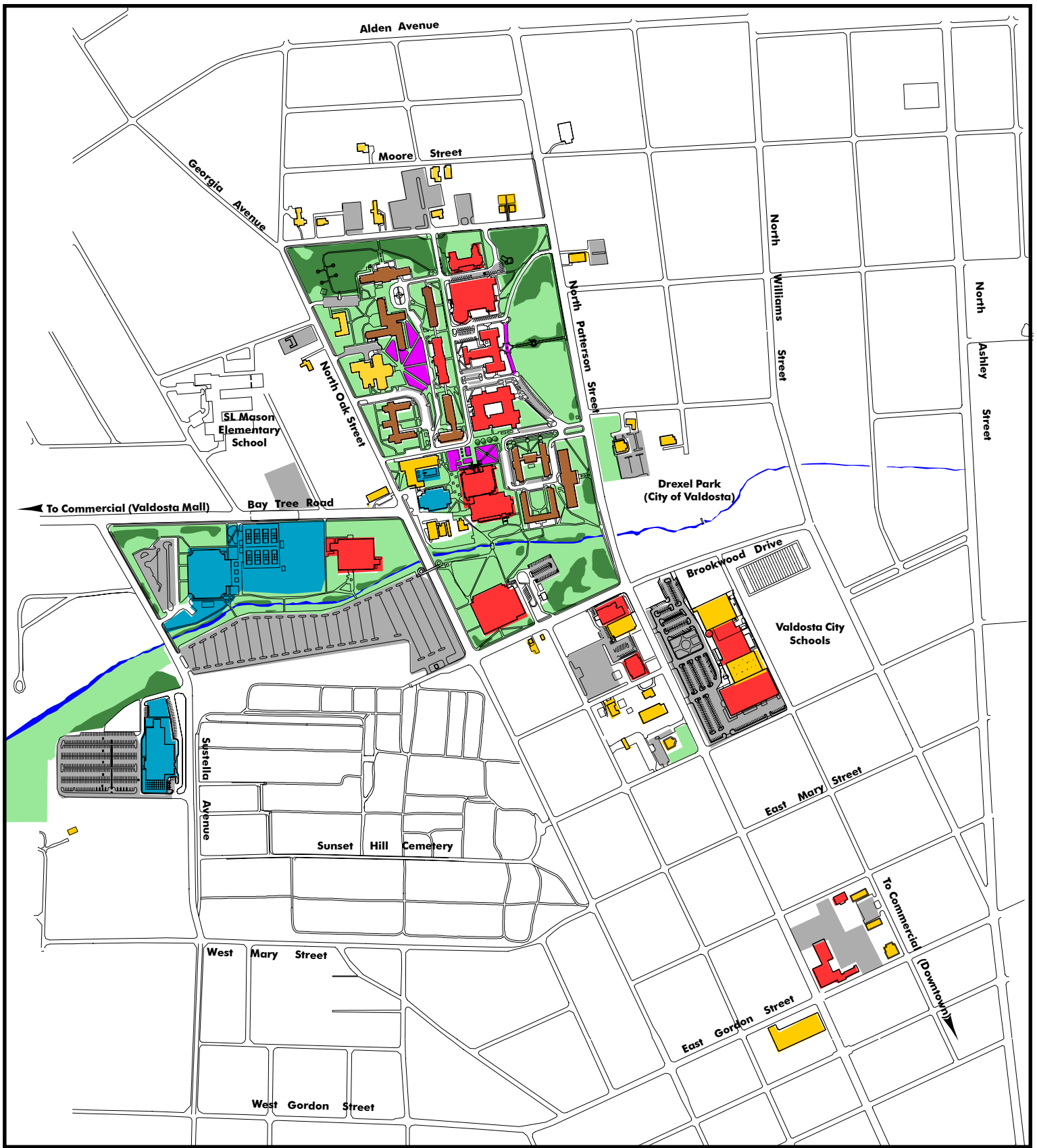
North Campus is located one mile north of the Main Campus and is not within a reasonable walking distance. North Campus has academic buildings including Pound Hall and Thaxton Hall. There are support buildings as well including warehouse facilities, a greenhouse, and chemical storage. There are athletic fields including Billy Grant Field and the Ladies Softball Complex. There is also an athletic building which houses VSU Baseball and an indoor practice facility. Open space is abundant on North Campus with. There is also a large parking lot on North Campus.

The Foundation also owns the Plant Operations Building located on North Ashley Street, approximately two miles north of Main Campus.

1.5 Acreage of all Board of Regents (VSU properties) and Foundation Owned Properties.

The acreage of all VSU owned and Foundation owned properties is listed in the following table. As the properties incorporate buildings and surrounding land, areas of the campus have been grouped to be easily identified.

Acreage for Foundation-Owned Properties December 2003	Total Acreage	Acreage Leased/Owned by VSU
Continuing Education Area	4.24	3.76
Heilig Myers Area	.79	.79
South of Cemetery	5.63	0
Sunset Park Area	13.84	13.84
Bursary Area	2.21	2.21
Bookstore Area	1.16	1.16
Honors House Area	.48	.48
Georgia Avenue Area	2.48	2.48
Plant Operations Area	4.70	4.70
Subtotal	35.53	29.42
Lake Louise Property (Research Only)	173.50	
Cherry Creek Wetlands (Research Only)	530.00	
Plowden Field Station (Research Only)	139.95	
Acreage for VSU-Owned Properties December 2003	Total Acreage	
Main Campus	59.79	59.79
North Campus	40.20	40.20
Psychology Classroom Area	.58	.58
Sustella Avenue Area	24.41	24.41
College of Education & Oak Parking Area	30.27	30.27
Boone Parking Area	1.08	1.08
Baytree Apartments Area	.45	.45
Oak Street Property Area	.87	.87
Alumni House Area	.98	.98
Admissions House Area	1.88	1.88
University Center Area	9.10	9.10
Brookwood Area	3.97	3.97
Georgia Avenue/Moore Street Area	4.39	4.39
Subtotal	177.97	177.97
Total Acreage Owned/Leased by VSU		207.39



December 2003

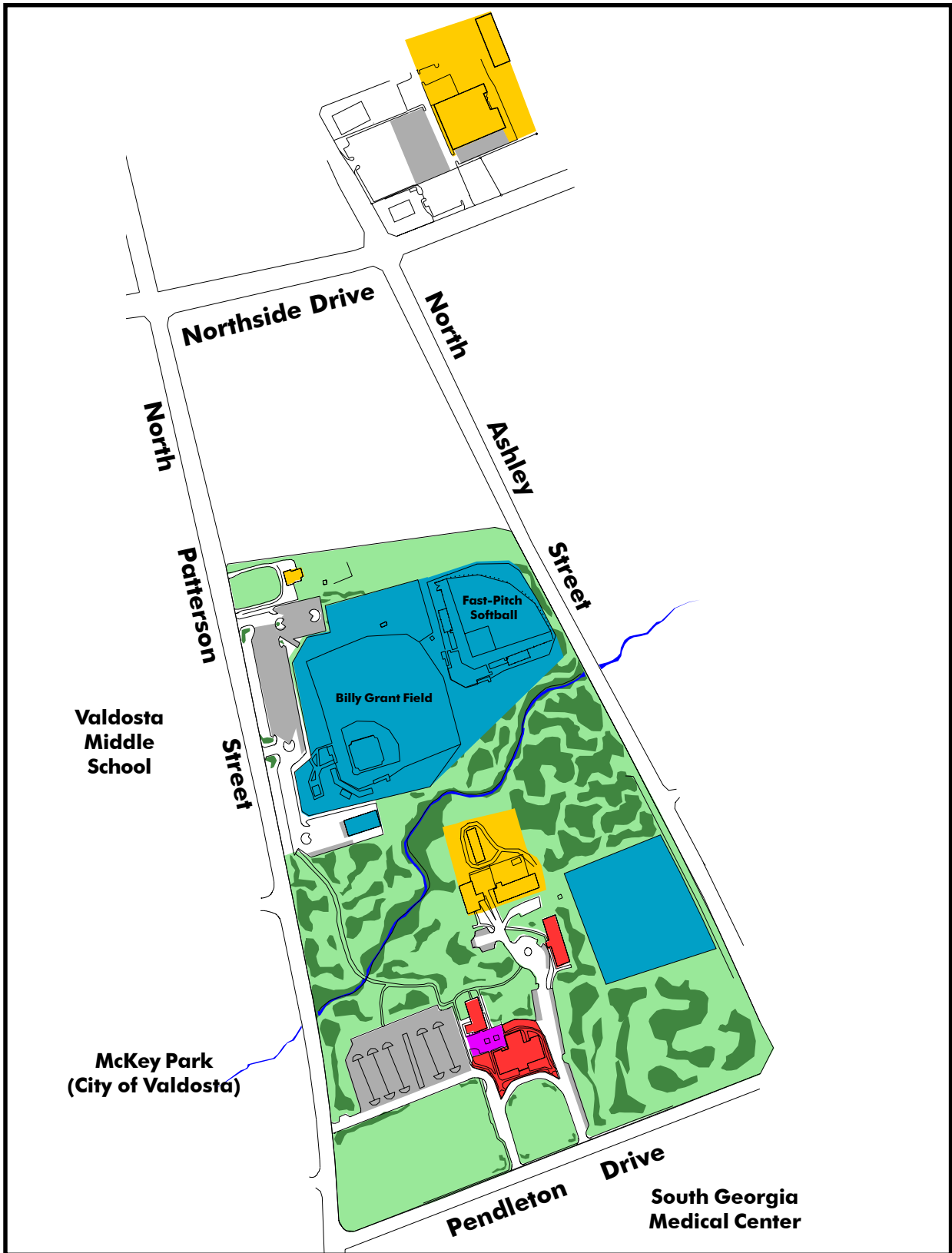


Legend

- Academic Core
- Campus Residential
- Support
- Athletic/Recreation
- Gathering Places
- Parking
- Open Space
- Tree/Shrub Line

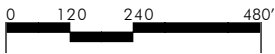
**Existing Conditions
Land Use**

**Valdosta State University
Campus Master Plan**



Legend

- | | |
|---|---|
| ■ Academic Core | Parking |
| ■ Campus Residential | Open Space |
| ■ Support | Tree/Shrub Line |
| ■ Athletic/Recreation | |
| ■ Gathering Places | |

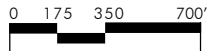
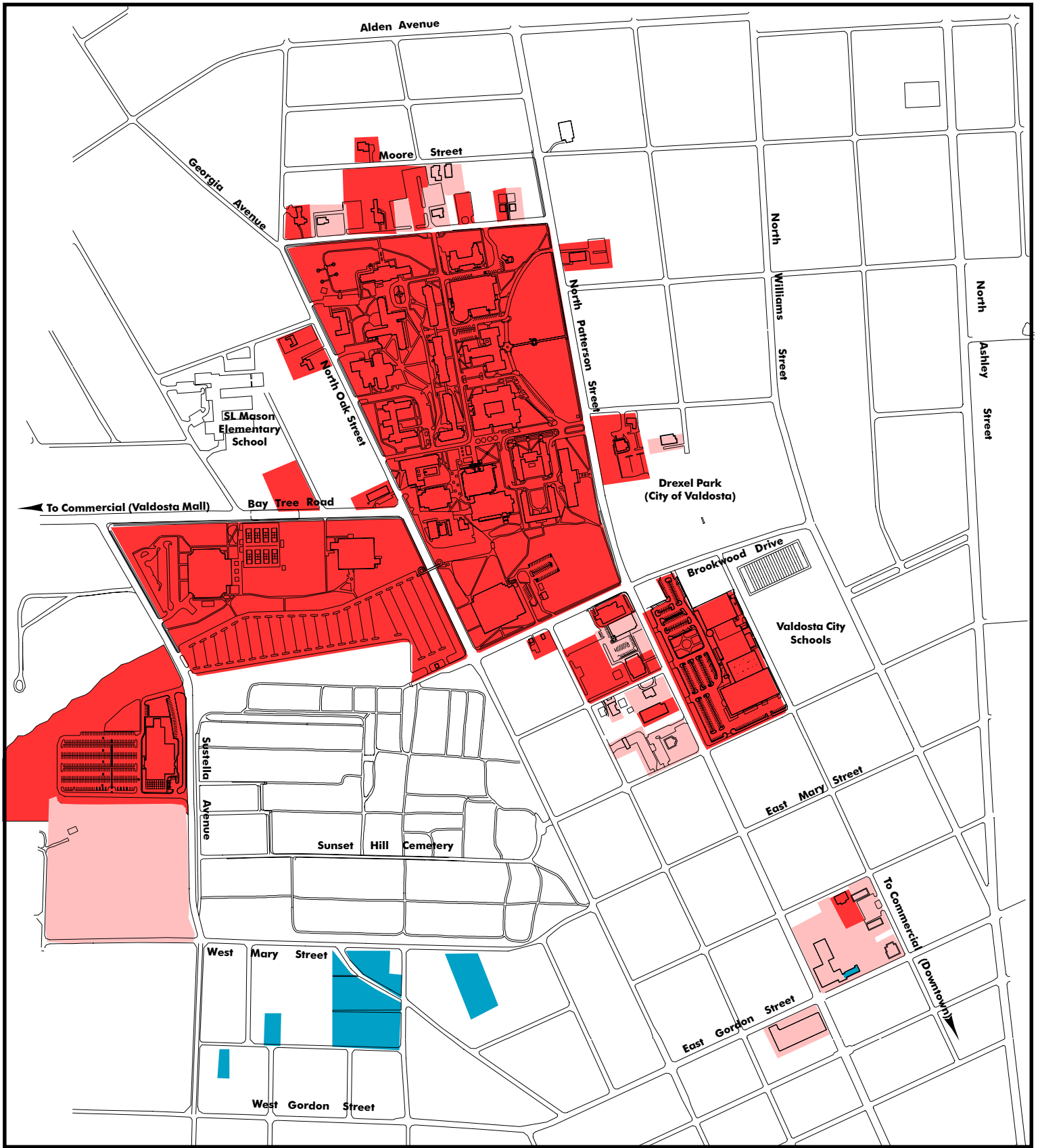


December 2003



**Existing Conditions
North Campus
Land Use**

**Valdosta State University
Campus Master Plan**



December 2003

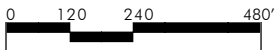
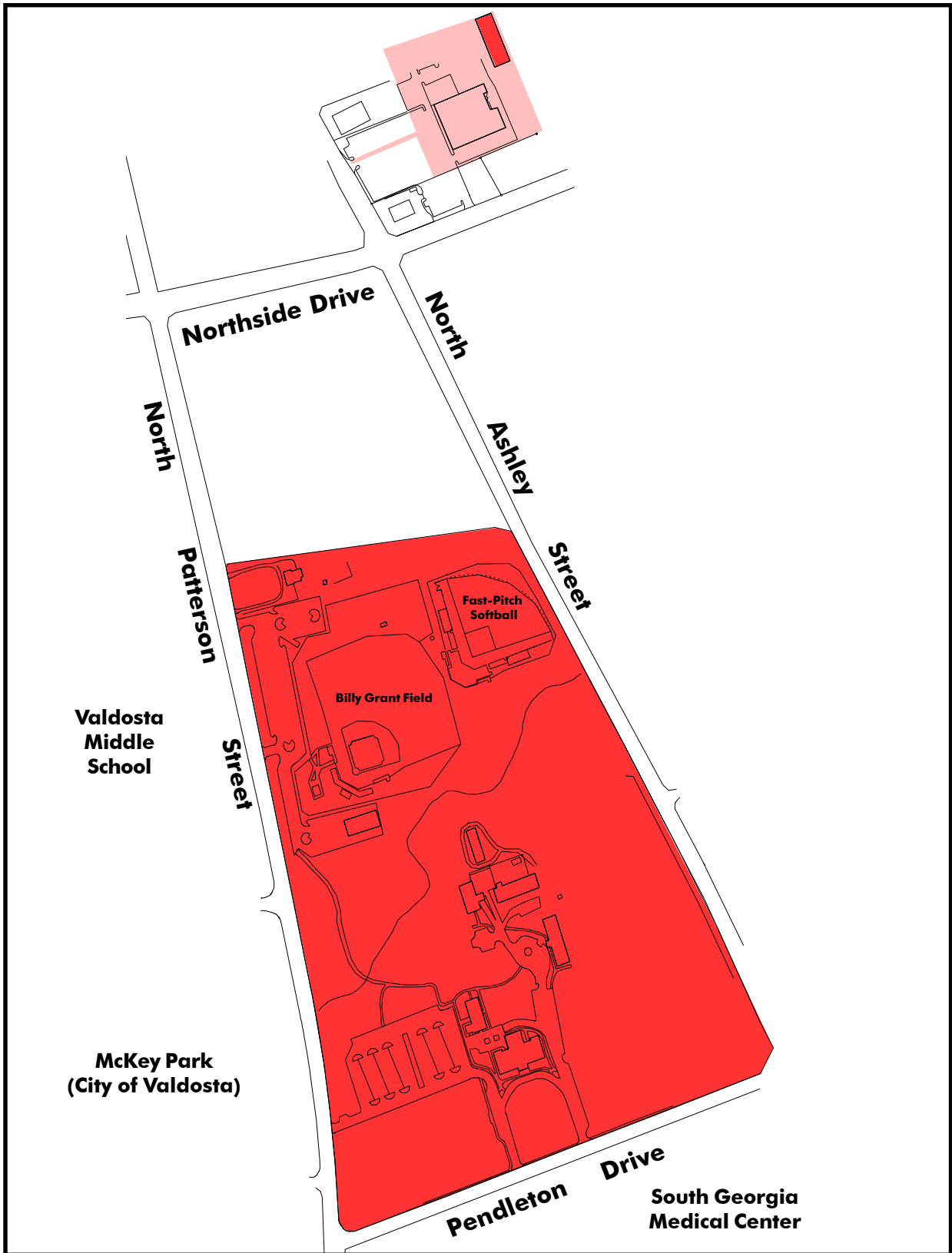


Legend

- VSU Properties
- VSU Foundation Properties Leased to VSU
- VSU Foundation Property not Leased to VSU

**Existing Conditions
Campus Properties**

Valdosta State University
Campus Master Plan



December 2003



Legend

- VSU Properties
- VSU Foundation Properties Leased to VSU
- VSU Foundation Property not Leased to VSU

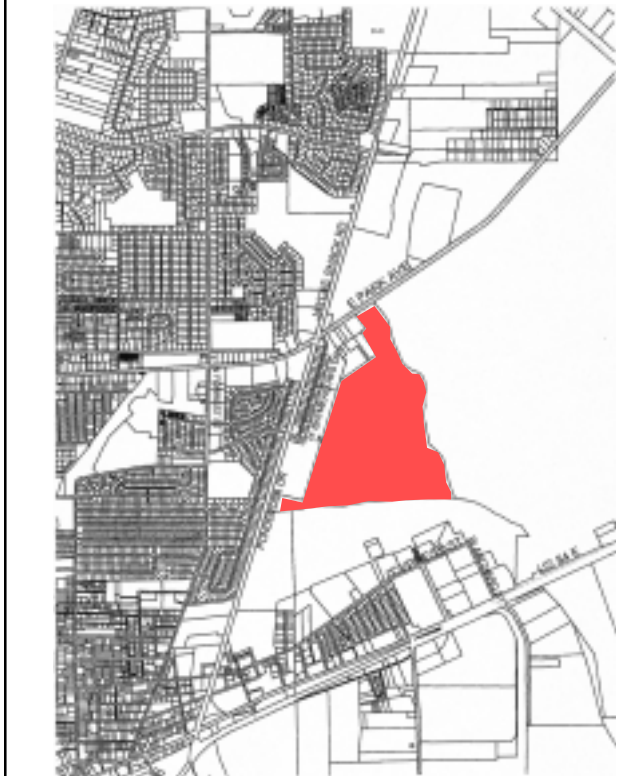
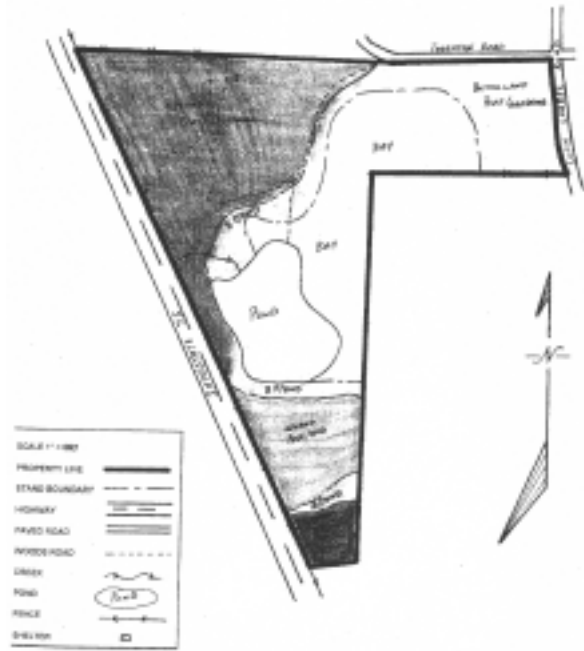
**Existing Conditions
North Campus
Campus Properties**

Valdosta State University
Campus Master Plan

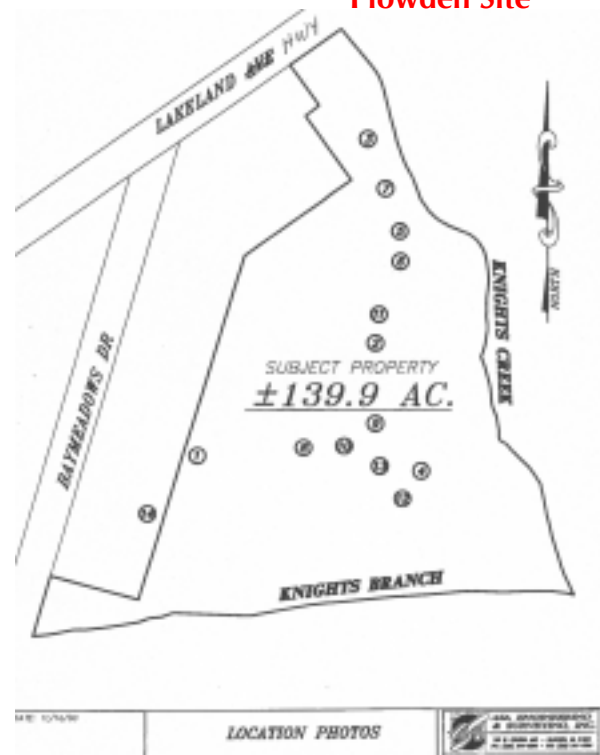


VALDOSTA STATE UNIVERSITY
 LAKE LOUISE
 173.5 ± ACRES
 LAND LOT 16, 19 & 20
 LAND DISTRICT 15
 LOUISIANA COUNTY, LA
 DECEMBER 1999

Lake Louise Site



Plowden Site



Cherry Creek Wetlands Not Shown

December 2003



**Existing Conditions
 Research Land
 Valdosta State University
 Campus Master Plan**



T e c h n i c a l M e m o r a n d u m

Date December 2003

Project Master Plan Update

Subject III.A3 – Historic Buildings

From Ingram Parris Group

To Valdosta State University

Information for this narrative was taken from early “Pinecone” yearbooks, and the VSU Odum Library Archives website. Information regarding Historic Districts was taken from the VALOR program provided by the RDC Office in Valdosta, Georgia, and the National Register of Historic Places website.

1. HISTORY OF THE UNIVERSITY AND ITS EARLIEST BUILDINGS

The early history of the university as taken from the 1925 “Pinecone,” and written by E.K. Brown follows:

“In the delightfully mild climate of South Georgia, there has grown up a gem of the State University System – The Georgia State Woman’s College – a beautiful and noble institution, an honor to the State, and the pride of her home city, Valdosta.

Created by a bill introduced in the Legislature by Hon. W.S. West, in 1905, opening her doors in 1913, she is hardly out of her infancy, but she has already established herself as one of the best schools in the South, second to none of Georgia’s great institutions. It is a cause of great pride to Valdosta that her sons were the leaders of the movement which finally made possible the creation of such an institution. The College received a liberal charter and a Board of Trustees was appointed; on this first board Valdosta was represented by the Hon. W.S. West, Hon. J.E. McRae, Hon. C.R. Ashley and Hon. R.F. Ousley; however, owing to the financial stringency then beginning to be felt by the State, no appropriation was made to finance the institution. No change was made in this situation until 1911.

At this time an appropriation of \$30,000.00 was made to build and equip a College building; this sum was entirely inadequate, as there was no money appropriated for a dormitory. However, the Board was in no wise daunted. It decided as an emergency measure that the College should ‘for the present admit only women,’ thus determining the scope of the institution. At the same time the West site on Patterson Street was selected as the location. These two important matters having been settled, the Board adjourned to meet again in December for the purpose of electing a President and receiving the deeds to the campus. Dr. R.H. Powell was selected for the position.

In the meantime the city of Valdosta had agreed to give, besides a campus of sixty acres, \$5,000.00 a

IPG Incorporated
807 Northwood Park Drive
Valdosta, GA 31602
Phone: (229) 242-3557
Fax: (229) 242-4339

year for ten years. After the above business had been transacted, the problem of housing the College again occupied the front of the stage. The solution was found by the city, which at once made available \$25,000.00 of the \$50,000.00 which had been promised. Thus the College received her first dormitory – one of the most beautiful and perfectly adapted buildings in the South. In 1912, thanks to the diligence of the representatives from Lowndes county, an adequate maintenance was appropriated.

The doors of the building opened for service in January, 1913. During the first half-year session, the school was very small, but by the next fall, every room in the dormitory had its two students; soon after, another girl was added to each room, and since that time the dormitories have had to carry a

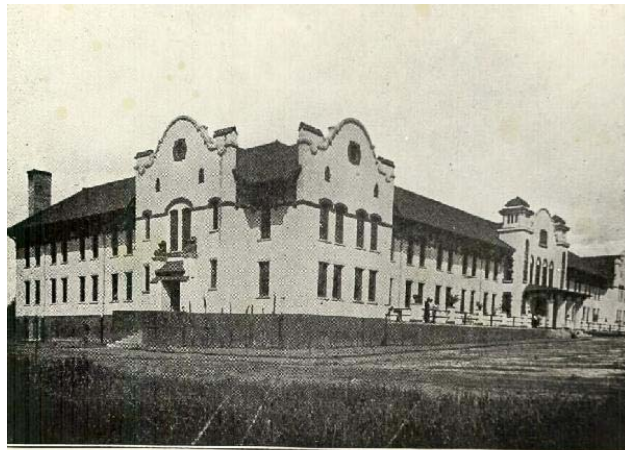


Figure: Converse Hall – The First Building

50 percent overload. In 1916 the Legislature made an appropriation of \$50,000.00 to build an Administration building; the city of Valdosta then made available the second \$25,000.00 of its gift and the beautiful West Hall was erected, the actual cost being about \$100,000.00, as the State made a supplementary appropriation to finish the work. In the summer of 1919 the College received another appropriation of \$75,000.00 for a new dormitory; as this sum was little more than half the sum required, the citizens of Valdosta executed a joint note for \$50,000.00, which was purchased by Mr. A.J. Strickland. Converse Hall opened its doors the following September.

By an act of the Legislature in 1922, the name of the College was changed from the South Georgia State Normal College to that of the Georgia State Woman's College at Valdosta; at this time, she ceased being merely a junior college and began to confer the Bachelors' degree. All the subjects properly entering into the higher education of young women are offered: History, Literature, Mathematics, the Languages, the Sciences, the Arts, fine, domestic, and liberal; all departments are under highly trained specialists.

The College has never sought mere numbers. She has always striven for sound service, high standards of living and of work, and of impartial enforcement of these standards on all students. Her diploma cannot be bought; neither can it be secured by merely 'staying through.' Her diploma is an honor because it is an evidence of full quota of serious intellectual work well done, and of a character worthy of trust.

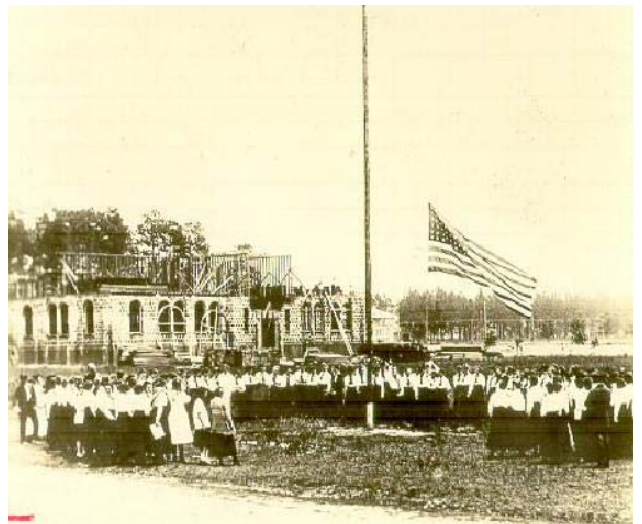


Figure: Construction of West Hall

Thus has been the establishment and growth of the Georgia State Woman's College – chartered in

foresight and patriotism, founded on the broad-minded faith and liberality of a whole community, organized for permanent and noble service and maintained by the loyalty and indefatigable efforts of her President and her Board.”

2. VALDOSTA HISTORIC DISTRICTS

The entire main campus of Valdosta State University is located within the established boundaries of the Valdosta Historic District with the exception of a few buildings such as the Physical Education Complex and Education Center. The map below indicates Valdosta State University in green and the Valdosta Historic District in pink.

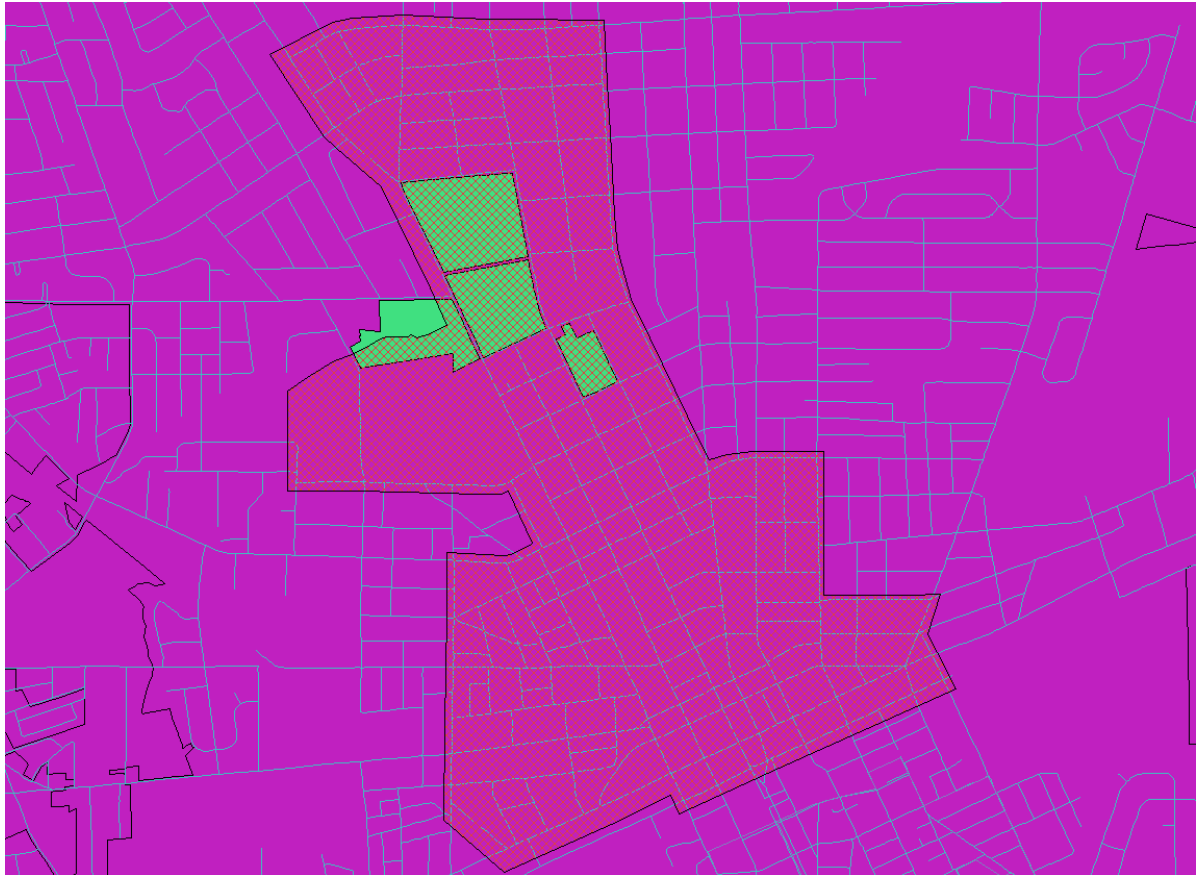


Figure: Valdosta Historic District – In Pink

3. NATIONAL REGISTER OF HISTORIC PLACES

3.1 Brookwood North Historic District

The University’s main campus is bordered on two sides by the Brookwood North Historic District, which is located on the National Register of Historic Places. The Brookwood North Historic District comprises approximately 1750 acres and 218 buildings. The district is roughly bordered by Patterson Street, Georgia Avenue, Oak Street, Park Avenue, Williams Street, and Brookwood Drive. This historic district was added to the National Register of Historic Places in 1995.

The area is historically significant for architecture, engineering, and events. Key architects contributing to the area were Felton Davis and Loyd B. Greer. The architectural style is late 19th and 20th century Greek Revivals, and late 19th and early 20th century American movements. The periods of significance within the district are 1875-1899, 1900-1924, and 1925-1949.

Valdosta State University owns several properties within the Brookwood North Historic District. These properties include the following areas:

South of Brookwood Drive in the area of the Speech Communications Disorders Building

East of Patterson Street including the Admissions Building, the Auxiliary Services Building, the Honors House, and the Alumni House.

North of Georgia Avenue including all properties located in all three blocks north of Georgia between Oak Street and Patterson Street.

The map below indicates Valdosta State University in green and the Brookwood North Historic district in red. The Valdosta Historic District is also shown in pink.

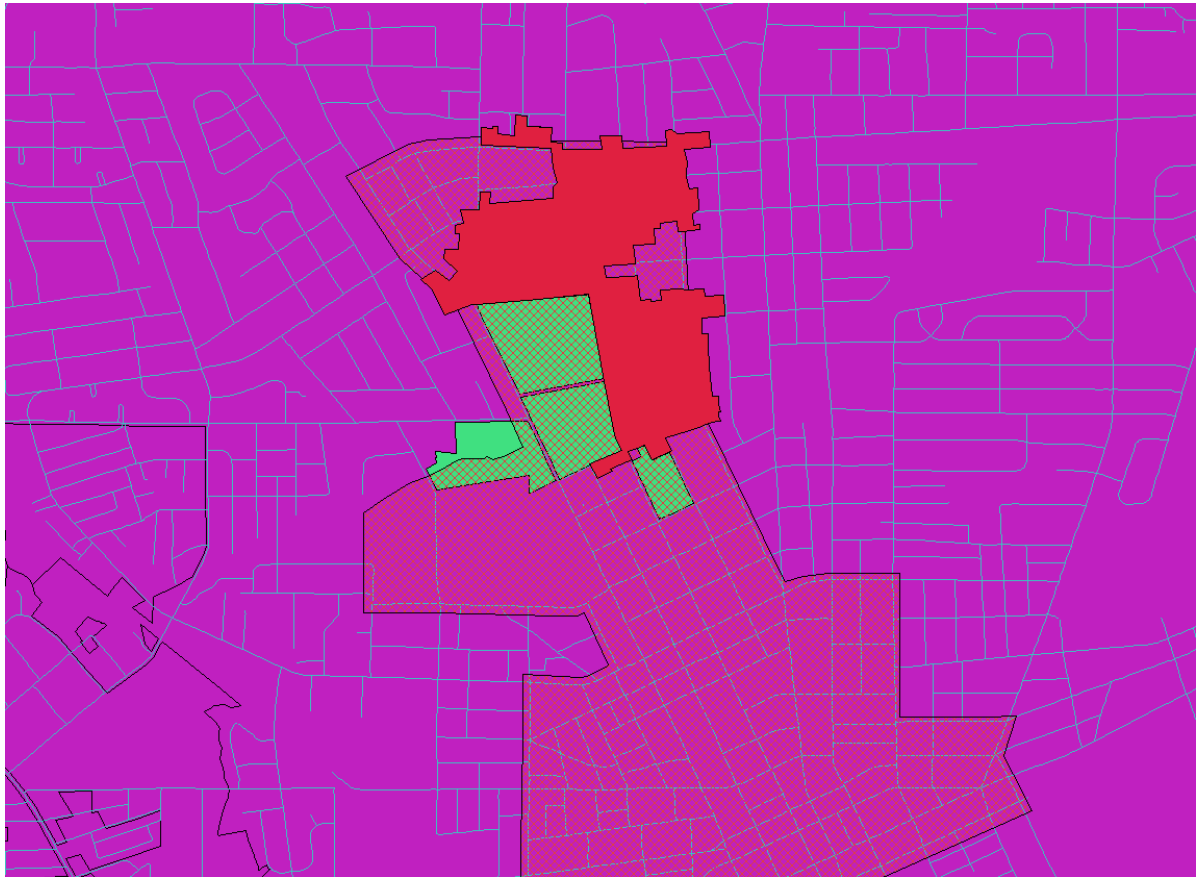


Figure: Brookwood North Historic District – In Red

3.2 North Patterson Historic District

The North Patterson Historic District, which is located on the National Register of Historic Places, begins three blocks south of the Main Campus on Patterson Street and extends into the fourth block south incorporating parcels east and west of Patterson Street. The North Patterson Street Historic District was added to the National Register of Historic Places in 1984. It incorporates 83 acres and 14 buildings. The area is historically significant due to architecture. The architectural style is Stick/Eastlake and Classical Revival. The period of significance is 1875-1899 and 1900-1924. The buildings in this area were historically domestic, single family dwellings. Valdosta State University does not currently own properties within this district; however, it is in extremely close proximity to the University's current properties.

The map below indicates Valdosta State University in green, the North Patterson Historic District in blue, and the Valdosta Historic District in pink.

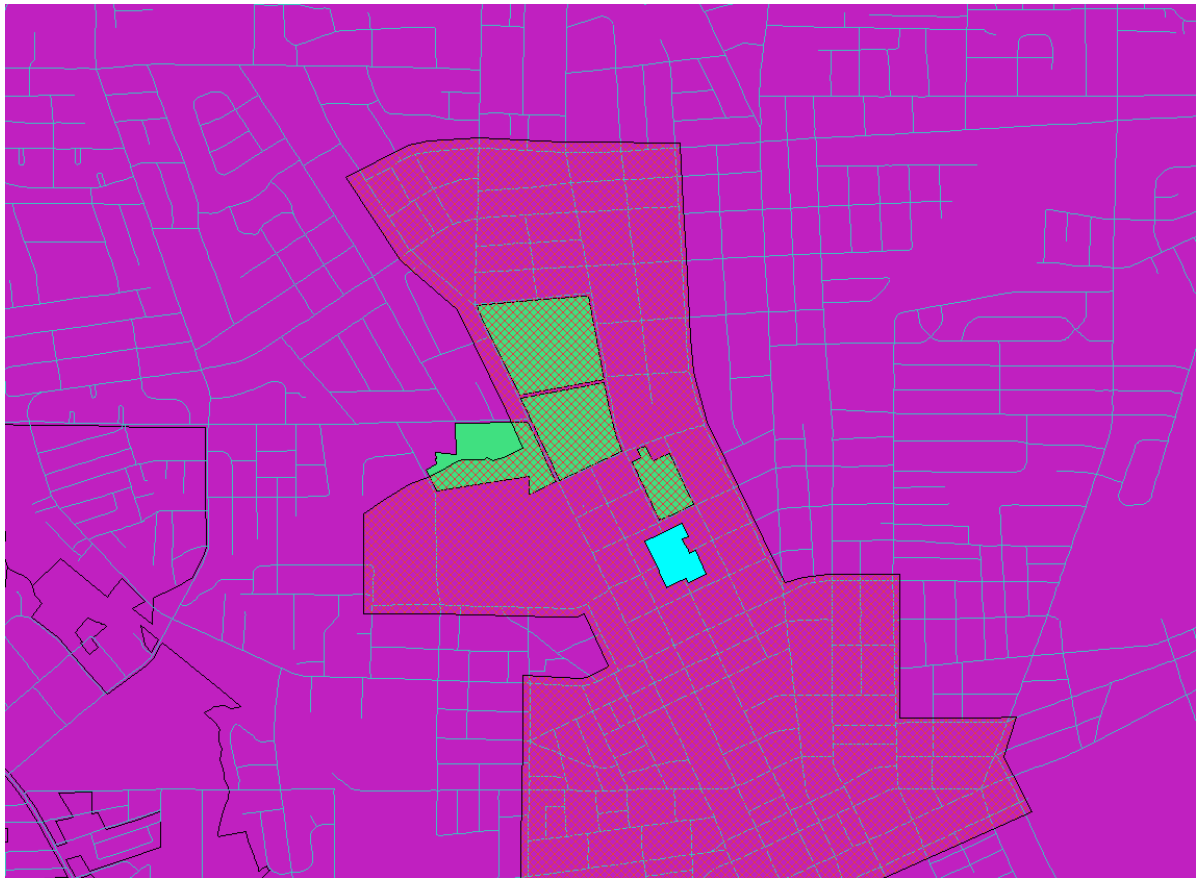


Figure: North Patterson Historic District – In Blue

4. NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the prehistory or history of their community, State, or the Nation. The National Park Service administers the Register. Properties listed in the National Register possess historic significance and integrity. A property

must meet at least one of the four criteria for listing and integrity must still be evident.

Generally, properties must be fifty years of age or more to be considered historic places. They must also be significant when evaluation in relationship to major trends in the community, State, or the nation. Following a strict interpretation, this would mean that all campus buildings and structures built prior to 1953 would be potentially eligible for listing based on the age criterion alone.

Currently, none of the University's properties are currently listed on the National Register of Historic Places. Despite not being listed, buildings over fifty years of age are subject to an assessment by the Historic Preservation Division of the State of Georgia Department of Natural Resources under the Georgia Environmental Policy Act (GEPA) if significant alteration that adversely affects architectural integrity, demolition, or moving the resource would occur. Additionally, demolition of a campus building must be approved by the full Board of Regents of the University System of Georgia, and an executive order permitting such demolition must be signed by the Governor.

5. INVENTORY OF HISTORIC BUILDINGS

5.1 Main Campus

The information provided below comes from the Valdosta State University Archives located on the Valdosta State University Odum Library Archives website. The information below documents historical data on the larger buildings on campus. Peripheral buildings, such as small houses owned by individuals and later purchased by the university, are not included in this narrative due to lack of information.

Converse Hall was the first building of the College. The building was built in 1912 and was named in 1924 in honor of the Hon. W.L. Converse, the Treasure of the Board of Trustees when the College opened in 1913. Converse Hall provided dormitory housing, infirmary, classrooms, administration offices, a dining hall, a chapel, and a social center. Converse Hall housed everything for the college until West Hall was built. The original Converse Hall was destroyed by fire on April 14, 1978. The new Converse Hall was completed in 1981; hence, it is not on the inventory of historic buildings.

West Hall was constructed in 1916 and was originally the Administration Building. It was named in honor of Senator W.S. West, author of the charter of the College and the first President of the Board of Trustees. West Hall underwent a major renovation in 1992.

Ashley Hall was built in 1921 and named in 1924 in honor of Hon. C.R. Ashley, the Treasurer of he Board of Trustees when the College opened in 1913. The building was used as a residence hall. Ashley Hall was renovated into apartments in 1972.

Reade Hall opened in 1936 – 1937. It was named in honor of Frank R. Reade, the third President of the college. Reade Hall was renovated in 1987.

Powell Hall was constructed in 1940. It was dedicated by Mrs. Eleanor Roosevelt in 1941 as Georgia State Woman's College Library. It was officially named for Richard Holmes Powell in 1947. The facility underwent renovation in 1993.

The President's Home was acquired in 1948 by the College, and was temporarily used as a

Music Studio for instruction and practice in music. The Music Studio was remodeled in 1953 for use as the residence of the President of the College. The residence was first occupied by the College's fourth president, J. Ralph Thaxton.

The Gymnasium opened in December 1954. The facility underwent renovation in 1999.

The Admissions House was acquired in 1965 and was used as the Panhellenic House – a meeting place for sororities. It was renovated in 1997 and is currently used as the Admissions Office.

Palms Dining Center was first used in 1955. It originally had a seating capacity of 500 and was equipped with cafeteria style serving. The building was renovated in 1969 to hold 1,000. In 1987, the building was renamed from the "Dining Hall" to "Palms Dining Center."

The University Center was acquired by the University in 1993. The dedication of the University Center was October 1995. This facility was originally a strip plaza with retail stores, such as "Woolworth's" and "Sears." The University totally renovated these buildings, interior and exterior, with the Spanish Mission style architecture they have today.

Hopper Hall was dedicated November 1966. It was named for the late Annie Powe Hopper, a former Dean of Women at VSC.

5.2 North Campus

Pound Hall was named for Dr. Jere M. Pound. The building was remodeled in 1974 to house the School of Business Administration and underwent renovation in 1992.

Thaxton Hall was originally a male dormitory. It was remodeled in 1972 for the Nursing Department and again in 1982 for the College of Business Offices. It is named for Dr. J. Ralph Thaxton, the 4th President of the College.

Barrow Hall was named for David C. Barrow, Chancellor of the University System when South Georgia Normal College opened in 1913. The building was remodeled from a male dormitory in 1971 to house the Air Force ROTC program.

6. PROPOSED HISTORIC DISTRICT FOR VALDOSTA STATE UNIVERSITY

The maps at the end of this section give a delineation of the proposed historic district for Valdosta State University, along with current historic buildings (1953 and earlier) and those to become historic in the next 10 years. The primary historic buildings on Main Campus are those located in the area of West Hall, including West Hall, Ashley Hall, Reade Hall, Powell Hall, and the Palms Dining Center. These five buildings are the primary contributing buildings on the Main Campus. The historic district proposed includes the area of the front lawn, extending north to Georgia Avenue, south to the front of Odum Library, east to Patterson Street, and west behind Palms Dining Center extending to Oak Street.

The proposed historic district for the North Campus includes the areas of Pound Hall, Thaxton Hall, the North Campus Warehouse, and Barrow Hall.

Main Campus Building Name	Date Constructed	Building No	Contributing/ Non Contributing
West Hall	1917	0001	Contributing
Housing & Residence Life	1917	0201	Non-Contributing
Ashley Hall	1921	0008	Contributing
Marriage & Family Therapy Clinic	1930	2100	Non-Contributing
Reade Hall	1936	0009	Contributing
Powell Hall	1939	010A	Contributing
President's Home	1940	0043	Non-Contributing
Boiler House	1943	0019	Non-Contributing
Pine Hall	1947	0018	Non-Contributing
Alumni House	1947	0051	Non-Contributing
204 Georgia Ave.	1948	0045	Non-Contributing
Gymnasium	1953	0017	Non-Contributing
Admissions House	1953	0054	Non-Contributing
201 W. Brookwood	1953	0061	Non-Contributing
Carswell House	1954	0041	Non-Contributing
Palms Dining Center	1954	014A	Contributing
1528 N. Oak St.	1954	1528	Non-Contributing
Baytree Apts.	1960	0040	Non-Contributing
1206 N Patterson St./Print Shop	1960	0063	Non-Contributing
University Center #3	1960	0210	Non-Contributing
University Center #2	1960	0211	Non-Contributing
University Center #1	1960	0212	Non-Contributing
University Center #4	1960	0213	Non-Contributing
Farber Health Center	1961	0013	Non-Contributing
Auxiliary Services	1962	0053	Non-Contributing
Hopper Residence Hall	1963	0015	Non-Contributing

North Campus Building Name	Date Constructed	Building No	Contributing/ Non Contributing
Pound Hall	1926	0100	Contributing
Thaxton Hall	1927	0102	Contributing
Warehouse N C1	1927	0103	Contributing
Warehouse N C 2	1946	0104	Non-Contributing
Barrow Hall	1951	0101	Non-Contributing
Institutional Research	1955	0650	Non-Contributing

Photos of contributing buildings follow:



West Hall
Main Campus



Ashley Hall
Main Campus



Reade Hall
Main Campus



Powell Hall
Main Campus



Palms Dining Center
Main Campus



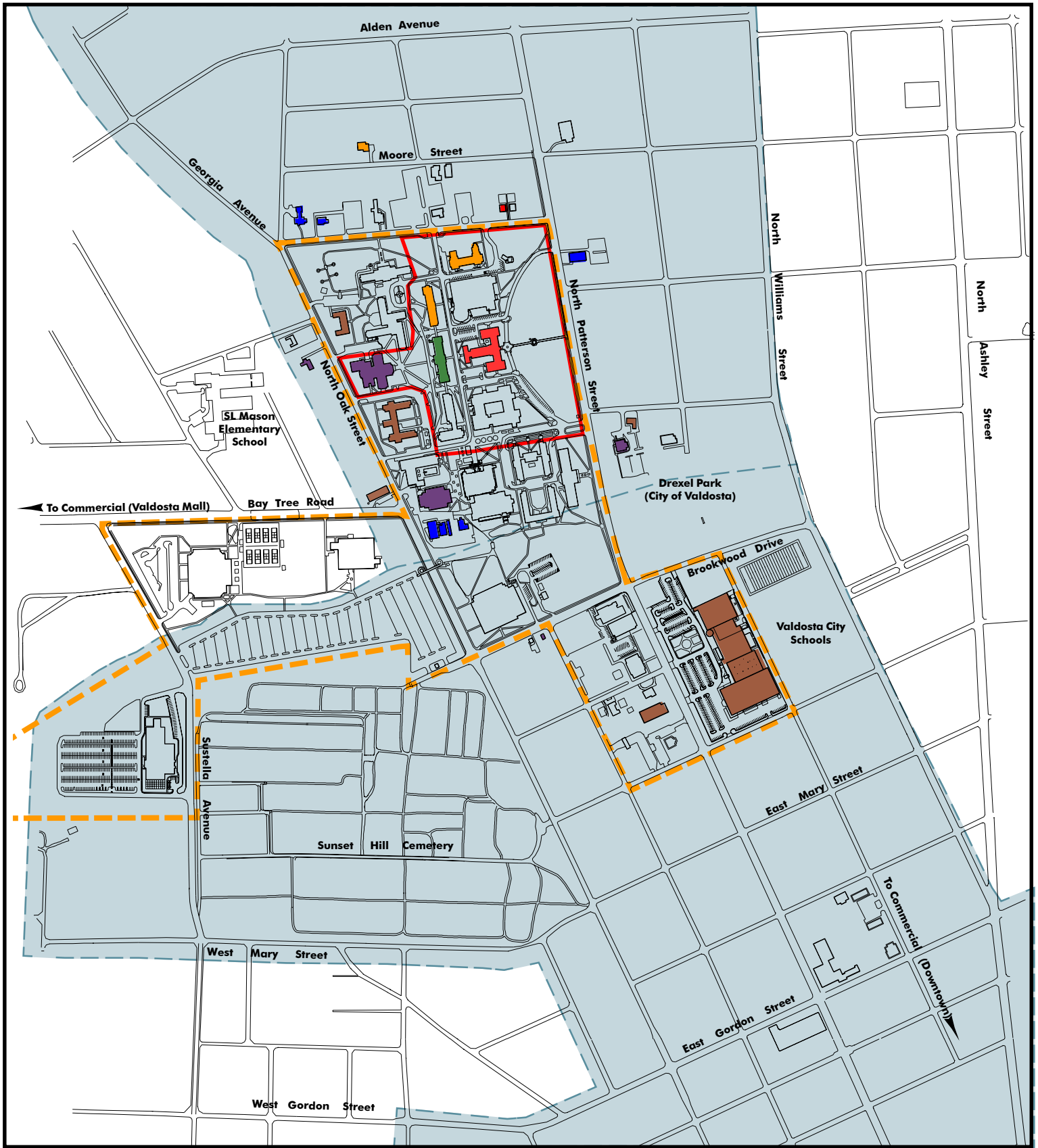
Pound Hall
North Campus



Thaxton Hall
North Campus



Warehouse NC1
North Campus



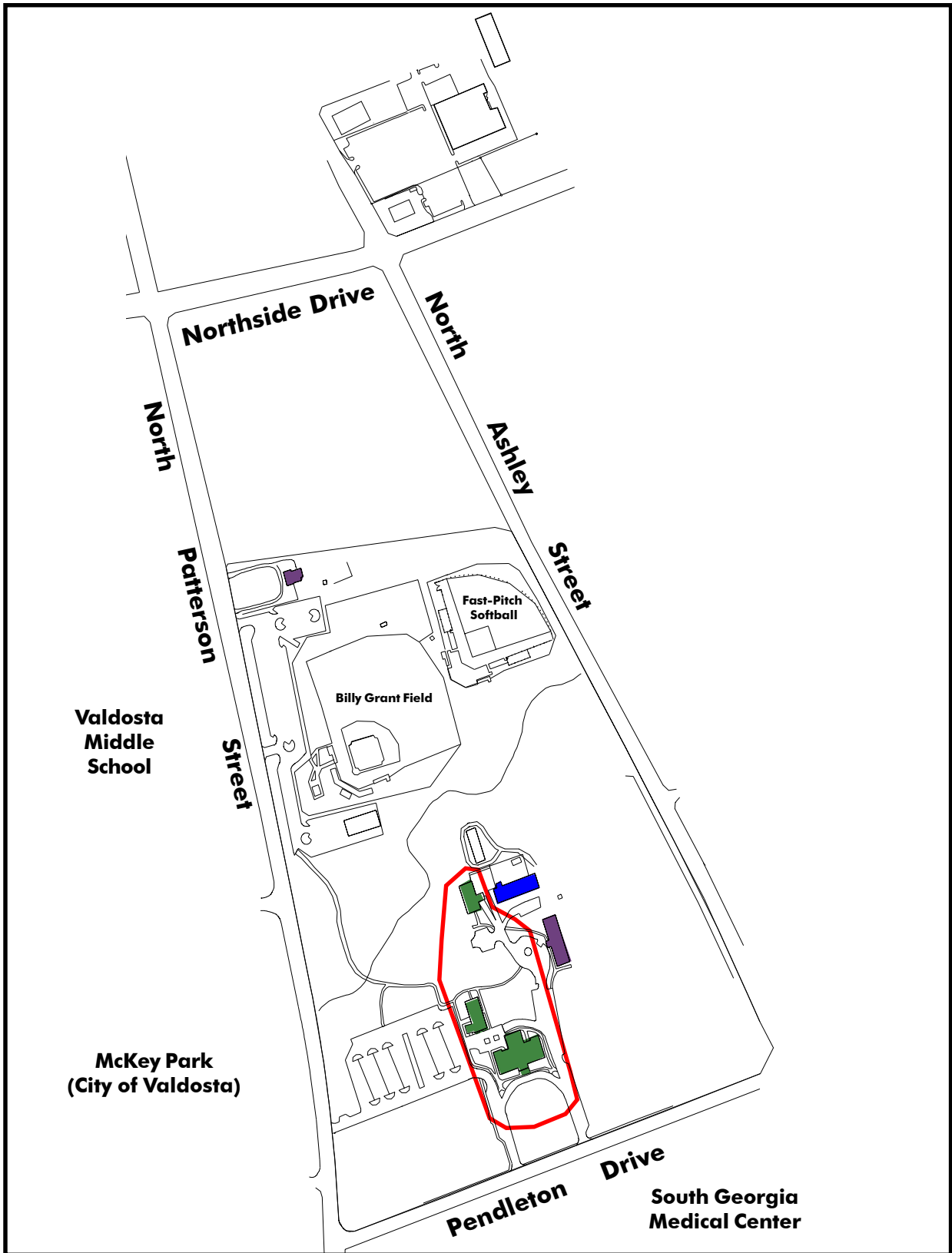
December 2003



Legend

- Prior to 1920
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1963
- Valdosta Historic District
- Main Campus Edge
- Proposed VSU Historic District

**Existing Conditions
Historic District & Buildings
Valdosta State University
Campus Master Plan**



Legend

- Prior to 1920
 - 1920-1929
 - 1930-1939
 - 1940-1949
 - 1950-1959
 - 1960-1963
- Proposed VSU Historic District

**Existing Conditions
North Campus
Historic District & Buildings**

Valdosta State University
Campus Master Plan



T e c h n i c a l M e m o r a n d u m

Date December 2003

Project Master Plan Update

Subject III.A3 – Building Use and Condition

From Ingram Parris Group

To Valdosta State University

The following memorandum describes existing building use for the Valdosta State University campus. It highlights the existing condition of the buildings on campus, based on a walking tour of the facilities in August 2003. Additional information for this summary was taken from the Fall 2002 Building Inventory Information provided by Valdosta State University.

1. EXISTING BUILDING USE

The general building use distribution for Valdosta State University is shown on the Building Use Plan. In the early years of the campus, the buildings were logically grouped together in such a way that most buildings with common functions were located within a reasonable walking distance from each other. As the University grew, this rule of building placement was gradually lost. This can be observed in the case of the general support facilities, and athletic facilities which are now on the outskirts of the Main Campus. A listing of all Valdosta State University buildings and assigned areas by facility categories for Fall 2002 can be found in the chart following this narrative.

2. EXISTING BUILDING CONDITION

The general condition of all major buildings in use by Valdosta State University is noted individually in the building assessment formats which follow. These assessments were made by the consultant team members during a walking tour of these buildings in Fall 2003. Issues regarding fire and life safety, as well as ADA compliance, are noted in the individual building assessments.

2.1 Historic Buildings

Historic Buildings are found in the charts on the following pages. The buildings which are currently 40 years and older are shown on the chart entitled, "Historic Buildings (Constructed 1963 and earlier).

Historic Buildings Main Campus			
Date Constructed	Building No	Building Name	Size (GSF)
1917	0001	West Hall	60,923
1917	0201	Housing & Residential Life	2,669
1921	0008	Ashley Hall	25,985
1930	2100	Marriage & Family Therapy Clinic	1,713
1936	0009	Reade Hall	21,363
1939	010A	Powell Hall	25,421
1940	0043	President's Home	5,373
1943	0019	Boiler House	4,219
1947	0018	Pine Hall	22,940
1947	0051	Alumni House	3,686
1948	0045	204 Georgia Ave.	4,691
1953	0017	Gymnasium	35,724
1953	0054	Admissions House	5,382
1953	0061	201 W. Brookwood	1,817
1954	0041	Carswell House	2,172
1954	014A	Palms Dining Center	31,211
1954	1528	1528 N. Oak St.	2,057
1960	0040	Baytree Apts.	3,521
1960	0063	1206 N Patterson St./Print Shop	8,926
1960	0210	University Center #3	21,600
1960	0211	University Center #2	29,953
1960	0212	University Center #1	53,614
1960	0213	University Center #4	45,695
1961	0013	Farber Health Center	6,900
1962	0053	Auxiliary Services	2,677
1963	0015	Hopper Residence Hall	38,651
Historic Buildings North Campus			
Building Name	Size (GSF)	Building Name	Size (GSF)
1926	0100	Pound Hall	30,930
1927	0102	Thaxton Hall	12,202
1927	0103	Warehouse N C 1	5,121
1946	0104	Warehouse N C 2	5,449
1951	0101	Barrow Hall	12,201
1955	0650	Institutional Research	2,569

The following table lists foundation owned properties operated by VSU which are historic buildings.

Foundation Owned Historic Buildings			
Date Constructed	Building No.	Building Name	Size (GSF)
1900	0202	Brown House	3,472
1920	0661	Masonic Lodge	5,812
1926	0205	EOP/Seago	5,541
1945	0658	Parking & Transportation Services	1,780
1950	0002	2 Brookwood Cir.	2,200
1950	0654	Cleveland Football	9,164
1954	0652	University Bookstore	15,057
1955	0204	CO-OP/Williams House	2,588

2.2 Core Buildings

Core buildings are those located within the boundaries of the block of Main Campus bordered by Patterson Street, Oak Street, Brookwood Drive, and Georgia Avenue. These buildings include the key academic functions of the university. Also included are support facilities including Palms Dining Center, Farber Health Center, the University Union, the Odum Library, and PE Complex. There are some smaller mechanical support buildings within the core of the campus as well.

Core Buildings			
Date Constructed	Building No.	Building Name	Size (GSF)
1917	0001	West Hall	60,923
1921	0008	Ashley Hall	25,985
1939	010A	Powell Hall	25,421
1947	0018	Pine Hall	22,940
1953	0017	Gymnasium	35,724
1954	014A	Palms Dining Center	31,211
1961	0013	Farber Health Center	6,900
1966	0016	University Union	34,377
1966	002A	Nevins Hall	104,300
1943	0019	Boiler House	4,219
1969	0020	Fine Arts Bldg	90,354
1970	0006	Odum Library	84,551
1971	0030	Parking Control Office	235
1971	0031	Education Center	73,620
1979	0032	P.E. Complex	105,945
1998	0029	Biology/Chemistry Bldg.	148,165
2001	006A	Odum Library Addition	96,794
2002	0021	FA/AS Mechanical Bldg.	1,281

2.3 Student Housing

All student housing is located on the main campus of Valdosta State University. There are eight dormitories which vary in condition. Some of the older residence halls have undergone cosmetic renovations with upgrades to paint, carpeting, and bathroom fixtures. All of the residence halls, with the exception of Converse Hall are traditional style residence halls with rooms designed for two students and one bathroom located on each wing. Converse Hall has apartment style housing with efficiencies and double units which can accommodate one to two students per apartment. Many of the residence halls are slated for phased renovation in the upcoming years. VSU currently has a total of 1790 beds. Currently, 200 beds are off-line for renovation, and renovation of a similar number of student beds is expected each year for subsequent years until renovations are complete. The following table lists all of the residence halls including Brown Hall, which is closed and currently scheduled for renovation.

Student Housing				
Date Constructed	Building No	Building Name	No. of Beds	Size (GSF)
1936	0009	Reade Residence Hall	106	21,363
1963	0015	Hopper Residence Hall	193	38,651
1964	0003	Brown Residence Hall	200	36,368
1966	0005	Lowndes Residence Hall	201	35,145
1967	0011	Georgia Residence Hall	199	43,259
1969	0004	Patterson Residence Hall	293	59,264
1969	0012	Langdale Residence Hall	492	105,999
1980	0007	Converse Residence Hall	106	42,440
			1790 Total Beds	

2.4 Peripheral Buildings

There are a number of peripheral buildings on VSU campus. Most are primarily small buildings which have been purchased and renovated to make space for offices and programs. They are located primarily on the border of the Main Campus property line. There are also some relatively large facilities located on the periphery of the campus, including the new Student Recreation Center, the Continuing Education Center, the University Center, Speech Language Pathology Clinic, the University Bookstore, and Martin Hall. Some of these facilities provide academic instruction, while others are support /storage facilities.

North Campus is not on the periphery of the Main Campus, but is approximately one mile north of the Main Campus. The buildings on North Campus are academic, recreational, and support in nature. The College of Business is located on the North Campus in Pound Hall. The Baseball Field House is also located on North Campus as is Institutional Research.

Peripheral Buildings			
Date Constructed	Building No	Building Name	Size (GSF)
1917	0201	Housing & Residential Life	2,669
1930	2100	Marriage & Family Therapy Clinic	1,713
1940	0043	President's Home	5,373
1947	0051	Alumni House	3,686
1948	0045	204 Georgia Ave.	4,691
1953	0054	Admissions House	5,382
1953	0061	201 W. Brookwood	1,817
1954	0041	Carswell House	2,172
1960	0040	Baytree Apts.	3,521
1960	0063	1206 N Patterson St./Print Shop	8,926
1960	0210	University Center #3	21,600
1960	0211	University Center #2	29,953
1960	0212	University Center #1	53,614
1960	0213	University Center #4	45,695
1962	0053	Auxiliary Services	2,677
1965	0199	Psychology Office	12,006
1971	0030	Parking Control Office	235
1971	0031	Education Center	73,620
1976	0062	Martin Hall (Nursing College)	18,373
1980	1408	1408 Sustella Ave.	2,738
1986	0060	Brookwood Radio	1,876
1995	0218	Chemical Management	1,239
1998	0198	Psychology Class B	3,201
1998	1308	Spec. Ed./Comm. Dis.	25,350
1999	2904	Plant Ops Storage	10,571
2000	1300	Student Recreation Ctr.	76,372

North Campus Buildings			
Date Constructed	Building No	Building Name	Size (GSF)
1926	0100	Pound Hall	30,930
1927	0102	Thaxton Hall	12,202
1927	0103	Warehouse N C 1	5,121
1946	0104	Warehouse N C 2	5,449
1951	0101	Barrow Hall / ROTC	12,201
1955	0650	Institutional Research	2,569
1968	0653	Billy Grant Baseball Complex	2,447
1969	0651	Intramurals Storage	108
1981	0106	NOCO Concessions	702
1984	0105	Greenhouse	2,997
1991	0655	Intramurals Shed	223
1997	2839	Baseball Field House	10,161
1999	0645	Ladies Softball Complex	2,308
2002	0644	Ladies Ticket Booth	110

2.5 Leased Buildings

VSU operates several leased properties, all of which are leased from the Foundation. Most of these buildings are located around the property line of the Main Campus. These buildings are diverse in size, and architecture. Many are smaller, residential properties which have been renovated to meet the needs of the University. Others are larger commercial type properties, which have also been renovated. The larger buildings include the University Bookstore, Regional Education Building, and Plant Operations.

Leased Buildings			
Date Constructed	Building No	Building Name	Size (GSF)
1900	0202	Brown House	3,472
1920	0661	Masonic Lodge	5,812
1926	0205	EOP/Seago	5,541
1945	0658	Parking & Transportation Services	1,780
1950	0002	2 Brookwood Cir.	2,200
1954	0652	University Bookstore	15,057
1955	0204	CO-OP/Williams House	2,588
1965	0200	Regional Education	27,138
1966	0808	Heilig-Meyers Bldg.	30,137
1973	0659	University Park 1	2,169
1974	0206	University Bursary	3,651
1974	0208	University Bursary Drive-Up Teller	1,185
1975	0107	107 W. Jane	3,011
1975	0109	109 W. Moore St.	2,214
1975	0111	111 W. Moore St.	2,691
1979	0660	University Park 2	2,345
1987	2903	Plant Operations	50,952

Building Name:	West Hall	Building Number:	0001
Total GSF:	60,923	Year Built:	1917
Assigned SF:	34,072	Renovated:	1992

ARCHITECTURAL

West Hall is the landmark building of the Valdosta State University Campus. The architecture of the building is Spanish Mission with stucco exterior and clay tile roof. West Hall contains administrative offices including the President's Office, Legal Affairs, Planning, Classical Languages, MPA and Kings Bay Administrative Office, Department of English, and classrooms. The west wing (lower portion) contains classrooms with exposed concrete block walls, 2x4 acoustical tile ceilings with parabolic light fixtures (ceiling tiles are sagging). Carpet is splitting in some areas. Corridors are in good condition with some sagging evident in the lower level ceiling tiles. The upper level (north-south corridors) has tegular tile, parabolic light fixtures, terrazzo floors. Stairs have rubber treads with VCT landing. Handrails are ADA compliant. Classrooms have plaster interior walls, chair rails, blackboards, 2x4 parabolic fixtures, insulated glass windows with exterior applied muntins. Some of the windows do leak. The upper level (west wing) is double loaded corridor classrooms concrete superstructure with exposed concrete block walls. The 2x4 lay-in tile ceiling is sagging in areas throughout the building possibly due to high humidity issues. Doors have closers and corridors appear to be fire rated.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by a central air-handling unit with VAV boxes with reheat. Cooling is supplied by chilled water from a local water-cooled chiller of approximately 170 tons capacity. Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves. The system is in good condition.

Fire Protection: The fire alarm system is in good condition.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition, but there are only a few spares and spaces in the panelboards.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts. Emergency egress lighting powered by standby batteries is in fair condition. Exit signs are LED type fixtures.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			Leaking in rotunda area
Windows & Doors	X			Some leaking
Interior	X			Ceiling tiles need replacing with 2x2 to eliminate sagging
Accessibility	X			
Fire Safety	X			
HVAC	X			Needs a new chiller – oldest chiller on campus; replace with air cooled
Lighting	X			Needs new lighting
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	2 Brookwood Circle	Building Number:	0002
Total GSF:	2,200	Year Built:	1950
Assigned SF:	1,599	Renovated:	1994
Foundation Owned Property			

ARCHITECTURAL

This property is located on Brookwood Circle, directly off Brookwood Place. This property is used as the "Honor's House." This was previously a residential property. The building has brick exterior with asphalt shingle roofs. The overall condition of the building is fair and underwent a partial renovation. This a Foundation property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Residential, packaged equipment in fair condition.

Plumbing: Residential

Fire Protection: Not Applicable

Electrical

Service and Distribution: Residential system in poor condition.

Lighting: Residential.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof		X		
Windows & Doors		X		
Interior		X		
Accessibility	NA			
Fire Safety	NA			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Brown Hall
Total GSF: 36,368
Assigned SF: 21,200

Building Number: 0003
Year Built: 1964
Renovated:

ARCHITECTURAL

Brown Hall, a co-ed dormitory, houses 200 students (all classes), with card key access. The exterior of the building is stucco and has a concave clay tile roof. The architecture is in the Spanish Mission style. The building is masonry with stucco finish and has cast stone accents, and an anodized aluminum storefront. Brown Hall has a beautiful front courtyard. The building has an east and west wing connected by the Main Lobby. This building is currently closed for a slated renovation project. The main entry is ADA accessible. The building is a concrete, double loaded superstructure with double loaded corridors. Interior walls are exposed concrete block. Dorm rooms (15' x 11.5') are designed for two occupants and include a closet, bed, mirror, and desk bolted to the walls. Each room has TV, cable, and phone lines; there is also wireless internet access. The building has a new laundry mirrored on both east and west sides. This is a duplicate plan of Lowndes Hall and will undergo a major renovation with rooms gutted and new, free-standing furniture, and if budget allows, individual thermostats. Current vending area will have music study, and music practice rooms, and study rooms in this area after renovation. When Brown is brought up on line again as a residence hall, there will be six ADA accessible rooms on the first floor. Laundry will also be accessible; however there will not be elevators installed due to the scale of the renovation the elevators will not be required.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by multizone air handling unit.

Cooling is supplied by chilled water from the Fine Arts Plant.

Heating is provided by hot water from a local natural gas boiler. Indoor air quality appears to be fair.

Plumbing: The plumbing is being remodeled.
The fire alarm system is in good condition.

Fire Protection: Fire protection is being remodeled.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Lighting is primarily fluorescent fixtures with acrylic lens diffusers, utilizing T8 lamps and conventional ballasts. Emergency egress lighting powered by standby batteries is in poor condition. Exit signs are LED type fixtures equipped with a battery backup feature

Telecommunications/Data: Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors		X		
Interior			X	
Accessibility			X	Not Accessible throughout
Fire Safety	Being Remodeled			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Patterson Hall
Total GSF: 59,264
Assigned SF: 36,872

Building Number: 0004
Year Built: 1969
Renovated:

ARCHITECTURAL

Patterson Hall, an all male dormitory, houses 293 students. The exterior of the building is stucco and has a flat tile roof. The architecture is in the Spanish Mission style. Patterson Hall is a 4-story reinforced concrete superstructure. The main entry into the building is through a large lobby area; the lobby area was renovated approximately three to four years ago. There are vending areas and study areas adjacent to the main lobby area. Interior corridor floors are tile and carpet. Interior finishes are vinyl wall covering, VCT floors, and flat acoustical tile ceilings. Dorm rooms (15' x 11.5') are designed for two occupants and include a closet, bed, desk, and sink bolted to the walls. Each room has TV, cable, and phone lines; there is also wireless internet access. HVAC controls are located in each room. The building was retrofitted with a central system some time after its construction. Restrooms are centrally located between corridors in each wing. Restrooms are also vertically stacked within the building. Lighting is by acrylic lens surface-mounted light fixtures (2x2's) in corridors mounted to the concrete ceiling. The Resident Assistant suite in Patterson Hall is unique in that it has its own restroom. There are no handrails at the tile entry stairs. The handrails entering this building are accessible; however, there are no handrails on the four riser steps at the lobby area, which was recently renovated. There are three sets of steps which are all tiled. Patterson Hall is currently scheduled for a major renovation.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: HVAC controls are located in each room. The building was retrofitted with a central system some time after its construction. Air Distribution is provided by a two pipe fan coil system. Cooling is supplied by chilled water from the Fine Arts Plant.

Heating is provided by hot water from a natural gas boiler. Indoor air quality appears to be poor. Equipment is in poor condition.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Domestic hot water is provided by a heat exchanger, storage tank, and steam from the Central Boiler Plant. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system. The fire alarm system is in good condition.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 750 KVA capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is by acrylic lens surface-mounted light fixtures (2x2's) in corridors mounted

to the concrete ceiling. The fluorescent fixtures utilize T8 lamps and conventional electronic ballasts. Emergency egress lighting powered by standby batteries is in fair condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Telecommunications/Data: Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior		X		Interior of dorm rooms need updating
Accessibility			X	Not Accessible
Fire Safety	X			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Lowndes Hall
Total GSF: 35,145
Assigned SF: 23,502

Building Number: 0005
Year Built: 1966
Renovated:

ARCHITECTURAL

Lowndes Hall, a co-ed dormitory, houses 201 students (all classes) with card key access. The exterior is stucco over masonry with a concave tile roof. The building maintains the Spanish Mission architectural style. The structure is reinforced concrete columns with concrete floor decking with double loaded corridors. The building has a courtyard at the front entry and a back patio with benches which is accessed from the Main Lobby area. The Main Lobby area has Vending, Games, and a Control Desk. The interior walls are painted exposed concrete block, ceilings are acoustical tile with acrylic lens light diffusers. Floors have terrazzo tile and carpet. The building is not ADA accessible and existing stair rails are not ADA compliant; there are no ADA restrooms or water coolers. Hallways are approximately 4.5' wide. Dorm rooms (15' x 11.5') are designed for two occupants and include a closet, bed, mirror, and desk bolted to the walls. Each room has TV, cable, and phone lines; there is also wireless internet access. There are four duplex outlets (2 per side) with GFI protective duplexes at mirrors on each side. The building is hard-wired to Public Safety for fire protection. There are fire extinguishers in the hallways. Restrooms in Lowndes Hall were renovated three years ago. This was a cosmetic renovation and included no plumbing work. Bathrooms, which are stacked in the 2-story configuration, each have six showers, eight lavatories, four water closets, and three urinals. The dorm has a Laundry Room containing four commercial Maytag washers and four commercial Maytag dryers (stacked). There are plans to renovate this building in January 2005 and bring it online for student occupancy in August 2005.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by multizone air handling units that are in poor condition.

Cooling is supplied by chilled water from the Fine Arts Plant.

Heating is provided by hot water from a local gas fire boiler. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is copper and galvanized steel. Waste piping is cast iron. Domestic hot water is provided by a heat exchanger and steam from the Central Boiler Plant. Water Closets and urinals are wall mounted and operate with flush valves. This building had new copper piping installed throughout within recent years.

Fire Protection: The building is hard-wired to Public Safety for fire protection. There are fire extinguishers in the hallways. The building has no fire sprinkler system. The fire alarm system is in good condition.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Acrylic lens light fixtures.

Telecommunications/Data: Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure		X		There is sagging and cracking walls apparent in portions of the building
Exterior Walls		X		
Roof	X			
Windows & Doors	X			
Interior		X		Needs interior cosmetic upgrades
Accessibility			X	Not Accessible
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Odum Library
Total GSF: 84,551
Assigned SF: 64,705

Building Number: 0006
Year Built: 1970
Renovated:

ARCHITECTURAL

Odum Library is a 3-story facility housing the University's research and reference material. The University not only serves the faculty, staff, and students of VSU, it also serves the community as well. Odum Library has exterior stucco finish with a red clay tile roof. The facility is currently in need of cosmetic upgrades; an interior face-lift would be appropriate. The Odum Library addition is currently under construction and was completed in November 2003. The interior of the existing library is presently configured and rearranged to make room for the ongoing construction activity and the connections to the new addition.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: In the original portion of the building, the air distribution is provided by a central air-handling unit with VAV boxes with reheat. The system is in fair condition.

Cooling is supplied by chilled water from a local water cooled chiller installed with the new addition. Heating is provided by hot water from a steam converter located on the premises in and supplied from the Central Boiler Plant. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The fire alarm in the old section of the Library is in poor condition, does not comply with newest NFPA criteria or ADA criteria. It needs to be replaced. The building is fully sprinklered. A building fire pump provides required boost to pressure and flow required by the system.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system with a 3000 amps capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. There is a natural gas generator for Life Safety loads in the new addition.

Lighting: The old section of the Library has 1X4 fluorescent fixtures in an Armstrong C60X30 ceiling. When this ceiling is replaced the lighting will also have to be replaced. The new lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting is powered by the gas generator. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors		X		Windows leak
Interior		X		Needs cosmetic face-lift such as additional painting, lighting
Accessibility	X			Accessibility is through the ground-level front entrance
Fire Safety	X			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Converse Hall	Building Number:	0007
Total GSF:	42,440	Year Built:	1980
Assigned SF:	33,876	Renovated:	1999

ARCHITECTURAL

The original building, dedicated in 1912, burned and was rebuilt. The building has stucco exterior and maintains the Spanish Mission architecture. Converse Hall is an on-campus apartment building and is reserved primarily for upperclassmen. The building is divided into two separate sections connected by a breezeway. The southern building is a three-story structure and the northern building is a two-story structure. There are two different types of rooms in Converse, efficiencies and doubles. The building has 106 beds.

Efficiencies have a small kitchen equipped with a stove, small refrigerator, and cabinet space. There is a bathroom that is divided from the rest of the apartment equipped with a stall shower, sink/vanity area and commode. The living area comes equipped with a single bed, table, chairs, desk and a dresser.

Doubles are approximately twice the size of the efficiencies. They are intended for two residents. The doubles have a full-size kitchen with a stove, refrigerator, cabinet space, and a pantry. The remainder of the apartment is divided into a dining area, a bedroom and a bathroom. The dining area has a table, chairs, desk, two end tables, a couch, and a coffee table. The bedroom is equipped with either two single beds or one double bed, depending upon the occupancy. It has a separate dresser, closet, and desk. Room dimensions are 15 feet in length by 11.5 feet in depth. The bathroom has a full size bathtub with a shower and a linen closet built in. All Converse rooms have climate control units.

The interior finishes of the apartments include wood paneling on walls, 2x4 acrylic lens lights attached to concrete ceilings. Restrooms have prefabricated shower, tank type toilet, mounted lavatory. The building has double loaded corridors with concrete walls, lay-in tiles, 2x2 acrylic lens diffusers, and VCT floors.

Converse Hall is currently in need of a new roof. This building is not currently slated for any future major renovation; however, there are plans underway for minor renovations. Corridors look good – carpeting, painted walls, and ceilings look very fresh. Renovation was done 16 years ago. The north end of the building has a laundry facility with four washers and four dryers (all Maytag commercial units), and utility tub. The laundry area is on the VSU one-card service. Currently Converse Hall houses most of students with mobility issues. It is the most accessible. There is one electrically operated, ADA accessible door on the two-story side of this building. On the three-story side of the facility, there are two electrically operated ADA accessible doors. The stair tower is accessible.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by fan coil units in each room.

Cooling is supplied by chilled water from the Hopper Hall Plant.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Domestic hot water is provided by a converter and steam from the central Boiler Plant. Water Closets and urinals are floor mounted and tank operated.

Fire Protection: The fire alarm system is in poor condition. It needs to be replaced. The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8, T12 lamps and conventional electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Telecommunications/Data: Each apartment has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof		X		Needs to be replaced
Windows & Doors	X			
Interior	X			Dated interior – needs cosmetic upgrades
Accessibility	X			1 st floor accessible; 2 nd floor not accessible
Fire Safety	N/A			Needs to be replaced
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Ashley Hall	Building Number:	0008
Total GSF:	25,985	Year Built:	1921
Assigned SF:	14,657	Renovated:	1971

ARCHITECTURAL

Ashley Hall provides space for the History Department, Information Technology, and Philosophy Department. Ashley Hall is stucco over masonry with cast stone accents. The interior walls are plaster over wood lathe, and the building is on a crawl space. There are approximately 30 jacks holding up this building and it is in dire need of total interior renovation. There is an east-facing terrace needing repair work. The wood flooring on the interior of the building needs refinishing. Ashley Hall did have some termite damage and there has been water damage at the west wall. Termites are not active at this time in the building. Water may be getting in through the brick slot vents or the vented attic above at this facility. The south wall at the south stair has a leak from the looks of the ceiling tile. Water could be getting in high in the wall and then migrating down through the wall vertically manifesting itself on the interior through paint bubbling, etc. The HVAC system fans have leaked and damaged the ceilings at the 2nd level atrium area. The upper level corridor has carpet floors and wood paneling. There is a noticeable transition in the floor toward the south stair area of approximately 2" differential in floor elevation. The upper level atrium rails are mid-thigh height (not 42"). There is a vending area at the atrium area. Stairs extending to the upper level are not ADA compliant. Corridors are panel with flat acoustical 2x4 ceiling tile. Lighting is provided by 2x4 acrylic lenses.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by multizone air handling units. The units are in poor condition.

Cooling is supplied by chilled water from the Hopper Hall Plant. Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good

Plumbing: Domestic water piping is copper. Waste piping is cast iron. All piping is in poor condition. Domestic hot water is provided by a steam converter and steam from the central Boiler Plant. Water Closets are floor mounted tank type.

Fire Protection: The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Lighting is primarily lay in fluorescent fixtures utilizing T8 lamps and conventional ballasts.

Telecommunications/Data:

Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure			X	
Exterior Walls			X	Chunks of stucco coming loose from building; some water intrusion
Roof	X			Needs replacement
Windows & Doors			X	Need to be replaced
Interior			X	
Accessibility			X	Not Accessible
Fire Safety	X			
HVAC		X		
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Reade Hall
Total GSF: 21,363
Assigned SF: 13,761

Building Number: 0009
Year Built: 1936
Renovated: 1987

ARCHITECTURAL

Built in 1936, Reade Hall is the oldest residential hall. The all male dormitory houses 106 students in a 2-story configuration. The architecture is Spanish Mission with stucco exterior with cast stone accents and clay tile roof. Corridor hallways run north/south with the lobby separating the two corridors. In June 2003, the front entry lobby was renovated with a new desk, cabinet work, and porcelain tile floors. In addition, the corridor hallways received wood flooring, carpet, and a rubber floor finish in front of the bathroom entries. The dorm room furniture is loose (not bolted to the walls) and beds can be stacked. Each room has a sink. The lobby is ADA accessible from the east side entry; however the west side entry is not ADA accessible. There are not restroom facilities in the south wing of this residence hall. In order for residents of the first floor south wing to use the bathroom, they must pass through the main lobby to access the bathrooms. Restrooms are ceramic tile and stacked. There is no laundry facility in Reade Hall.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by multizone air handling units.

Cooling is supplied by chilled water from the Hopper Hall Plant.

Heating is provided by hot water from a steam converter located on the premises and is supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Domestic hot water is provided from Ashley Hall. Water Closets and urinals are floor mounted and operate with flush valves. The plumbing system is in very poor condition.

Fire Protection: The fire alarm system was installed within the last two years and is in good condition. The building has no fire sprinkler system.

Electrical

Service and Distribution: The building's electrical service is a 120/208 volts, 3 phase, 4-wire system with 800 amps capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts. Emergency egress lighting is in poor condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Telecommunications/Data: Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure		X		Wood floors
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior		X		Plumbing Leaks
Accessibility			X	Not Accessible
Fire Safety	X			
HVAC		X		
Lighting		X		
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Georgia Hall
Total GSF: 43,259
Assigned SF: 26,296

Building Number: 0011
Year Built: 1967
Renovated:

ARCHITECTURAL

Georgia Hall is a dormitory housing 199 women. The architecture of the building is Spanish Mission with stucco exterior and a flat clay tile roof. This 3-story dormitory has been re-roofed in the course of the master plan time period. The building is accented with cast stone lintels. The dormitory has double loaded corridors. The student lounge area, which is adjacent to the lobby area, was renovated Summer 2003 with new porcelain tile and carpet. The stairs leading to the lounge area from the lobby are non-compliant. Ceilings are acoustical lay-in tile with 2x2 lens diffusers. Adjacent to the student lounge area is a small vending area. Interior walls are painted concrete block. Lighting is surface-attached 1x4 acrylic lens diffusers. The dormitory rooms are designed for two occupants with furniture bolted to the walls. Restrooms are stacked. They have ceramic tile floors, shower partitions. There is an outdoor terrace area accessible from the student lounge area on the north side of the building. From this terrace, one can access the "Camellia Trail." Georgia Hall also has a laundry area with quarry tile floors. The stair rails at the building entry are ADA non-compliant. The stairways throughout the building are ADA non-compliant as are the handrails at the stairways.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by new multizone unit installed in 1999.

Cooling is supplied by chilled water from an air cooled chiller.

Heating is provided by hot water from a steam converter on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. A converter located in the central Boiler Plant provides domestic hot water from steam. Water Closets and urinals are floor mounted and operate with flush valves

Fire Protection: The fire alarm system is in good condition. The fire alarm system is in good condition.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Lighting is primarily surface fluorescent fixtures utilizing T8 lamps and conventional ballasts. Emergency egress lighting is in fair condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Telecommunications/Data: Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			New roof
Windows & Doors	X			
Interior	X			
Accessibility			X	Not Accessible
Fire Safety	N/A			
HVAC	X			
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Langdale Hall	Building Number:	0012
Total GSF:	105,999	Year Built:	1969
Assigned SF:	65,183	Renovated:	1986

ARCHITECTURAL

Langdale Hall is a 5-story dormitory housing 492 women. This building maintains the Spanish Mission architecture with exterior stucco and clay tile roof. The building is a reinforced concrete block superstructure with concrete block infill. This facility was originally designed to be a 10-story structure and has two additional elevator shafts in addition to the two elevators currently used. Entry into Langdale Hall is through a wire glass aluminum curtain wall system. The lobby of the building has quarry tile floors. The lobby ceiling is fluted with acoustical spray. The interior walls of the building are painted concrete block. The Lounge Area is at the Mezzanine level and has been newly remodeled with VCT, new acoustical tile ceilings and acrylic lens diffusers. The interior of Langdale Hall is somewhat modern in comparison to other residential dormitories. The building has three residential wings (north, south, and west). Restrooms are located on each floor and have ceramic tile and marble partitions at the showers, one tub unit, new toilet fixtures, hanging marble partitions, laminate doors, new commodes and flush valves. Each dormitory room has individual HVAC controls and a sink. Lighting consists of one surface mounted 1x4 fluorescent light over the sink and one light under the bookshelf at the desk. Resident Assistants have suites with a private bath. Langdale Hall also has a convenience store called the "Night Owl," which is heavily used by the students. The laundry has 14 washers, 14 dryers, three folding tables, and seating (new HVAC is being installed and the Laundry area is currently lacking ceiling tiles from the renovation). There is an accessible entry into the southwest corner of the building from parking and adjacent sidewalks. The most recent renovation project in this dormitory was B-wing and was completed by the VSU construction crew.

Mechanical

Air Conditioning: Air Distribution is provided by through the wall fan coil units.

Cooling is supplied by chilled water from a local water-cooled chiller. Fan coil units have electric heat.

Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Domestic hot water is provided by a steam converter and steam from the central Boiler Plant. Water Closets and urinals are wall hung and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. The building has three stand pipes.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system with 2000 KVA capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Telecommunications/Data: Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Farber Health Center
Total GSF: 6,900
Assigned SF: 4,112

Building Number: 0013
Year Built: 1961
Renovated:

ARCHITECTURAL

This on-campus infirmary facility is not open 24 hours per day. Staff includes a doctor, nurse practitioner, and eight nurses, and two support staff. Exterior of the facility maintains the Spanish Mission architecture. It is located to the east of Oak Street.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Four split system units, approximately eight years old in fair condition. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is copper. Waste piping is cast iron with some PVC. An electric water heater provides domestic hot water. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			Recently redone
Fire Safety	X			Recently redone
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Hopper Hall
Total GSF: 38,651
Assigned SF: 22,777

Building Number: 0015
Year Built: 1963
Renovated:

ARCHITECTURAL

Hopper Hall is a 193-bed women's dormitory. The building maintains the Spanish Mission architecture with stucco exterior and clay tile roof. There are aluminum entry doors, aluminum windows, and cast stone sills. Hopper Hall has north and south wings with a central lobby. The central lobby/student area is currently undergoing renovation with new carpet, porcelain tile, wall papering and some painting. There is a small kitchen located adjacent to the lobby area and a vending area as well. The double loaded corridors have porcelain tile installed at the perimeter with carpet strips in the center (approximately 3 feet wide the entire length of the corridor). Light fixtures are surface-mounted 1x4 fixtures with exposed electrical conduit on the bottom side of the ceilings. Dorm rooms (14' x 11.5') are designed for two occupants and include a closet, bed, mirror, and desk bolted to the walls. The interior walls are painted exposed concrete block, ceilings are acoustical tile with acrylic lens light diffusers. Floors have terrazzo tile and carpet. Each room has TV, cable, and phone lines; there is also wireless internet access. Restrooms have 1x2 ceramic tile, nine floor-mounted sinks with one hair-washing sink, six showers, and one tub. Showers are individual units with seats and curtains. The stair tower accessing the second floor is ADA non-compliant, and the stair handrails are ADA non-compliant. The northeast sidewalk accessing the east entry into Hopper Hall has non-compliant sidewalk obstructions.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by three multizone air handling units. Cooling is supplied by chilled water from the Hopper Hall Plant.

Heating is provided by hot water from a steam converter located in Converse Hall and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron and is in poor condition. Domestic hot water is provided by a steam converter and steam from the central Boiler Plant. Water Closets and urinals are wall hung and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts. Exit signs are LED type fixtures equipped with a battery backup feature.

Telecommunications/Data: Each room has TV, cable, and phone lines; there is also wireless internet access.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility			X	Not Accessible
Fire Safety	X			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: University Union
Total GSF: 34,377
Assigned SF: 21,407

Building Number: 0016
Year Built: 1966
Renovated:

ARCHITECTURAL

The University Union is accessible directly from Oak Street. The building maintains the Spanish Mission architecture with stucco exterior and clay tile roof. The University Union is the site of the student union, campus mail, and "The Loop" restaurant, campus activities board, meeting rooms, student government, the newspaper (The Spectator), and the college radio station (WVVS). The interior is painted concrete block.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by a central Penthouse air handling unit which is in poor condition.

Cooling is supplied by chilled water from the Old Gym Chiller Plant.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is copper with some galvanized steel. Waste piping is cast iron with some PVC. Domestic hot water is provided a gas water boiler. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500KVA capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts. Emergency egress lighting powered by standby batteries is in poor condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			New Roof
Windows & Doors		X		
Interior	X			
Accessibility	X			
Fire Safety	X			New System
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Gymnasium
Total GSF: 35,724
Assigned SF: 21,001

Building Number: 0017
Year Built: 1953
Renovated: 1999

ARCHITECTURAL

The Old Gymnasium houses the VSU Athletic Department including the football program, offices, locker rooms, and weight rooms. Intramural recreation is on the 2nd floor. The gymnasium has concrete exterior walls painted to match the campus exterior colors. The roof is flat tile. The building has undergone a renovation to include new windows, new mechanical systems, and a new roof. The interior walls are exposed brick. The structure is metal with wood beams and decking. The gymnasium portion is used for student intramurals and has fixed bleachers. The campus also utilizes the area for special events. There has been a new sound system added. There is a stage to the west of the gymnasium.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Fan coil units in Offices and Classrooms; Single Zone unit in Gymnasium. Cooling is supplied by chilled water from a local air cooled chiller of 185 tons capacity.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. Domestic hot water is provided a steam converter of questionable condition and supplied from the central Boiler Plant. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Gymnasium lighting is HID. Office and classroom fluorescent fixtures utilize T8 lamps and conventional ballasts. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			Ramp to 2 nd floor gymnasium
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Pine Hall
Total GSF: 22,940
Assigned SF: 14,899

Building Number: 0018
Year Built: 1947
Renovated: 1999

ARCHITECTURAL

Pine Hall has undergone renovation into offices for Public Safety and Social Work. The renovation included a new roof, mechanical, electrical, plumbing, and new restrooms. There is classroom and office space at Pine Hall. This facility also handles the data communications head-in space for the entire campus. Data is then distributed to different hub locations within the campus. This room is approximately 10'x14' with a through-wall air condition. The exterior brick and concrete are painted to match the existing stucco colors on campus. There are brick accents between concrete buttresses. Originally, this was a metal building inserted into four perimeter walls with no connection between the metal building insert inside and the exterior masonry walls. Interior walls are concrete block, and floors are VCT and carpet. There is some sheetrock partitioning. Ceilings are flat acoustical tile with acrylic lens light fixtures

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: The HVAC system consists of three 10-ton heat pump units with electric heat. The equipment is fairly new. The indoor air quality is good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron with some PVC. Domestic hot water is provided by an electric water heater. Water Closets and urinals are 1 floor mounted and operate with flush valves with a few tank type units.

Fire Protection: The fire alarm system is in good condition. The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 400 amps capacity. The service equipment is in fair condition. Panelboards, feeders, and branch circuits are in fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 and electronic ballasts.

Telecommunications/Data: Main campus data communications hub and distribution from the southwest corner of this building.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			There is an outside lift for accessibility
Fire Safety	X			
HVAC	X			
Lighting	X			
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Boiler House
Total GSF: 4,219
Assigned SF: 482

Building Number: 0019
Year Built: 1943
Renovated: 1987

ARCHITECTURAL

The boiler house is a brick structure housing steam boilers for the central campus steam system.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: The building is ventilated. It contains the steam boilers for the central campus steam system. One 600 HP and three 400 HP boilers.

Plumbing: Domestic water piping is copper. Waste piping is cast iron and PVC. An electric water heater provides domestic hot water. Water Closets and urinals are tank type.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is 480/277 volts, 3 phase, 4-wire system with 800 amps capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: 400 watt Metal Halide.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	NA			No fire sprinkler system
HVAC	X			
Lighting	X			
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Fine Arts Building
Total GSF: 90,353
Assigned SF: 66,584

Building Number: 0020
Year Built: 1969
Renovated:

ARCHITECTURAL

The 2-story Fine Arts building was designed by architect Zeb Lackey in the 1960's. The Fine Arts building contains The College of the Arts. The exterior of the building is stucco over masonry with clay tile roof. The facility is a concrete superstructure with 8' corridors, 2x2 lay-in acrylic lens fixtures, and quarry tile base, and terrazzo floors. The first floor of the facility includes Whitehead Auditorium, a 774 seat auditorium with six (6) ADA accessible seats and an 8'x25' wheelchair section. Whitehead Auditorium underwent renovation with new seating, new flooring, new carpet, and new paint in 1995. A small repair was done in 1998 to correct paint problems after a humidity calamity produced dampness in the air at 100% for several weeks. This condition led to purchase of a new HVAC system. In addition, Sawyer Theater is located adjacent to Whitehead and provides a more intimate theater setting. Both Whitehead Auditorium and Sawyer Theater have exposed brick masonry side walls and rear walls. There are also meeting rooms and classrooms located on the first floor on the north side of the Fine Arts building. The facility has a ceramics and pottery studio as well. The north side (back) of the building has a stage area with large wire glass sliding panels which are hinged to open to provide a stage to the exterior overlooking a large, grassed lawn toward One Mile Branch and the flood plain. This area is used for college gatherings, and small concerts. The wire glass doors occasionally fall off the track and it can take a day to resolve when this does occur. The music practice room is directly behind the wire glass panels and is on a tiered floor system with concrete block walls. The ceiling tile is flat, acoustical, 2x4 lay-in with acrylic lens fluorescent light fixtures. The tiers are carpeted, and there are bucket seats throughout. This area is an L-shaped configuration with four tiers.

The second floor is accessed by stair towers. The second floor of the building has primarily classrooms with 6" vinyl base, carpeting, parabolic light fixtures, and 2x4 ceiling tiles. There is a small theater on the 2nd floor as well which is used for afternoon performances and practice. Adjacent to the access to the stairs to the perimeter of the building, there are exterior balconies accessed by double ornamental wood doors.

The Fine Arts building has a problem with settling of approximately ¼" to ½" at this time. This was a wet area prior to the placement of this facility. The building has had floor water up to the finish floor of the north stage area. The northeast stair tower shows the settling of the building very clearly.

There is also an issue with leaking at some of the classrooms when the roof drain clogs with debris. The roof fills up with water and the water rises over the flashings. The university has routine visits to clean the pine straw from the drain; however, this could be fixed with a redesign of the roof over the stair tower.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by central air handling units with VAV boxes with reheat.

Cooling is supplied by chilled water from the Fine Arts Plant which contains two 300 ton air cooled chillers.

Heating is provided by hot water from the central plant. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall hung and operate with flush valves.

Fire Protection: The fire alarm system is new and is an addressable state of the art system.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system with 1000 KVA capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in fair condition.

Lighting: Lighting is primarily fluorescent fixtures in the classrooms and offices utilizing T8 lamps and electronic ballasts. There are a large number of incandescent lights in the performance and display areas with dimming. The dimmers are old and will need to be replaced within the next several years. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure		X		Settling problems ¼" to ½" at northeast corner
Exterior Walls	X			
Roof	X			
Windows & Doors		X		Sliding door at band area does not work
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			

S = Satisfactory; D = Deteriorating; U = Unsatisfactory

Building Name: FA/AS Mechanical Bldg
Total GSF: 1,281
Assigned SF: 80

Building Number: 0021
Year Built: 2002
Renovated:

ARCHITECTURAL

This is a new mechanical building located east of the Fine Arts building. The building matches the Spanish Mission style architecture with stucco exterior and clay tile roofs. It has two loading metal doors for loading access.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Contains two 350-ton water-cooled chillers. Building is ventilated only.

Plumbing: N/A

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: New 277/480 volts, 3 phase, 4 wire system fed from Fine Arts transformer.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			New construction
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	NA			
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Biology & Chemistry Building	Building Number:	0029
Total GSF:	148,165	Year Built:	1998
Assigned SF:	76,736	Renovated:	

ARCHITECTURAL

The 3-Story Biology & Chemistry Building is one of the most recently completed construction projects on the campus. The building maintains the Spanish Mission architecture with stucco exterior and clay tile roof. The building is accessible from Blazer Boulevard, the main vehicular artery through the campus. The facility houses the Departments of Biology and Chemistry. It includes 22 teaching laboratories, 22 research laboratories, 3 auditoriums, seminar rooms, faculty offices, support spaces, administrative suite, a 3-story atrium, and 4 greenhouses at roof level. The main entry atrium runs the entire length of the building and features a monumental stair and glass block wall. The entry atrium has planters with palm trees, and display cases featuring items related to the study of science. The original plans for this building called for certain areas of the building to be unfinished; hence, no HVAC system was extended into these areas. The contractor installed sheetrock, etc. and finished the areas, but there is no HVAC in these areas.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by several air handling units with VAV boxes. The building has heat recovery unit on the laboratory portion (north) and a smoke evacuation system for the atrium.

Cooling is supplied by chilled water a local water cooled chiller.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. A gas water boiler provides domestic hot water. Water Closets and urinals are wall hung and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. It complies with current NFPA and ADA criteria. The building is fully sprinklered. A building fire pump provides required boost to pressure and flow required by the system

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system with 3000 amps capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. The building has a standby emergency diesel generator.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures.

Components	S	D	U	Remarks
Structure	X			New Construction
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Nevins Hall
Total GSF: 104,300
Assigned SF: 69,481

Building Number: 002A
Year Built: 1966
Renovated:

ARCHITECTURAL

Nevins Hall is a 2-story facility located adjacent and south of West Hall facing the campus front lawn. Nevins Hall maintains the Spanish Mission architecture of the campus with stucco exterior and clay tile roof. Nevins Hall houses Math, Computer Science, Physics, Astronomy, and the Geosciences Departments. It has a planetarium and observation deck at roof level. The building is primarily a classroom building with offices. Nevins Hall is currently undergoing a partial renovation. The interior of the building is terrazzo floors, exposed concrete block walls and 2x4 fluorescent lens fixtures. The building is not sprinklered.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Half of building is being remodeled.

Plumbing: Existing building has galvanized steel domestic water piping; renovated portion will have copper pipes. Waste piping is cast iron. A steam converter provides domestic hot water with steam from the central Boiler Plant. Water Closets and urinals are wall hung and operate with flush valves.

Fire Protection: The new fire alarm system is in good condition. It complies with current NFPA and ADA criteria. The existing fire alarm system is in poor condition. It needs to be replaced. The renovated portion of the building will be fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 480/277 volts, 3 phase, 4-wire system with 500 KVA capacity. The existing service equipment is in poor condition. Panelboards, feeders, and branch circuits are in fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors		X		
Interior		X		
Accessibility				Being renovated currently
Fire Safety				Being renovated currently
HVAC				Being renovated currently
Lighting				Being renovated currently
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

The portion of this building not undergoing the current renovation is deteriorating and in need of upgrades.

Building Name: Parking Control Office
Total GSF: 235
Assigned SF: 164

Building Number: 0030
Year Built: 1971
Renovated: 1992

ARCHITECTURAL

The Parking Control Office is located off Brookwood Drive at the southeastern section of the Oak Street parking lot. Oak Street parking lot is the main parking area on the campus. This is a small office used as the office of Bus Transportation. It is similar in color as the stucco buildings on the VSU campus.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Sanyo split system is in good condition.

Plumbing: N/A

Fire Protection: N/A

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire system from Georgia Power Company. Poor condition.

Lighting: Standard office lighting.

Components	S	D	U	Remarks
Structure		X		
Exterior Walls		X		
Roof		X		
Windows & Doors		X		
Interior		X		
Accessibility			X	Not Accessible
Fire Safety	N/A			
HVAC	X			
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Education Center
Total GSF: 73,620
Assigned SF: 42,682

Building Number: 0031
Year Built: 1971
Renovated:

ARCHITECTURAL

The 2-story Education Center is located one block west of Oak Street. The facility maintains the Spanish Mission style architecture with stucco over pre-cast concrete exterior and clay tile roof. The building front entry is aluminum curtain wall. The rear entry is aluminum curtain wall as well. The building houses the College of Education and provides office space and classroom space. The Education Center underwent a complete renovation approximately three years ago. Renovation included cosmetic restoration of new carpet, wall paper, tile, water fountains, paint, and new finishes. Entry into the building from the south side shows the facility's monumental stair and railing system. The building is configured with an east and west wing with first and second floor configuration of the wings similar between floors. The building has 8'-8" corridors with carpet, 6" vinyl base, flat acoustical tile 2x2 panels with 2x4 acrylic lens light fixtures. The building is ADA accessible via the south entry ramp and sensor operated door. An elevator provides accessibility to the second floor. Parking is readily available from the Oak Street Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided central air handling unit with VAV boxes with reheat. The equipment is in fair condition.

Cooling is supplied by chilled water from a local water cooled chiller of 260 tons capacity.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall hung and operate with flush valves.

There is a portion of this building that has plumbing shut off because access is difficult which leaves some exterior hose bibs unusable.

Fire Protection: The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system with 750 KVA capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and 50%conventional 50% electronic ballasts. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			Underwent cosmetic interior renovation 3 years ago
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: PE Complex
Total GSF: 105,945
Assigned SF: 65,267

Building Number: 0032
Year Built: 1979
Renovated:

ARCHITECTURAL

The Physical Education Complex is located one block west of Oak Street adjacent to the Education Center. A football practice field and tennis courts separate the Physical Education Complex and the Education Center. The 2-story building has Spanish Mission elements such as stucco exterior, red metal roof, and arched entries and windows. The PE Complex houses the Kinesiology and Physical Education Departments. It is the site of VSU graduation ceremonies. It contains classrooms and offices. Two new offices were recently added for Lady Blazer basketball coaches at the northeast corner of the building. The facility has a multi-purpose forum area with multi-use sports courts, retractable bleachers, a mezzanine level running track, and locker rooms. New lighting was installed in early 2003 and a systems upgrade was completed approximately 1 ½ years ago. It is accessible and has elevator access to the mezzanine level. Parking is readily available from the Oak Street Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by three air handling units with VAV boxes with reheat on the first floor and a single air handler for the arena.

Cooling is supplied by chilled water from two local water cooled chillers; 1@110 and 1@300tons capacity. The existing 300 ton chiller (24 years old) was replaced October 2003.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Domestic hot water is provided by a steam converter and steam from the central Boiler Plant. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service has a 120/208 volts, 3 phase, 4-wire system with 300 KVA capacity, and a 277/480 volts, 3 phase, 4-wire system with 300 KVA capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: The Main Arena lighting is HID.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			Roof leaks
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: 300 Baytree Apartments
Total GSF: 3,521
Assigned SF: 2,700

Building Number: 0040
Year Built: 1960
Renovated:

ARCHITECTURAL

Baytree Apartments are located at the corner of Baytree Road and Oak Street directly across Oak Street from the University Union. The property, which contains four apartments, houses international professors. Exterior is brick with an asphalt shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Four split systems with electric heat in good condition.

Plumbing: Residential system. Each apartment has a separate water heater.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. The system is inadequate for present use.

Lighting: Residential.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility			X	Not Accessible
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Carswell House
Total GSF: 2,172
Assigned SF: 1,413

Building Number: 0041
Year Built: 1954
Renovated:

ARCHITECTURAL

Carswell House is located on the west side of Oak Street and houses the Women's Studies Program. It has siding exterior with asphalt shingle roof. This was a residential property until purchased by the university.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Residential Units.

Plumbing: Residential.

Fire Protection: Not Applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: President's Home
Total GSF: 5,373
Assigned SF: 3,476

Building Number: 0043
Year Built: 1940
Renovated:

ARCHITECTURAL

The President's Home is a 2-story residential facility which housed the University President in years past. It is now used as a campus reception center. The exterior of the home is brick with asphalt shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Three residential split systems with gas heat.

Plumbing: Residential.

Fire Protection: Not Applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Poor condition.

Lighting: Residential.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls		X		Water leaking into bricks
Roof	X			
Windows & Doors		X		Leaking and allowing water into interior walls
Interior	X			
Accessibility			X	Not accessible
Fire Safety	N/A			
HVAC		X		
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: 204 Georgia Avenue
Total GSF: 4,691
Assigned SF: 3,068

Building Number: 0045
Year Built: 1948
Renovated: 2000

ARCHITECTURAL

Property located at 204 Georgia Avenue houses the International Programs. This is a residential type facility. It has siding exterior with an asphalt shingle roof. This building was renovated in 2000.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Has brand new equipment.

Plumbing: Residential.

Fire Protection: Not Applicable

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure		X		
Exterior Walls		X		
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Alumni House
Total GSF: 3,686
Assigned SF: 2,340

Building Number: 0051
Year Built: 1947
Renovated:

ARCHITECTURAL

The Alumni House is located directly across Patterson Street from the front lawn. This was a residence. The Alumni House houses the Annual Giving program. It maintains the Spanish mission architecture of the university with stucco exterior, arched windows, and red asphalt shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Residential split system in poor condition.

Plumbing: Residential.

Fire Protection: Not Applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure		X		
Exterior Walls		X		There are cracks in the stucco
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility			X	Accessible from rear parking entrance; ramp needs to be modified to be ADA
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Auxiliary Services
Total GSF: 2,677
Assigned SF: 1,858

Building Number: 0053
Year Built: 1962
Renovated:

ARCHITECTURAL

Located on a side street directly east of Patterson Street, the Auxiliary Services facility provides office space. This is single story structure previously used as a residence. This facility has a brick exterior and asphalt shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: New Split system

Plumbing: Residential.

Fire Protection: Not Applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Poor condition.

Lighting: Box lighting installed for office use.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility			X	Not accessible
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Admissions House
Total GSF: 5,382
Assigned SF: 3,382

Building Number: 0054
Year Built: 1953
Renovated:

ARCHITECTURAL

Located on a side street directly east of Patterson Street, this facility houses the Admissions Office. The building was previously a residence. The building is a 2-story building with brick exterior and asphalt shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: New system installed within the last eight years

Plumbing: Residential.

Fire Protection: Not Applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Brookwood Radio
Total GSF: 1,876
Assigned SF: 1,459

Building Number: 0060
Year Built: 1986
Renovated:

ARCHITECTURAL

Located directly across Brookwood Drive from the Fine Arts Building, this was previously a residence. The facility has stucco exterior and an asphalt shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Packaged unit with gas heat in poor condition.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: 201 W. Brookwood
Total GSF: 1,817
Assigned SF: 1,636

Building Number: 0061
Year Built: 1953
Renovated:

ARCHITECTURAL

This building is located directly across Brookwood Drive from the Fine Arts Building and is used as the music annex. This building was previously a residence. It has stucco exterior with red asphalt shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: System is less than 8 years old

Plumbing: Residential.

Fire Protection: No Applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. The system is separately fed from Georgia Power Company. Poor condition.

Lighting: Residential poor.

Components	S	D	U	Remarks
Structure		X		House is supported by jacks
Exterior Walls		X		
Roof	X			Less than 8 years old
Windows & Doors		X		
Interior	X			
Accessibility			X	Not accessible
Fire Safety	N/A			
HVAC		X		Less than 8 years old
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Martin Hall
Total GSF: 18,373
Assigned SF: 13,623

Building Number: 0062
Year Built: 1976
Renovated:

ARCHITECTURAL

Martin Hall is located one block south of Brookwood Drive off Patterson Street. The 2-story building was originally the Southern Bell building. The College of Nursing moved into the building in 1985 and was it was named Brookwood Hall. In 1999, the contributions of President Emeritus Dr. Martin were recognized by renaming the facility S. Walter Martin Hall. Martin Hall provides both offices and classrooms. The architecture of the building is in the traditional style. The building has brick exterior and asphalt shingle roof. It has a cupola accent.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Two packaged units of about 70 tons capacity, multi-zone, rooftop equipment in very poor condition. Indoor air quality is fair.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system supplied by Georgia Power Company. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		Very poor condition
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	1206 N. Patterson	Building Number:	0063
Total GSF:	8,926	Year Built:	1960
Assigned SF:	7,492	Renovated:	2000

ARCHITECTURAL

Located across Patterson Street from the University Center is the Print Shop and Gas Station. This facility was previously a gas station which is now used at the University's gas station and print shop. This building has been renovated to match the Spanish mission look of the university. The front façade is stucco with a red accenting band and arched entryway. The main portion of the building is brick painted to match the stucco façade. The building has a red standing seam metal roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Two split systems in good condition.

Plumbing: Recently remodeled. Domestic water piping is copper. Waste piping is cast iron. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 500 KVA capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. It is served by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	NA			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Child Development Center
Total GSF: 5,733
Assigned SF: 3,668

Building Number: 0066
Year Built: 1970
Renovated:

ARCHITECTURAL

This 2-story building once housed a child development program. The building has brick veneer with asphalt shingle roof. It is located on the east side of Patterson Street one block north of the main campus.

This was a leased property and is no longer leased by VSU. This is included due to its listing on the 2002 Fall Building Inventory.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning:

Plumbing:

Fire Protection:

Electrical

Service and Distribution:

Lighting:

Components	S	D	U	Remarks
Structure				
Exterior Walls				
Roof				
Windows & Doors				
Interior				
Accessibility				
Fire Safety				
HVAC				
Lighting				
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Odum Library Addition
Total GSF: 96,794
Assigned SF: 61,449

Building Number: 006A
Year Built: 2001
Renovated:

ARCHITECTURAL

The 4-story Odum Library addition is the latest major construction project on the VSU campus. The new addition doubles the size of the library. Clearing of the site began August 2001 and completion was November 2003. The addition will be open for students in Spring 2004. Elements of the facility include a 24-hour internet café; computer lab; Georgia Library Learning Online (GALILEO) technology center; reading rooms; expanded study space; 100-seat auditorium; new book stacks; media services; uplink studio; increased multimedia and digital editing capabilities. The archives will triple in size and there is a special climate controlled storage area for rare books. The addition maintains the Spanish Mission architecture with stucco exterior and clay tile roof. There is an exterior patio located on the south side of the building which faces One Mile Branch.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: The new addition has 6 air handling units with VAV boxes for air distribution. There are two DX units for the Rare Books Area. Cooling is supplied by chilled water from a local water cooled chiller of 300 tons capacity.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be good

Plumbing: Old part of building has galvanized water pipes. For the new addition, the domestic water piping is copper. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building is fully sprinklered. A building fire pump provides required boost to pressure and flow required by the system in the new addition.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 and some T5 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Pound Hall
Total GSF: 30,930
Assigned SF: 17,642

Building Number: 0100
Year Built: 1926
Renovated: 1992

ARCHITECTURAL

Pound Hall houses the Harley Langdale, Jr. College of Business, and is the main building on the University's North Campus. The facility contains offices, classrooms, and computer labs. The 3-story building has brick exterior, shingle roof, copper/bronze cupola with clock, cast stone lintels and sills, four-column portico with grand entry. There is a VCT floor at the main entry. The auditorium is carpeted. The original stairways are cast concrete with marble treads and original, wood capped steel hand rails. Lower level Corridors are rated due to the wire glass and closers on all the doors.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: At the lower level southwest classrooms, there is much moisture apparent on the outside walls manifesting as discoloration in the floors and peeling of paint on the walls. The ceiling tiles are sagging at this area. This building is complete with fan coil units. The moisture problems may be due to the lack of a make-up air unit with the modification of fan coils. Eight air handlers and fan coil units. Cooling is supplied by chilled water from the a local water cooled chiller.

Heating is provided by hot water from a gas fired boiler. Indoor air quality appears to be poor.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. A gas water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building is fully sprinklered. A building fire pump provides required boost to pressure and flow required by the system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts

Components	S	D	U	Remarks
Structure	X			
Exterior Walls		X		Brick needs re-pointing in areas
Roof		X		Needs new roof
Windows & Doors	X			Retrofitted with aluminum clad windows
Interior	X			Moisture problems contributing to sagging ceiling tiles in some areas. Some areas have wood flooring deteriorating from moisture and HVAC moisture
Accessibility	X			
Fire Safety	X			
HVAC		X		
Lighting	X			
Site	X			This building has always had a perimeter ground water seepage and drainage problem
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Barrow Hall
Total GSF: 12,201
Assigned SF: 6,689

Building Number: 0101
Year Built: 1951
Renovated:

ARCHITECTURAL

Barrow Hall is located on North Campus northeast of Pound Hall. This facility is used by the Air Force ROTC. It also houses offices and storage rooms. The upper floor of Barrow Hall is used by the Business College. Barrow Hall has a brick exterior with shingle roof. Entry area has painted ornamental cast iron and has similar architectural features to Pound Hall. Barrow Hall gutters and downspouts are not connected to storm drainage as are other occupied buildings on North Campus.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Through the wall packaged units with electric heat. Poor condition. Indoor air quality is fair.

Plumbing: Domestic water piping is wrought steel and galvanized steel. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition. The system needs to be replaced.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			Re-roofed less than 10 years ago
Windows & Doors	X			
Interior	X			
Accessibility	NA			
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Thaxton Hall
Total GSF: 12,202
Assigned SF: 6,756

Building Number: 0102
Year Built: 1927
Renovated: 1972

ARCHITECTURAL

Thaxton Hall is located on North Campus directly behind Pound Hall. The facility houses offices and a couple of classrooms. The exterior is brick with shingle roof. Exterior windows are anodized aluminum. There is some cast stone detailing as well. The lower level has VCT floors, vinyl wall coverings in corridors, acoustical tile lay-in ceiling, grilled lens diffusers, terrazzo floors and treads are in the stairways.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by a central air handling unit with VAV boxes.

Cooling is supplied by chilled water from the chiller at Pound Hall.

Heating is provided by hot water from Pound Hall. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is galvanized steel and copper. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition. The building needs to be rewired.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			Some minor cracking in the brick areas require re-pointing
Roof	X			New
Windows & Doors	X			
Interior	X			
Accessibility	X			New elevator tower access was added to Thaxton hall within the last 3 years
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Warehouse NC1
Total GSF: 5,121
Assigned SF: 4,919

Building Number: 0103
Year Built: 1927
Renovated:

ARCHITECTURAL

Warehouse NC1 is located at the North Campus. The building is used primarily for storage. The building is a brick structure with metal roof. It has a loading dock. The wood soffit is apparent at the eave condition at the loading dock and the entry to the portico. The windows in this facility have been filled with brick. This warehouse building originally housed a swimming pool and recreation center for the Woman's College years ago. The pool has been filled in since that time.

Mechanical

Air Conditioning: Packaged unit with gas heat. Good condition. Gas unit heaters in the warehouse. Good condition.

Plumbing: One toilet—very old.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is 120/208 volts, 3 phase, 4-wire system with 200 amps capacity. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition. The facility is served by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls		X		Old brick
Roof	X			Metal roof added
Windows & Doors	NA			Windows have been filled in with brick
Interior		X		
Accessibility	NA			
Fire Safety	NA			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Warehouse NC2
Total GSF: 5,449
Assigned SF: 4,992

Building Number: 0104
Year Built: 1946
Renovated:

ARCHITECTURAL

Warehouse NC2 is located on North Campus and is used for storage. This is an old wooden structure; the windows have been closed in and much of the exterior paint is gone. Midway across the south elevation, the heavy timber foundation appears to be degrading. Much of the perimeter wood skirting has fallen off or is rotted away exposing the rotted facility at the base. There are many honeybees throughout the facility, especially at the northwest corner.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Not Applicable.

Plumbing: None.

Fire Protection: This building is a fire hazard.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system with 200 amps capacity. System is in very poor condition.

Lighting: Incandescent.

Components	S	D	U	Remarks
Structure			X	Deteriorating
Exterior Walls			X	Rotting at the perimeter wood skirting
Roof			X	Holes in roof; Leaks tremendously
Windows & Doors			X	Windows have been closed in.
Interior			X	
Accessibility			X	
Fire Safety			X	
HVAC			X	
Lighting			X	
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Greenhouse
Total GSF: 2,997
Assigned SF: 2,880

Building Number: 0105
Year Built: 1984
Renovated:

ARCHITECTURAL

The Greenhouse is located north of the two warehouses on North Campus and is used by Grounds for plant growing and storage.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Not applicable.

Plumbing: PVC piping for water.

Fire Protection: Not applicable.

Electrical

Service and Distribution: The facility electrical service is a 120/208 volts, 3 phase, 4-wire system with 200 amps capacity. The service equipment is in good condition. Fed from Georgia Power Company.

Lighting: Not applicable.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	N/A			
Fire Safety	N/A			
HVAC	N/A			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: NOCO Concessions
Total GSF: 702
Assigned SF: 444

Building Number: 0106
Year Built: 1981
Renovated:

ARCHITECTURAL

This concessions area is located on North Campus at Billy Grant Field. This is a block structure used for serving concessions during baseball games.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Not applicable.

Plumbing: Domestic water piping is copper. Domestic hot water is provided by an electric water heater (6 gallon capacity). Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Only two circuits in the facility. Fed from Georgia Power Company.

Lighting: Fluorescent.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	N/A			
Fire Safety	N/A			
HVAC	N/A			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: 107 W. Jane
Total GSF: 3,011
Assigned SF: 765

Building Number: 0107
Year Built: 1975
Renovated:

Foundation Owned Property

ARCHITECTURAL

This is a foundation owned property housing the Equal Opportunity Program and Program Right Track. The building exterior is partial brick and metal siding. It has a "carport" type area directly in the front of the building which will accommodate four cars.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Unknown.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential.

Lighting: Unknown.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	NA			
Fire Safety	NA			Not occupied full time
HVAC				
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	109 W. Moore Street	Building Number:	0109
Total GSF:	2,214	Year Built:	1975
Assigned SF:	1,591	Renovated:	

Foundation Owned Property

ARCHITECTURAL

This building serves as the Learning Service Center. It was originally a residence. This building has wood siding and an asphalt shingle roof. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Residential.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential—Poor condition.

Lighting: Incandescent—Poor condition.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			Needs cleaning and repainting
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		Poor Condition
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Powell Hall
Total GSF: 25,421
Assigned SF: 17,341

Building Number: 010A
Year Built: 1939
Renovated: 1993

ARCHITECTURAL

Powell Hall is located on the northernmost tip of the Main Campus. Powell Hall maintains the Spanish Mission style architecture with stucco exterior finish and clay tile roof. The building is used as a Testing Center and has a large auditorium area. The offices of Housing and Residence Life, Cooperative Education, and the Counseling Center are also in Powell Hall. The building was dedicated by Eleanor Roosevelt in the 1930's. The facility underwent a cosmetic renovation of interior spaces in 1993 and again in 2002.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by 3 multizone units. Cooling is supplied by chilled water from the Hopper Hall Plant.

Heating is provided by hot water from a. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	111 W. Moore Street	Building Number:	0111
Total GSF:	2,691	Year Built:	1975
Assigned SF:	1,852	Renovated:	

Foundation Owned Property

ARCHITECTURAL

This building is located on Moore Street one block north of Main Campus. It contains the University Public Relations Office. This is a one-story residential type facility with wood siding, and asphalt shingle roof. It has a front porch at entry. This is a foundation owned property that is in the process of being sold to the University System.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Residential equipment in fair condition.

Plumbing: residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire, 200 amp residential system. Separately fed from Georgia Power Company. Good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure			X	Jacks supporting house; floor missing in bathroom that has been "boxed in"
Exterior Walls			X	Vinyl siding over wood exterior that is in poor condition
Roof			X	
Windows & Doors			X	
Interior			X	
Accessibility			NA	
Fire Safety			NA	
HVAC			X	
Lighting			X	
Site			X	
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Palms Dining Center
Total GSF: 31,211
Assigned SF: 23,799

Building Number: 014A
Year Built: 1954
Renovated: 1968

ARCHITECTURAL

Palms Dining Center is located on the west side of the Main Campus. It maintains the Spanish Mission style architecture with stucco exterior finish, clay tile roof, and arched accents at front door entry. Beautiful stained glass is featured at the entrance to the building. The interior provides a central dining area, a full kitchen, and private dining areas for special functions as well. This facility has undergone "band-aid" fixes for many years; however, it continues to undergo problems and is in need of total renovation.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by eight air handling units. Cooling is supplied by chilled water from Langdale Hall.

Heating is provided by hot water from a steam converter located on the premises and supplied from the Central Boiler Plant. Indoor air quality appears to be fair. Equipment is in poor condition.

Plumbing: Domestic water piping is copper. Waste piping is cast iron and PVC. Domestic hot water is provided by a steam heat exchanger and steam from the central Boiler Plant. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional c ballasts. Emergency egress lighting powered by standby batteries is in poor condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure		X		
Exterior Walls		X		
Roof			X	Needs a new roof
Windows & Doors		X		
Interior		X		
Accessibility	X			
Fire Safety	NA			
HVAC		X		
Lighting		X		
Site	X			Abundance of gutter overflow apparent from northeast side
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Psychology Class B
Total GSF: 3,201
Assigned SF: 1,635

Building Number: 0198
Year Built: 1998
Renovated:

ARCHITECTURAL

This building houses Psychology classrooms. The building has three classrooms, restrooms, and a mechanical space. Architecture is a traditional style with brick veneer, an asphalt shingle roof, and aluminum storefront with interior muntins. Trim around the perimeter of the windows is aluminum. The interior lobby corridor is small (4'-8"). The portico is approximately 6' deep. The building was to be part of a cluster of three facilities; however, this is the only building constructed at this time.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Three split system heat pumps with electric strip heat. Good condition.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. It is in good condition. The building is fed from Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			Exterior wood trim areas need pressure washing and painting.
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Psychology Office	Building Number:	0199
Total GSF:	12,006	Year Built:	1965
Assigned SF:	7,555	Renovated:	

Foundation Owned Property

Note: This building has two building numbers (199 and 200)

ARCHITECTURAL

This building houses the "Center for Community Education/Continuing Education" which includes Continuing Education, Psychology and Counseling, Graduate School Admissions, and Grants and Contributions Office. This is a 3-story building with entry from Patterson Street. The exterior is concrete, pre-cast decorative panels, dark bronze aluminum frames, and insulated glass. This is a modern 1970's corporate facility with no campus motif in the architecture. The lobby has brick paver flooring, vinyl wall covering, acoustical tile ceilings, and can lighting. The North Auditorium, which seats approximately 200 people, is accessible from the main entry. The flooring in this auditorium area is sheet vinyl, walls are ribbed concrete block exposed, lighting is can lighting, ceiling is sheetrock, and the stage is wood. There is a sound system in this auditorium area as well. This facility houses a fully equipped television production studio which was financed and constructed in 1997. This facility was state of the art at that time. This is the point of broadcast for VSU TV local program taping. The upper level of this building is accessed via the elevator and stairs. Offices are located on the second and third floors of the facility. Corridors have carpet flooring, wall paper, and acoustical tile ceiling. Lighting is from 2x2 diffusers. The Uplink dish is located at the southeast corner of the facility. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Two DX units (one is a 2 stage unit). Condition is fair. Indoor air quality is fair.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in fair condition. Facility is served by Georgia Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			Interior portions of this building are dated and need upgrading
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Regional Education	Building Number:	0200
Total GSF:	27,138	Year Built:	1965
Assigned SF:	14,150	Renovated:	
Foundation Owned Property			

ARCHITECTURAL

This building houses the "Center for Community Education/Continuing Education" which includes Continuing Education, Psychology and Counseling, Graduate School Admissions, and Grants and Contributions Office. This is a 3-story building with entry from Patterson Street. The exterior is concrete, pre-cast decorative panels, dark bronze aluminum frames, and insulated glass. This is a modern 1970's corporate facility with no campus motif in the architecture. The lobby has brick paver flooring, vinyl wall covering, acoustical tile ceilings, and can lighting. The North Auditorium, which seats approximately 200 people, is accessible from the main entry. The flooring in this auditorium area is sheet vinyl, walls are ribbed concrete block exposed, lighting is can lighting, ceiling is sheetrock, and the stage is wood. There is a sound system in this auditorium area as well. This facility houses a fully equipped television production studio which was financed and constructed in 1997. This facility was state of the art at that time. This is the point of broadcast for VSU TV local program taping. The upper level of this building is accessed via the elevator and stairs. Offices are located on the second and third floors of the facility. Corridors have carpet flooring, wall paper, and acoustical tile ceiling. Lighting is from 2x2 diffusers. The Uplink dish is located at the southeast corner of the facility. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by three air handling units with VAV boxes and reheat.

Cooling is supplied by chilled water from a local air cooled chiller of 170 tons capacity.

Heating is by electric strip heat. Indoor air quality appears to be fair.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. Fed from Georgia Power Company. The equipment is in fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			Needs some interior cosmetic repairs; i.e., wall covering
Accessibility	X			
Fire Safety	N/A			No fire sprinkler system
HVAC		X		
Lighting		X		
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Housing & Residential Life
Total GSF: 2,669
Assigned SF: 2,189

Building Number: 0201
Year Built: 1917
Renovated:

ARCHITECTURAL

This facility is a brick residential-type structure with asphalt shingle roof. It does not maintain the Spanish Mission style architecture. This building did house the Housing & Residential Life Office, but these offices have moved to Powell Hall. This building is currently vacant.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Split system in poor condition.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire residential system. Separately fed from Georgia Power Company. Poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts. Poor condition.

Components	S	D	U	Remarks
Structure			X	
Exterior Walls			X	
Roof			X	
Windows & Doors			X	
Interior			X	
Accessibility			X	
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Brown House	Building Number:	0202
Total GSF:	3,472	Year Built:	1900
Assigned SF:	2,473	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Located north of Georgia Avenue, this facility houses University Advancements Office. This is a 2-story residential type building with vinyl siding over wood siding and asphalt shingle roof. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Residential.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential. Poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls		X		Vinyl over wood siding
Roof	X			
Windows & Doors		X		
Interior	X			
Accessibility			X	Not accessible
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Williams House	Building Number:	0204
Total GSF:	2,588	Year Built:	1955
Assigned SF:	1,626	Renovated:	

Foundation Owned Property

ARCHITECTURAL

This facility located on the north side of Georgia Avenue adjacent to the Old President's House, previously housed the Cooperative Education Department; however, this department has moved to Powell Hall. This building is currently vacant. This is a foundation owned property that is currently being sold to the University System.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Three split system heat pump units in fair condition.

Plumbing: Residential

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential service. Poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure		X		
Exterior Walls		X		
Roof		X		
Windows & Doors		X		
Interior	X			
Accessibility			X	Not accessible
Fire Safety	N/A			
HVAC	X			
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Seago House	Building Number:	0205
Total GSF:	5,541	Year Built:	1926
Assigned SF:	3,431	Renovated:	

Foundation Owned Property

ARCHITECTURAL

This facility is located south of Main Campus on the corner of Patterson and Jane Street and contains office space. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: New system installed within last 5 years

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential service. Poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts

Components	S	D	U	Remarks
Structure		X		
Exterior Walls		X		
Roof	X			
Windows & Doors		X		
Interior	X			
Accessibility	X			Accessible to 1 st floor
Fire Safety	N/A			
HVAC	X			New system in last 5 years
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	University Bursary	Building Number:	0206
Total GSF:	3,651	Year Built:	1974
Assigned SF:	3,061	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Located two blocks south of Main Campus off Patterson Street, this facility was originally a local bank. It now houses the University Bursary. The exterior is brick veneer with asphalt shingle roof and does not have the Spanish Mission architectural motif. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: One central air handler with DX coil and separate condenser unit. Electric heat. Fair condition.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are floor mounted, tank type.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. Service provided by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Bursary Drive-Up Teller	Building Number:	0208
Total GSF:	1,185	Year Built:	1974
Assigned SF:	1,125	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Located two blocks south of the Main Campus, this drive-thru teller building was constructed by the bank which originally owned this property. It now provides storage. It can also be used as a drive-thru teller. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Window Unit. Poor condition.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Water Closets and urinals are floor mounted, tank type.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Fed from University Bursary.

Lighting: OK

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors		X		
Interior		X		
Accessibility	NA			
Fire Safety	N/A			
HVAC			X	
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: University Center #3
Total GSF: 21,600
Assigned SF: 10,758

Building Number: 0210
Year Built: 1960
Renovated: 1995

ARCHITECTURAL

Located in the block directly southeast of the Main Campus, University Center was originally a strip plaza constructed in the early 1960's. The facility contained a grocery store, Sears Department Store, Woolworth's Department Store, and various individually owned commercial businesses. The University purchased the property and provided a total renovation to the property. University Center maintains the Spanish Mission architectural motif with stucco exterior and clay tile roof. University #3 contains Art, Design Studios, Dance Studios, and Sculpture Studios. Parking is readily available at the University Center Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: University Center's #1,2,3,4 have a central, gas fired, heating water boiler and two 300-ton chillers that are in good condition serving all four sections of the University Center.

There are two air-handling units with VAV boxes serving this section of the Center.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Domestic hot water is provided a gas water heater. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. Facility is served by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	University Center #2	Building Number:	0211
Total GSF:	29,953	Year Built:	1960
Assigned SF:	18,280	Renovated:	1995

ARCHITECTURAL

Located in the block directly southeast of the Main Campus, University Center was originally a strip plaza constructed in the early 1960's. The facility contained a grocery store, Sears Department Store, Woolworth's Department Store, and various individually owned commercial businesses. The University purchased the property and provided a total renovation to the property. University Center maintains the Spanish Mission architectural motif with stucco exterior and clay tile roof. University Center #2 houses the Office of the Registrar, Financial Aid, Human Resources, Business and Finance, Financial Services, and Purchasing. Parking is available at the University Center Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: University Center's #1,2,3,4 have a central, gas fired, heating water boiler and two 300-ton chillers that are in good condition serving all four sections of the University Center.

There are three air-handling units with VAV boxes serving this section of the Center.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. A gas water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. Facility is served by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: University Center #1
Total GSF: 53,614
Assigned SF: 35,925

Building Number: 0212
Year Built: 1960
Renovated:

ARCHITECTURAL

Located in the block directly southeast of the Main Campus, University Center was originally a strip plaza constructed in the early 1960's. The facility contained a grocery store, Sears Department Store, Woolworth's Department Store, and various individually owned commercial businesses. The University purchased the property and provided a total renovation to the property. University Center maintains the Spanish Mission architectural motif with stucco exterior and clay tile roof. University Center #1 houses the Interior Design classes, and Credit Union. Parking is readily available at the University Center Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: University Center's #1,2,3,4 have a central, gas fired, heating water boiler and two 300-ton chillers that are in good condition serving all four sections of the University Center.

There are three air-handling units with VAV and electric reheat boxes serving this section of the Center.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. A gas water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. Facility is served by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures currently being relamped with T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: University Center #4
Total GSF: 45,695
Assigned SF: 27,843

Building Number: 0213
Year Built: 1960
Renovated:

ARCHITECTURAL

Located in the block directly southeast of the Main Campus, University Center was originally a strip plaza constructed in the early 1960's. The facility contained a grocery store, Sears Department Store, Woolworth's Department Store, and various individually owned commercial businesses. The University purchased the property and provided a total renovation to the property. University Center maintains the Spanish Mission architectural motif with stucco exterior and clay tile roof. University Center #4 houses the Food Court, Reception Rooms, Student Game and TV Rooms, and Events Services Office. The President's Dining Room, Magnolia Rooms 1 and 2, and a Computer Lab are also in this building. Parking is readily available at the University Center Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: University Center's #1,2,3,4 have a central, gas fired, heating water boiler and two 300-ton chillers that are in good condition serving all four sections of the University Center.

There are two air-handling units with VAV boxes serving this section of the Center.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. Domestic hot water is provided an electric water heater gas water heater . Water Closets and urinals are wall floor mounted and operate with flush valves

Fire Protection: The building is fully sprinklered. There is a fire pump serving this section of University Center.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition. Facility is served by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Note: There is sound bleed in the Magnolia Room

Building Name: Chemical Management
Total GSF: 1,239
Assigned SF: 1,101

Building Number: 0218
Year Built: 1995
Renovated:

ARCHITECTURAL

This facility is located on North Campus behind the old, white warehouse. It is a staging area for chemical materials. It houses grounds-keeping chemicals and termite protection chemicals. This is a metal facility.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Split system in fair condition.

Plumbing: Domestic water piping is copper. Waste piping is PVC. Domestic hot water is provided by an electric water heater.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 120/208 volts, 3 phase, 4-wire system. The service equipment is in good condition.

Lighting: Lighting is fluorescent fixtures utilizing T12 lamps and conventional ballasts. HID fixtures are used in the warehouse.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof		X		
Windows & Doors	X			
Interior	X			
Accessibility	NA			
Fire Safety	NA			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Ladies Ticket Booth
Total GSF: 110
Assigned SF: 90

Building Number: 0644
Year Built: 2002
Renovated:

ARCHITECTURAL

This ticket booth is located on North Campus at the Ladies Fast Pitch Softball Complex. It is a small brick structure with asphalt shingle roof. It is a new facility for selling tickets to the Ladies Softball games.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: None

Plumbing: None

Fire Protection: Not applicable

Electrical

Service and Distribution: 120/208 volts, 3 phase, 4 wire. Good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC	N/A			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Ladies Softball Complex
Total GSF: 2,308
Assigned SF: 1,230

Building Number: 0645
Year Built: 1999
Renovated:

ARCHITECTURAL

Located on North Campus, north of Billy Grant Baseball Field, the Ladies Fast Pitch Softball Complex contains a regulation playing field, stadium seating, scoreboard, and field house.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Three split systems heat pumps with electric heat. New system.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution:

Lighting:

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Institutional Research
Total GSF: 2,569
Assigned SF: 1,687

Building Number: 0650
Year Built: 1955
Renovated: 1993

ARCHITECTURAL

This facility is located on North Campus adjacent to Billy Grant Field and the Ladies Fast Pitch Softball Complex. It is a wood frame house with brick skirting and shingle roofing. It has a covered walkway which connects the building to the parking lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Two split systems in fair condition.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential service fed by Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			Needs touch up
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Intramurals Storage
Total GSF: 108
Assigned SF: 92

Building Number: 0651
Year Built: 1969
Renovated:

ARCHITECTURAL

Intramurals storage is located on the perimeter of the open field area on the eastern edge of North Campus. This is a small brick structure with asphalt shingle roof. The open field is used for intramural football and soccer practice.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: None

Plumbing: None

Fire Protection: None

Electrical

Service and Distribution: NA

Lighting: NA

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	NA			
Fire Safety	NA			
HVAC	NA			
Lighting	NA			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	University Bookstore	Building Number:	0652
Total GSF:	15,057	Year Built:	1954
Assigned SF:	11,517	Renovated:	1998

Foundation Owned Property

ARCHITECTURAL

Located one block south of Main Campus, the University Bookstore is part of a commercial property complex that was renovated in 1998. The bookstore maintains the Spanish Mission architectural motif with stucco exterior and clay tile roof. The facility is on the west side of Patterson Street directly across from the University Center. Parking is available at the University Center Parking Lot. This is a foundation owned property likely to be sold to Auxiliary Services in the future.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Three split systems with electric heat. Good condition.

Plumbing: Domestic water piping is copper. Waste piping is PVC. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system fed by Georgia Power Company. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Billy Grant Baseball Complex
Total GSF: 2,447
Assigned SF: 1,698

Building Number: 0653
Year Built: 1968
Renovated:

ARCHITECTURAL

Billy Grant Baseball Complex is located on North Campus. It contains a regulation baseball field, scoreboards, dugouts, stadium bleachers, and concessions area. This field has ample parking and lighting for night games.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: None

Plumbing: Domestic water piping is copper. A gas water boiler provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: Not applicable.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system fed by Georgia Power Company. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts

Components	S	D	U	Remarks
Structure	X			Bleachers and concessions area are satisfactory; they do need sanding and painting
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	NA			
HVAC	NA			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Cleveland Field
Total GSF: 9,164
Assigned SF: 6,671

Building Number: 0654
Year Built: 1950
Renovated:

ARCHITECTURAL

Cleveland Field Football is the football field used by the University since the initiation of its football program in the early 1980's. The football field is owned by Valdosta City Schools and is the home field of the Valdosta Wildcats Football program. VSU uses the field for Saturday football games. The stadium and buildings are in great disrepair.

This is not a University property and was not further assessed. It is on the Fall 2002 Building Inventory.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning:

Plumbing:

Fire Protection:

Electrical

Service and Distribution:

Lighting:

Components	S	D	U	Remarks
Structure				
Exterior Walls				
Roof				
Windows & Doors				
Interior				
Accessibility				
Fire Safety				
HVAC				
Lighting				
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Intramurals Shed
Total GSF: 223
Assigned SF: 194

Building Number: 0655
Year Built: 1991
Renovated:

ARCHITECTURAL

The Intramurals Shed is located on Baytree Road adjacent to the Baytree Apartments complex at the intersection of Oak Street and Baytree Road. It is a small shed used for storage.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: None

Plumbing: None

Fire Protection: Not applicable

Electrical

Service and Distribution: Poor.

Lighting: Poor

Components	S	D	U	Remarks
Structure	X			This is a storage shed
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	NA			
Fire Safety	NA			
HVAC	NA			
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Parking & Transportation Services	Building Number:	0658
Total GSF:	1,780	Year Built:	1945
Assigned SF:	1,403	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Offices of Parking and Transportation Services are located on the north side of Georgia Avenue directly across from the Main Campus exit from Blazer Boulevard. This was a residence. This is a foundation owned property currently being sold to the University System.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Split system heat pump in fair condition.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire 200 amp system. Separately fed from Georgia Power Company.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC		X		
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	University Park 1	Building Number:	0659
Total GSF:	2,169	Year Built:	1973
Assigned SF:	1,705	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Located south of the Main Campus in the same block as the Regional Continuing Education Center, University Park 1 was a commercial property. It does not have the Spanish Mission motif of the campus. It houses the "Art South" program. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Two split systems with electric heat in poor condition.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. A gas water heater provides domestic hot water. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: Residential. Poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls		X		Wood portion of exterior needs repainting
Roof		X		Needs renovation
Windows & Doors		X		Needs renovation
Interior		X		Needs renovation and updating
Accessibility			X	Not accessible
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	University Park 2	Building Number:	0660
Total GSF:	2,345	Year Built:	1979
Assigned SF:	1,593	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Located south of the Main Campus in the same block as the Regional Continuing Education Center, University Park 1 was a commercial property. It does not have the Spanish Mission motif of the campus. It houses the "Art South" program. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Two split systems with electric heat in poor condition.

Plumbing: Domestic water piping is galvanized steel. Waste piping is cast iron. A gas water heater provides domestic hot water. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential fed by Georgia power Company. Poor condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls		X		Wood portion of exterior needs repainting
Roof		X		Needs renovation
Windows & Doors		X		Needs renovation
Interior		X		Needs renovation and updating
Accessibility			X	Not accessible
Fire Safety	N/A			
HVAC		X		
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Masonic Lodge	Building Number:	0661
Total GSF:	5,812	Year Built:	1920
Assigned SF:	4,071	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Located south of the Main Campus off Patterson Street in the same block as the "Regional Continuing Education Center," the Masonic lodge faces East Gordon Street. This is a large, old two-story house. The facility is currently used as storage. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Poor.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential - Poor.

Lighting: Poor.

Components	S	D	U	Remarks
Structure			X	
Exterior Walls			X	
Roof		X		
Windows & Doors			X	
Interior			X	
Accessibility	NA			
Fire Safety	NA			
HVAC			X	
Lighting			X	
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Heilig-Myers Building	Building Number:	0808
Total GSF:	30,137	Year Built:	1966
Assigned SF:	3,700	Renovated:	

Foundation Owned Property

ARCHITECTURAL

Located south of the Main Campus on Patterson Street, the Heilig-Myers building was originally a commercial furniture store. The property is on the southwest block of the intersection of Gordon Street and Patterson Street. The property does not have the Spanish Mission motif of the university. It has glass storefront windows and a flat roof with a brick warehouse attached. It is currently used as a storage facility. This is a foundation owned property.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Not Functioning.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. No domestic hot water. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system served by Georgia Power Company. The service equipment is in poor condition. Panelboards, feeders, and branch circuits are in poor condition.

Lighting: T12 lamps. Poor condition.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls		X		Exterior needs repainting
Roof	X			New roof
Windows & Doors	X			
Interior			X	Currently used as warehouse storage
Accessibility	NA			
Fire Safety	NA			
HVAC			X	
Lighting			X	
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Student Recreation Center	Building Number:	1300
Total GSF:	76,372	Year Built:	2000
Assigned SF:	55,631	Renovated:	

ARCHITECTURAL

The Student Recreation Center is located west of Main Campus and directly west of Sunset Hill Cemetery on Sustella Avenue. A newly constructed recreation facility, it maintains the Spanish Mission motif of the University with stucco exterior and clay tile roof. The interior of the building features an interior lobby space, a no-wave lap pool, climbing wall, multipurpose court (which can be separated into three full-size courts), aerobics areas, weight lifting areas, racquetball courts, locker rooms, and a track on the mezzanine level. There is also office space on the first floor level. There is ample parking available at the Sustella Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by three central air-handling units. There is a Dextron pool unit. Cooling is supplied by chilled water from a local chiller. Good condition.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. A gas water boiler provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. It complies with current NFPA and ADA criteria. The building is fully sprinklered. A building fire pump provides required boost to pressure and flow required by the system

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system fed from Georgia Power Company. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Spec Ed/Comm Disorders	Building Number:	1308
Total GSF:	25,350	Year Built:	1998
Assigned SF:	13,805	Renovated:	

ARCHITECTURAL

Located south of the Main Campus facing Brookwood Drive, on the corner of Brookwood Drive and Patterson Street, the facility housing the Special Education/Communication Disorders program is a 2-story building with the Spanish Mission architectural motif. It has stucco exterior and clay tile roof. This facility is a part of the College of Education. Parking is readily available from the University Center Parking Lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Air Distribution is provided by two air handling units with VAV boxes.

Cooling is supplied by chilled water from a local air cooled chiller.

Heating is provided by hot water from a gas fire boiler. Indoor air quality appears to be good.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. An electric water heater provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. It complies with current NFPA and ADA criteria. The building is fully sprinklered. A building fire pump provides required boost to pressure and flow required by the system.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system fed from Georgia Power Company. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: 1408 Sustella Avenue
Total GSF: 2,738
Assigned SF: 2,428

Building Number: 1408
Year Built: 1980
Renovated:

ARCHITECTURAL

This facility is a metal building used for Plant Operations Facility. It is located on the west side of Sustella Avenue at Sunset Park. This is used for grounds equipment storage.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: None

Plumbing: Domestic water piping is copper. Waste piping is cast iron. There is no domestic hot water. Water Closets and urinals are floor mounted, tank type.

Fire Protection: Not applicable.

Electrical

Service and Distribution: 120/240 volts, 1 phase, 3 wire, 200 amp residential system. Separately fed from Georgia Power Company. Fair condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T12 lamps and conventional ballasts.

Components	S	D	U	Remarks
Structure	X			Metal structure
Exterior Walls	X			
Roof	X			
Windows & Doors	X			Warehouse type facility
Interior	X			
Accessibility	NA			
Fire Safety	NA			
HVAC	NA			
Lighting		X		
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: 1528 N. Oak Street
Total GSF: 2,057
Assigned SF: 1,585

Building Number: 1528
Year Built: 1954
Renovated: 1990

ARCHITECTURAL

This property is located on the west side of Oak Street and was a residential property, but the structure on site has been demolished and is now a dirt parking lot.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning:

Plumbing:

Fire Protection:

Electrical

Service and Distribution:

Lighting:

Components	S	D	U	Remarks
Structure				NA- Structure demolished
Exterior Walls				
Roof				
Windows & Doors				
Interior				
Accessibility				
Fire Safety				
HVAC				
Lighting				
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	1708 N. Ashley	Building Number:	1708
Total GSF:	18,200	Year Built:	1959
Assigned SF:	16,380	Renovated:	

Foundation Owned Property (Recently Sold)

ARCHITECTURAL

This is a 2-story facility located on the west side of Ashley Street. It previously served as corporate offices for the "Holiday Market" convenience store chain.

This was a foundation owned property; it was recently sold, but is shown here as it is currently on VSU's Fall 2002 Building Inventory which is the source for this master plan update. This facility was not assessed.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning:

Plumbing:

Fire Protection:

Electrical

Service and Distribution:

Lighting:

Components	S	D	U	Remarks
Structure				Recently sold property
Exterior Walls				
Roof				
Windows & Doors				
Interior				
Accessibility				
Fire Safety				
HVAC				
Lighting				
Site				
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: 210 W. Moore
Total GSF: 1,713
Assigned SF: 1,353

Building Number: 2100
Year Built: 1930
Renovated:

ARCHITECTURAL

Located at 210 West Moore Street, two blocks north of Main Campus, this was a residence which now houses the Marriage and Family Therapy Clinic. The facility has brick exterior and red shingle roof.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Residential unit with gas heat.

Plumbing: Residential.

Fire Protection: Not applicable.

Electrical

Service and Distribution: Residential; Poor condition; fed by Georgia Power Company.

Lighting: Poor.

Components	S	D	U	Remarks
Structure		X		
Exterior Walls		X		
Roof		X		
Windows & Doors		X		
Interior		X		
Accessibility			X	Not accessible
Fire Safety	NA			
HVAC		X		
Lighting			X	
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Baseball Field House
Total GSF: 10,161
Assigned SF: 7,911

Building Number: 2839
Year Built: 1997
Renovated:

ARCHITECTURAL

The Baseball Field House is located on North Campus on site of the Billy Grant Baseball Complex. The Field House has an office with attached indoor practice facility. The office facility is brick with shingle roof. The indoor practice area is metal and is attached to the office building.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: Two gas unit heaters.

Plumbing: Domestic water piping is copper. Waste piping is cast iron. A PVI gas water boiler provides domestic hot water. Water Closets and urinals are wall mounted and operate with flush valves.

Fire Protection: The building has no fire sprinkler system.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system fed by Georgia Power Company. The service equipment is in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof		X		
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC	X			
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name:	Plant Operations	Building Number:	2903
Total GSF:	50,952	Year Built:	1987
Assigned SF:	35,668	Renovated:	1997

ARCHITECTURAL

The Plant Operations office is located north of the Main Campus and north of North Campus on Ashley Street. The exterior is brick with a band of stucco and red tile accents. The facility was previously a grocery store which was purchased and renovated by the University to provide offices for Plant Operations and Food Services. The Cooler / Freezer portion of this building used for food storage needs to be replaced as it was part of the original grocery store facility.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: This facility is served by two split systems, one being a two-stage system. The air handlers are located above the ceilings with the condensing units remote. The building has only two zones of control. The equipment is in poor condition.

Plumbing: Domestic water piping is copper. Waste piping is PVC. An electric water heater provides domestic hot water. Water Closets and urinals are floor mounted and operate with flush valves.

Fire Protection: The fire alarm system is in good condition. It complies with current NFPA and ADA criteria. The building is fully sprinklered.

Electrical

Service and Distribution: The Building electrical service is a 277/480 volts, 3 phase, 4-wire system with 1600 amps capacity. The service equipment is in good condition. Panelboards, feeders, and branch circuits are in good condition.

Lighting: Lighting is primarily fluorescent fixtures utilizing T8 lamps and electronic ballasts. Emergency egress lighting powered by standby batteries is in good condition. Exit signs are LED type fixtures equipped with a battery backup feature.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	X			
HVAC		X		Original system still in place
Lighting	X			
Site	X			
S = Satisfactory; D = Deteriorating; U = Unsatisfactory				

Building Name: Plant Operations Storage
Total GSF: 10,571
Assigned SF: 10,495

Building Number: 2904
Year Built: 1999
Renovated:

ARCHITECTURAL

Plant Operations Storage is located adjacent to the Plant Operations Building on North Ashley Street.

ELECTRICAL / MECHANICAL

Mechanical

Air Conditioning: None

Plumbing: None

Fire Protection: None

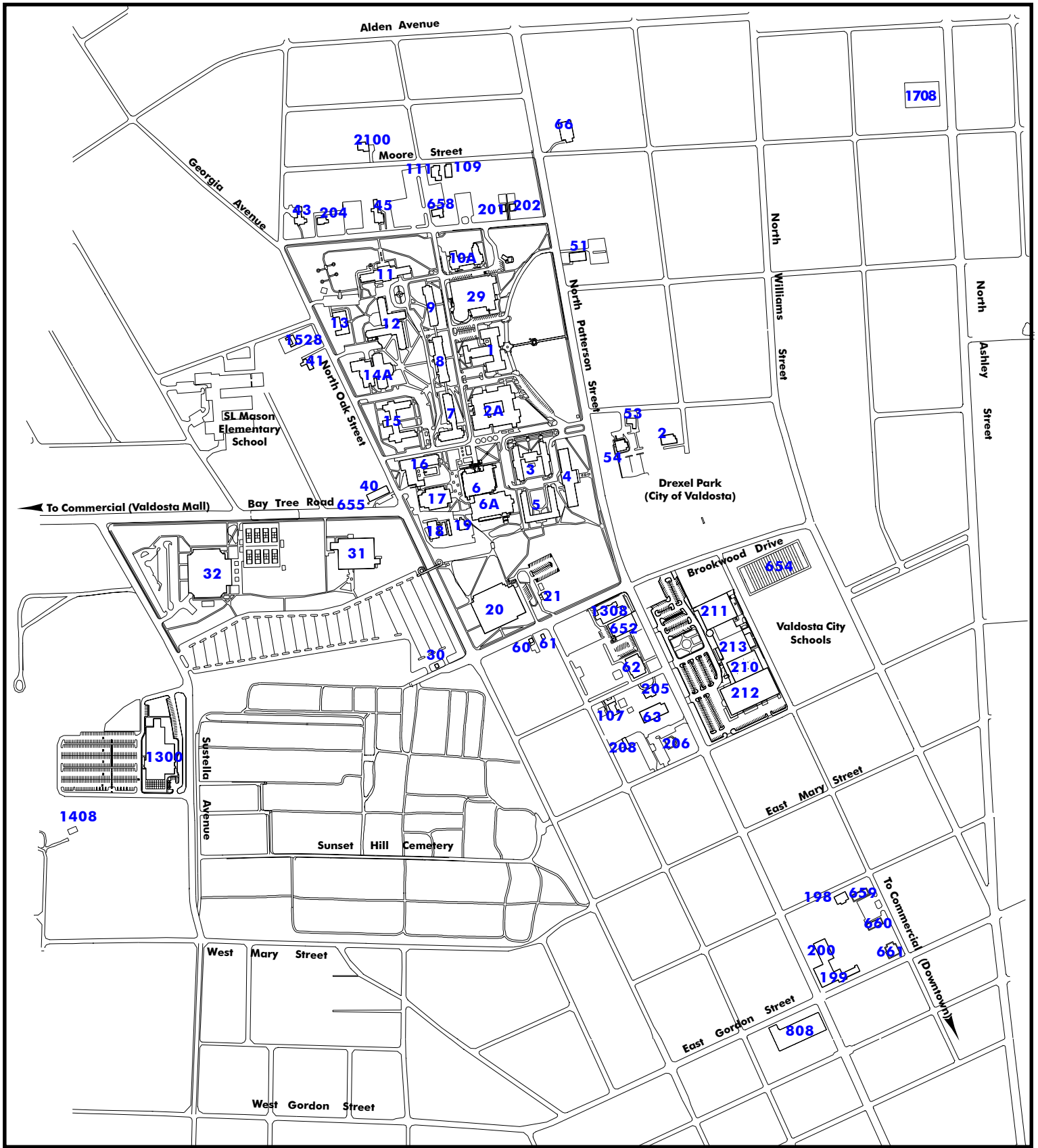
Electrical

Service and Distribution: 277/480 volts fed from Plant Ops. Good condition.

Lighting: 400 watt Metal Halide. Good condition.

Components	S	D	U	Remarks
Structure	X			
Exterior Walls	X			
Roof	X			
Windows & Doors	X			
Interior	X			
Accessibility	X			
Fire Safety	N/A			
HVAC	N/A			
Lighting	X			
Site	X			

S = Satisfactory; D = Deteriorating; U = Unsatisfactory



December 2003



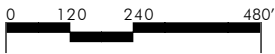
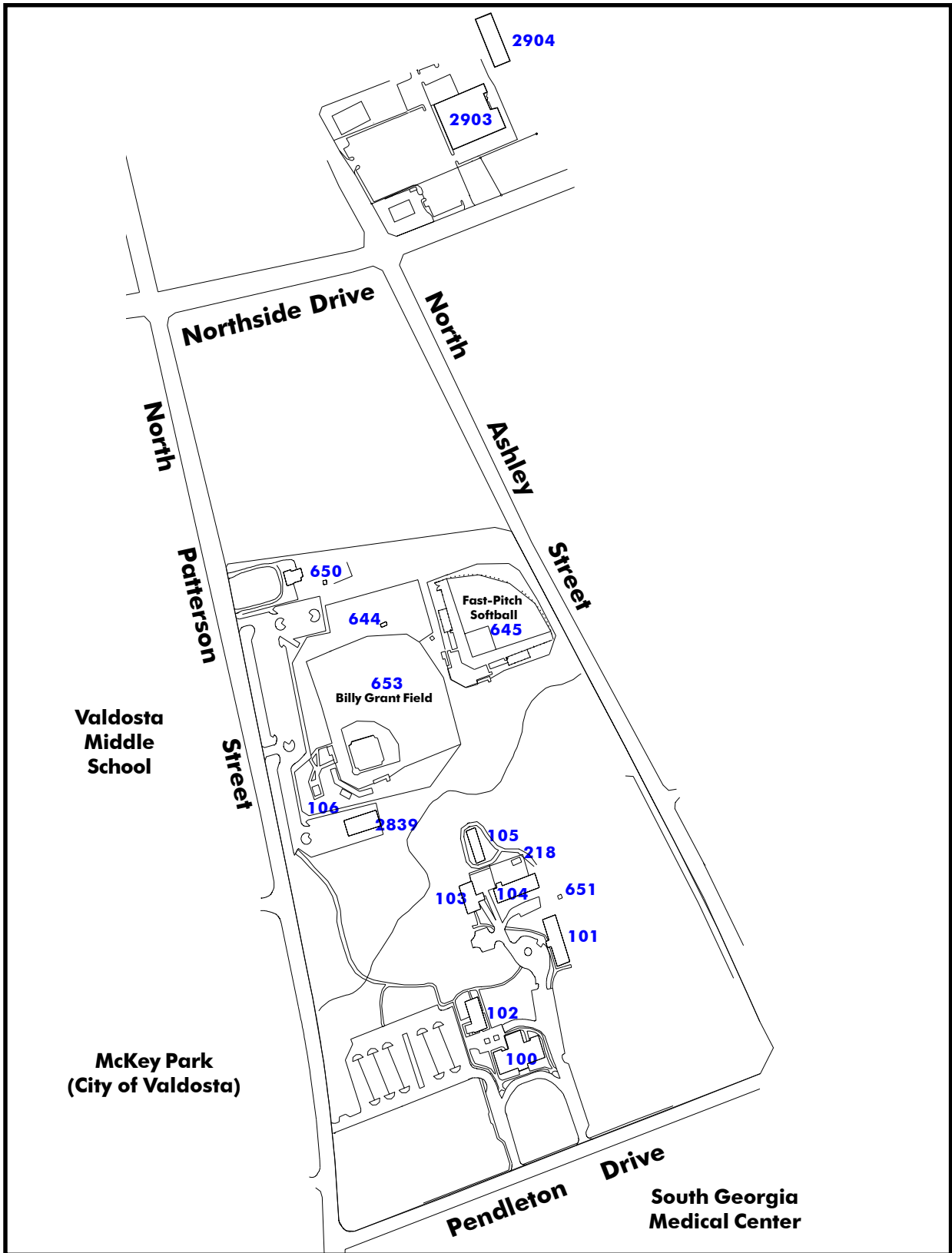
Legend

- | | | | | | |
|-----------------------|------------------------|-----------------------|--------------------------|-------------------------|------------------------------|
| 1. West Hall | 15. Hopper Res Hall | 43. President's Home | 103. Warehouse NC1 | 204. Williams House | 653. Billy Grant Field |
| 2. Brookwood Cir | 16. University Union | 45. 204 Georgia Ave. | 104. Warehouse NC2 | 205. Seago House | 654. Cleveland Field |
| 3. Brown Res Hall | 17. Gymnasium | 51. Alumni House | 105. Greenhouse | 206. University Bursary | 655. Intramurals Shed |
| 4. Patterson Res Hall | 18. Pine Hall | 53. Auxiliary Serv | 106. NOCO Concessions | 208. Bursary Drive-Up | 658. Parking Services |
| 5. Lowndes Res Hall | 19. Boiler House | 54. Admissions | 107. 107 W. Jane | 210. UC#3 | 659. Univ. Park 1 |
| 6. Odum Library | 20. Fine Arts Building | 60. Brookwood Radio | 109. 109 W. Moore | 211. UC#2 | 660. Univ. Park 2 |
| 7. Converse Apts. | 21. FA/AS Mech Bldg | 61. 201 W. Brookwood | 10A. Powell Hall | 212. UC#1 | 661. Masonic Lodge |
| 8. Ashley Offices | 29. Bio/Chem Bldg | 62. Martin Hall | 111. 111 W. Moore | 213. UC#4 | 808. Heilig Meyers Bldg |
| 9. Reade Res Hall | 2A. Nevins Hall | 63. 1206 N. Patterson | 14A. Palms Dining Center | 218. Chemical Mgt. | 1300. Student Recreation Ctr |
| 11. Georgia Res Hall | 30. Parking Control | 66. Child Dev. Center | 198. Psychology Class B | 644. Ticket Booth Lad | 1308. Spec Ed/Comm Dis |
| 12. Langdale Res Hall | 31. Education Center | 6A. Odum Library Add | 199. Psychology Office | 645. Ladies Softball | 1408. 1408 Sustella |
| 13. Farber Health Ctr | 32. P. E. Complex | 100. Pound Hall | 200. Regional Education | 650. Instit Research | 1528. 1528 Oak Street |
| | 40. 300 Baytree Off | 101. Barrow Hall | 201. Housing & Residence | 651. Intramurals Sto. | 1708. 1708 N. Ashley |
| | 41. Carswell House | 102. Thaxton Hall | 202. Brown House | 652. Univ Bookstore | 2100. 210 W. Moore |

Base Plan

**Valdosta State University
Campus Master Plan**

See Base Plan for North Campus for buildings in red



Legend

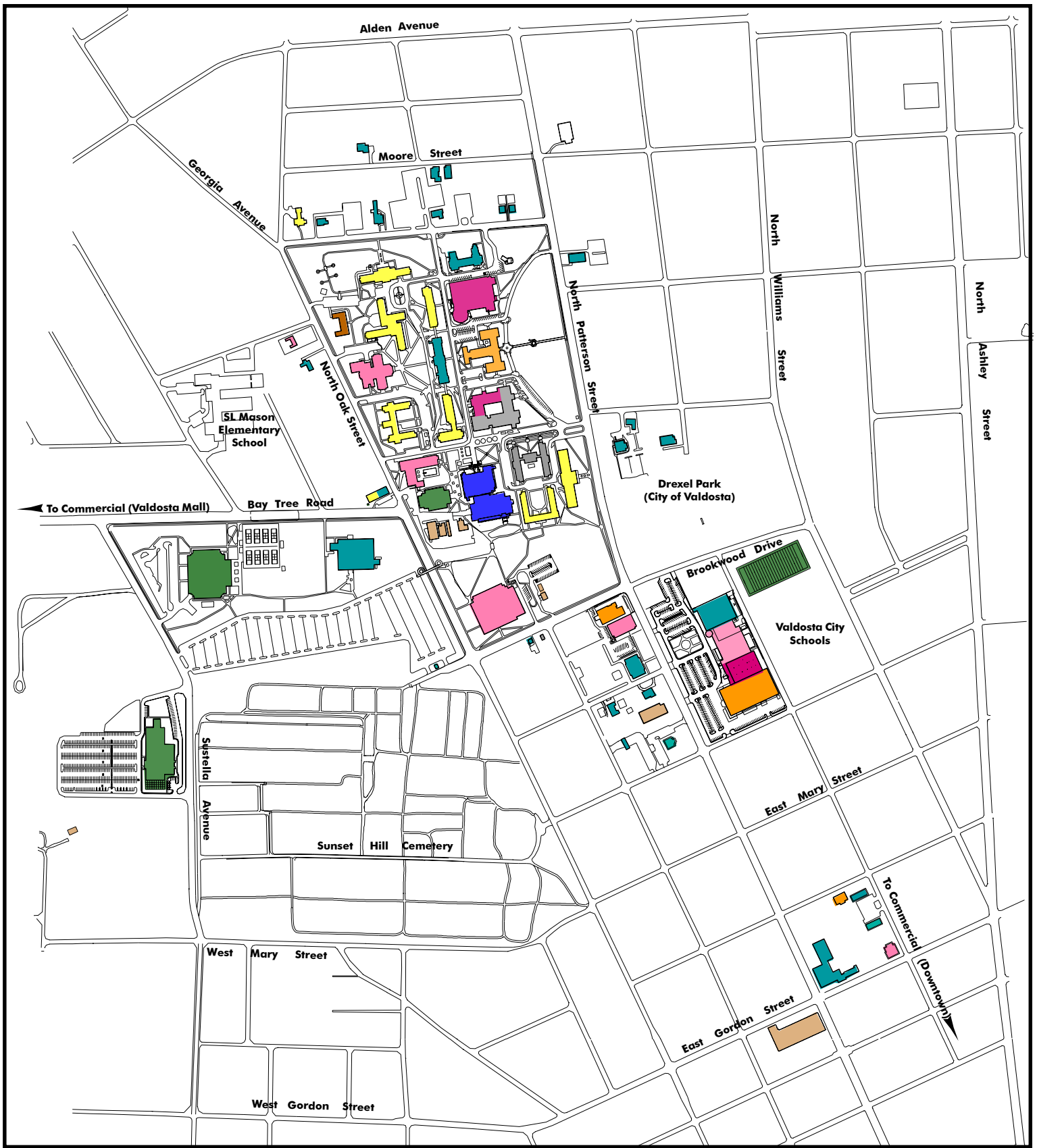
- 100. Pound Hall
- 101. Barrow Hall
- 102. Thaxton Hall
- 103. Warehouse NC1
- 104. Warehouse NC2
- 105. Greenhouse
- 106. NOCO Concessions
- 218. Chemical Mgt.
- 644. Ticket Booth Lad
- 645. Ladies Softball
- 650. Instit Research
- 651. Intramurals Sto.
- 653. Billy Grant Field
- 2839. Baseball FieldHouse
- 2903. Plant Operations
- 2904. Plant Ops Storage

December 2003



**Base Plan
North Campus**

**Valdosta State University
Campus Master Plan**



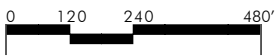
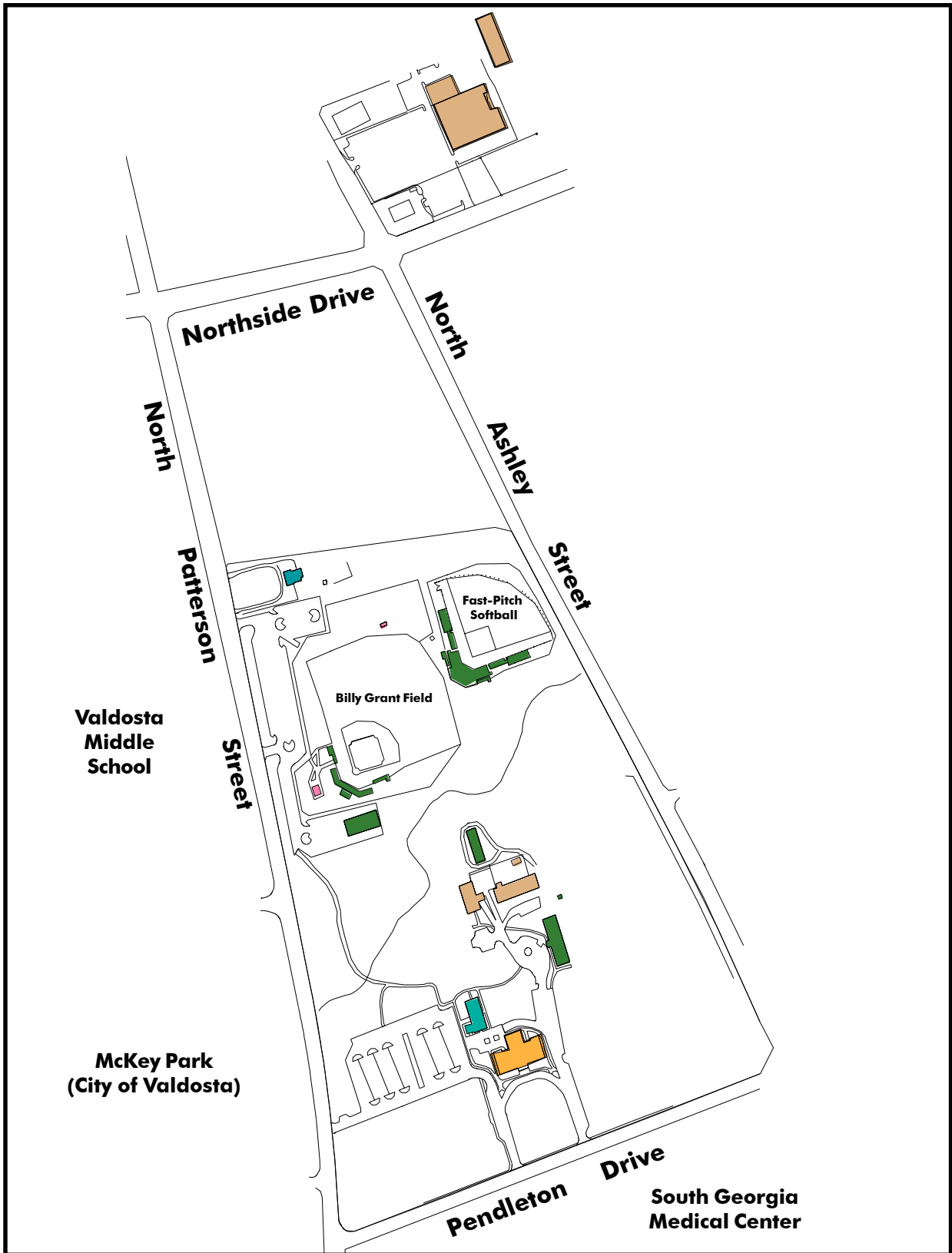
December 2003



Legend

- Classroom Facilities (100)
- Teaching Laboratory (200)
- Office Facilities (300)
- Library Facilities (400)
- Special Use Facilities (500)
- General Use Facilities (600)
- Support Facilities (700)
- Health Facilities (800)
- Residential Facilities (900)
- Renovation in Progress

**Existing Conditions
Building Use
Valdosta State University
Campus Master Plan**



December 2003



Legend

- Classroom Facilities (100)
- Teaching Laboratory (200)
- Office Facilities (300)
- Library Facilities (400)
- Special Use Facilities (500)
- General Use Facilities (600)
- Support Facilities (700)
- Health Facilities (800)
- Residential Facilities (900)
- Renovation in Progress

**Existing Conditions
North Campus
Building Use
Valdosta State University
Campus Master Plan**



T e c h n i c a l M e m o r a n d u m

Date December 2003

Project Master Plan Update

Subject III.A4 – Open Space and Pedestrian Circulation

From Ingram Parris Group

To Valdosta State University

Information for portions of this summary was taken from the 1999 Physical Master Plan. Modifications have been made to provide an update to the open space and pedestrian circulation found on campus since the last Physical Master Plan.

1. OPEN SPACE SPECIFIED BY CHARACTER

Open space features are located in the following regions of the Main Campus:

1.1 Front Lawn

The Front Lawn Area is located directly in front of West Hall and faces Patterson Street. This area incorporates approximately 8.08 acres of formal open lawn. The lawn features a fountain, planters, and a walkway leading to the front entrance of West Hall. The northernmost section of the front lawn is wooded with mature trees.

1.2 Flood Plain Area

One Mile Branch runs east/west through the southern portion of the Main Campus. This informal area includes approximately 26.85 acres of informal land within the 100-year flood plain of One Mile Branch. This property is bounded on the south by Brookwood Drive and the Oak Street Parking Lot, east by Patterson Street, and west to the end of University-owned property. This area contains One Mile Branch, open lawn areas, and mature trees throughout. It is unusable for building sites.

1.3 Camellia Trail Area

This informal open area contains approximately 3.6 acres and is located north of Georgia Hall and is bordered to the north by Georgia Avenue, to the west by Oak Street, and to the south by various dormitories and administrative buildings. This area contains a well-landscaped trail lined by camellia bushes. It is wooded with mature pines.

1.4 Miscellaneous Areas

There are many informal open space areas throughout Main Campus. Primary locations include the area at the Palms Quad, the open area at the Physical Education Complex, many residence hall lawns, and spaces between academic buildings.

1.5 North Campus Open Space

North Campus has an abundance of open space. The large open space to the southwest of Pound Hall is grassed and has two rows of young pine trees. The area is an inviting place for students to gather. The open space directly to the east of Pound Hall is grassed and is used for soccer and intramural sports practice. In addition, there is a large portion of the North Campus between the academic buildings and Billy Grant Baseball Complex that is wooded. There is a pedestrian bridge which crosses Two Mile Branch and connects the southern and northern portions of North Campus. Like the Main Campus, North Campus is meticulously landscaped and well-maintained. It is an inviting place for students and visitors.

2. PATTERNS OF OPEN SPACE AND PEDESTRIAN CIRCULATION

Valdosta State University is primarily a pedestrian campus. While limited parking is available in the interior of the campus core for faculty, staff, and visitors, most students park in the Oak Street Parking Lot, University Center Parking Lot, and other smaller parking lots located on the external perimeter of the campus core. Blazer Boulevard is the primary vehicular access way into the core of the campus, and the sidewalks of Blazer Boulevard serve as the primary pedestrian walkway from north to south. Odum Library, the University Union, and most of the academic buildings are located off Blazer Boulevard. The core campus sidewalks are readily available for access to the periphery dormitories and dining center.

In the interior of the Main Campus, a more defined pedestrian system is needed to connect the southernmost portion of the campus (Fine Arts Building) to the other academic buildings.

As the University has grown to the east of Patterson Street and to the west of Oak Street, pedestrian traffic currently faces the issue of crossing these two busy city streets to gain access to the campus core. While much of the pedestrian traffic crosses these streets at corner traffic lights, many cross randomly causing a concern for safety.

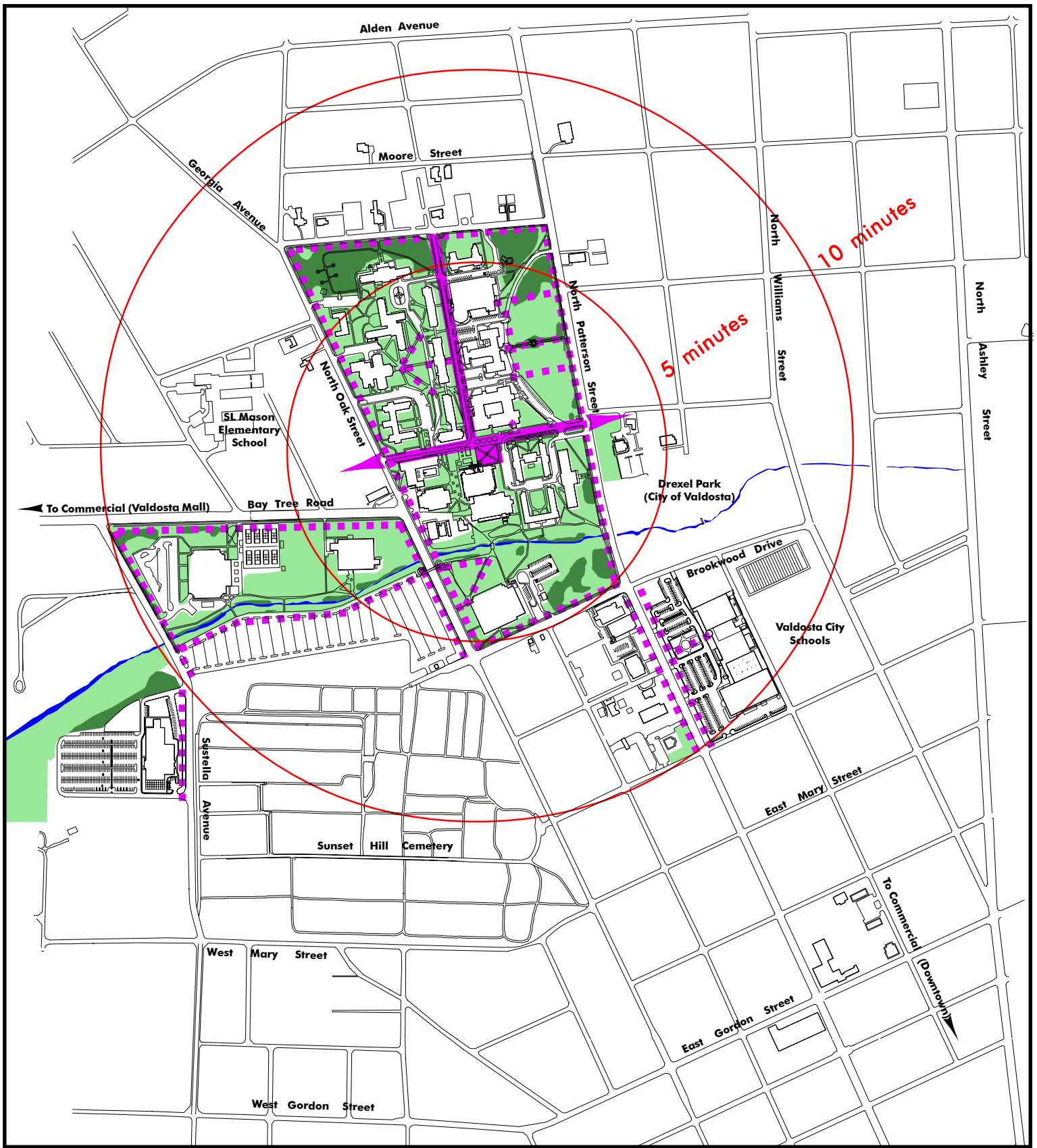
The University is ADA compliant in sidewalk accessibility.

3. QUALITY AND CONDITION OF OPEN SPACE AND PEDESTRIAN WALKWAYS

The open space of the campus is well landscaped, meticulously maintained, and visually stunning. The continuity of the Spanish Mission architecture and landscaping gives the University an appealing presence. It is an inviting place, and while located within the City of Valdosta, the green spaces of the campus provide ample places for students to gather together or to have solitude. Pedestrian walkways are well-maintained and provide easy accessibility to the campus buildings. Open space is manicured and invites students to use these areas for outdoor activities.

4. ADA COMPLIANCE

The pedestrian walkways at VSU are in compliance with ADA standards.



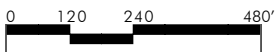
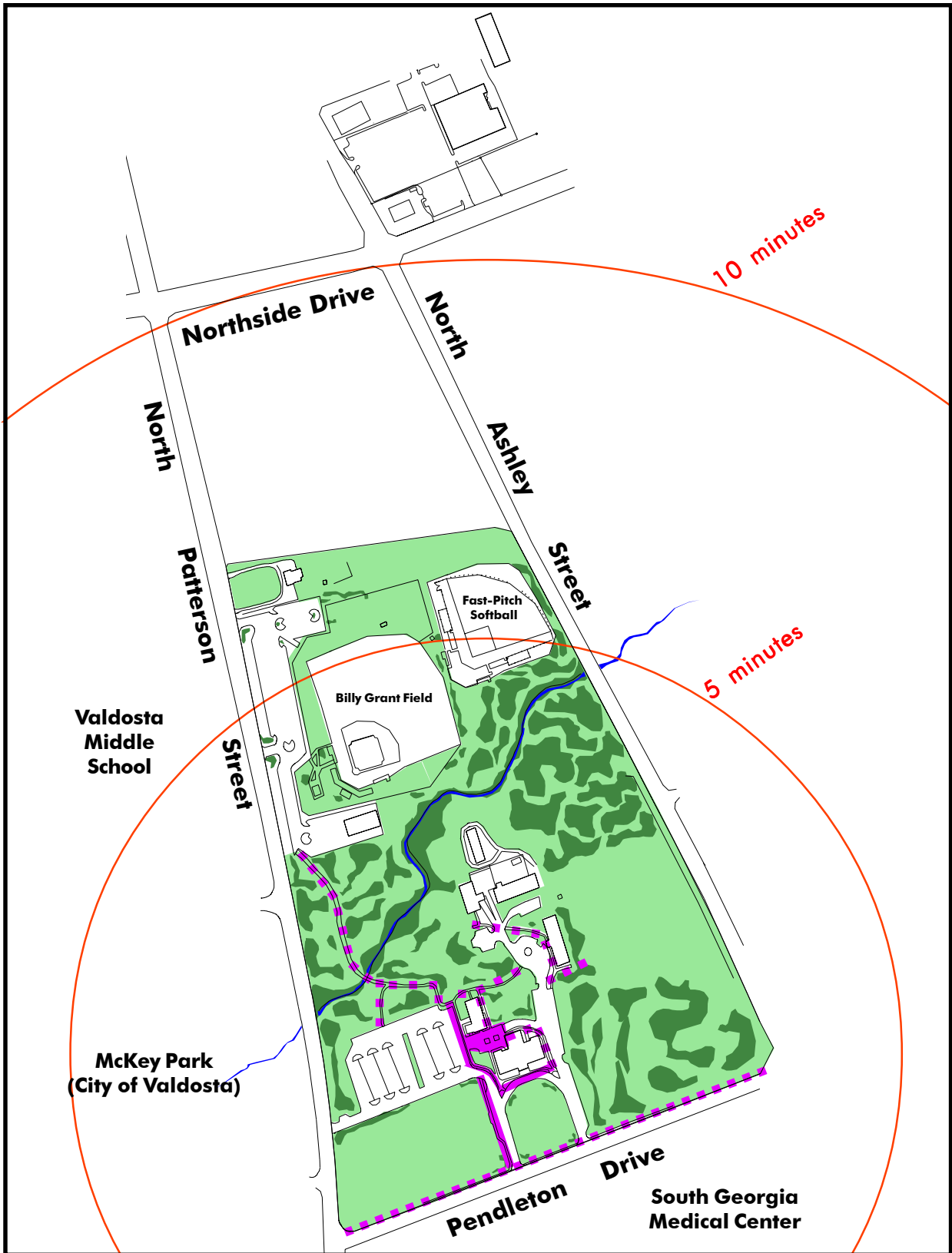
December 2003



Legend

- Open Space
- Tree/Shrub Line
- Creek
- 5 Minute Walking Increments
- Primary Pedestrian Walkways
- Secondary Pedestrian Walkways

**Existing Conditions
Open Space/Pedestrian Circulation
Valdosta State University
Campus Master Plan**



December 2003



Legend

- Open Space
- Tree/Shrub Line
- Creek
- 5 Minute Walking Increments
- Primary Pedestrian Walkways
- Secondary Pedestrian Walkways

Existing Conditions

North Campus

Open Space/Pedestrian Circulation

Valdosta State University

Campus Master Plan

T e c h n i c a l M e m o r a n d u m

Date December 2003

Project Valdosta State University Master Plan Update

Subject III.A4.A – Existing Conditions: Landscaping (Open Space and Pedestrian Circulation)

From Henry Arnold, Arnold & Associates Landscape Architects

To Dr. Marsha V. Krotseng, Chief Planning Officer

Open Space & Pedestrian Circulation

Visual Characterization

Valdosta State University campus looks like a campus is expected to look. There is a certain orderly layout in the building arrangement and circulation. An agreeable amount of light and open space connects the buildings, and there is a hierarchy of spaces resulting fortuitously from the process of adding new buildings. The landscape features are less organized. Walking routes follow roads or pedestrian desire lines across quadrangles.

The campus open spaces are defined most strongly by the buildings, and in some cases the spaces are partially reinforced by tree plantings. The most apparent examples of these are the campus front lawn and the courtyard in front of Brown Hall. In both instances, large trees add some definition to the sense of spatial enclosure. As a general rule, however, there has been no strong formal use of trees to create or reinforce campus spaces. The planting of trees shows a conventional decorative approach to the use of plants on institutional grounds. There is little evidence to suggest that a formal campus plan was drawn up before most of the buildings or landscape features were established.

Circulation enjoys the advantage of a compact main campus by accommodating a primarily pedestrian precinct. Parking lots off of Blazer Boulevard compromise this environment, and detract from the visual serenity of a walking campus. Parking is an administrative and political issue on every campus, and unless measures are taken to reduce parking close to the core, the matter will deteriorate over time into a kind of parking entropy. Automobile storage can come to dominate the potentially most attractive areas of the campus.

The rich palate of plant types that grow in this climate can actually serve as a detriment to coherent open space design. On the campus there are Palms, Pines, Oaks, and flowering trees of both deciduous and evergreen types used indiscriminately for landscape effect. Here is where the important mission of artistic awareness can be taught through skillful open space design. Unity of the campus' Spanish Mission type architecture might well be echoed in the landscape by more selective use of trees and planting. Skillful application of design principles such as rhythm, harmony, and modulation can make a great difference in the quality of open space. Concern for furnishings and appropriate works of art in these open spaces would add to their didactic purpose and vitality.

The Academic Center

There are four categories of open space to consider (Figure 1)

1. Ceremonial Spaces: There is only one large open space in this category unless you

consider athletic fields. The large crescent lawn area along Patterson Street of about 8 acres, is both symbolic and functional as a front yard to the campus, in addition to being useful for events like band concerts and graduation ceremonies. This particular open space could be dramatically improved by planting a colonnade of tall trees around the circumference of the semicircle. Otherwise, the existing large pine trees that spill into the northern edge should be retained where sound, and understory growth removed to improve visibility into and out of the large space.

2. **Formal Incidental Spaces:** This category includes about a half dozen spaces in the range of .5 to 1 acre that work both as visual enhancement and informal campus gathering spaces. In the academic area, the most significant of these are in front of Palms Dining Center and the Odum Library. Another more secluded space of this type is the Brown/Lowndes courtyard. The space in front of Palms serves as a nexus of paths and might be redesigned to make it more conducive to informal gathering and lingering. By contrast, the space in front of Odum has been fashioned to encourage lingering, and with minor improvements, could fulfill this function better. The residence hall courtyards would benefit by discrete deciduous tree planting for better control of seasonal sunlight. Each of these spaces should be considered as sites for civic art.
3. **Interstitial Spaces:** These essentially left over spaces function for circulation, and have an important visual purpose in creating a pleasing sequence of spaces when moving through the campus. This, after all, is an important part of the campus experience. We include within this category, spaces that are filled with parking, such as those at the center of the campus on both sides of West Hall. Not only could these spaces be put to more appropriate use as places for active and passive student gathering and outdoor works of art, but removing automobiles from an area that is predominantly pedestrian has healthful benefits in both exercise and air quality. Some of these interstitial spaces are simply the setting for buildings. Each have the function of allowing more plant growth with its considerable benefits when properly planned. Consider the spaces on both sides of Patterson Hall and how much more pleasant they are where planting prevails instead of parking.
4. **Informal Spaces:** These are of two types, *designed* and *naturalistic*. The most important example of the first category is the Camellia Trail Area of 3.6 acres between the northern edge of the central campus and Georgia Avenue. The area is laid out with a meandering trail lined with a distinctive collection of more than 1,100 camellias under a canopy of tall Pine trees. This open space has an educational role as well as providing a more tranquil place on the campus within easy access of classrooms and residence halls. It is a valuable, quieter preserve. The other type of Informal space, *naturalistic*, is characterized by the 27 acre, 100 year flood plain of One Mile Branch. Its use is restricted by the occurrence of occasional flooding, and some of the land is identified as wetland, and therefore, protected from development. The environmental values of this space will be considered under special uses.

Special Open Space Uses

Camellia Trail has already been discussed as a designed informal place on the campus for outdoor study and passive recreation. There are other spaces on the campus that have particular potential for outdoor learning that might be directly connected with the biology of open space, and others more indirectly linked with the biosphere in a metaphysical sense.

The first of these spatial types is concerned with sites on the campus that have special qualities for teaching about nature in an experiential and ecological sense. Most of these areas lie within the flood plain of One Mile and Two Mile Branch. These areas merit protection because of their significance in regional storm water management and plant and animal ecology. Their natural environmental status makes them of value in learning about natural systems and living flora and fauna communities. A proposal has been made by some members of the teaching staff to use a 3.5 acre parcel along One Mile Branch between Sustella and Wainright Streets as an outdoor area for training future teachers for using outdoor classrooms to each science. This use of a less disturbed site on the campus has a number of merits. One of the most important of these is creating a larger resource for teaching young children about the natural sciences through direct contact.

Teaching our youth more about the earth we live on is gaining ground here as on other campuses. The ideas so adroitly expressed by David Orr, (*Earth In Mind*), about restructuring education with an ecological foundation would make this flood plain teaching exercise a major project. If one sees the value of this perspective, the current modest proposal to make One Mile Branch an outdoor classroom and laboratory for teaching might be just the first step in a much broader and more extensive program. With the current emphasis on the biological sciences and our diminishing plant and animal species, funding sources have increased for these important time constrained efforts to learn about our natural habitat. These are some of the reasons for taking maximum advantage of this precious campus land resources.

The other type of open space for learning consists of more central campus sites that can serve as outdoor classrooms for teaching diverse subjects. It is gratifying to see how readily students often respond to the opportunity to escape the confines of the mechanized classroom. The agreeable outdoor environment with its invigorating air and tree filtered sunlight can be an excellent venue for contemplating poetry and philosophy as well as the natural sciences. Some of these spaces could be specifically designed as small amphitheatres to embellish the campus and allow casual use as well as a more formal didactic function for classes. Other spaces could be subtly arranged with grass and trees to draw scholarly groups in a modern green version of the ancient Greek form.

Movement & Open Space

Walking is the pervasive unheralded benefit of life on a campus of this size and compactness. For many American students, it will be the healthiest time of their life, and for a provident few, it will form a life-long habit yielding an illimitable reward.

The size of the academic area and the location of important buildings places most trips on campus within an easy walk (Figure 2). Odum Library is more or less the geometric center of the main campus, considering the main academic areas as well as the University Center, the Physical Education Complex, and the Student Parking Lot. If we draw concentric circles from the front of the Library, most campus walking trips will fall within a five-minute radius and nearly all will be within the seven-minute demarcation. This means that the average walk will be five minutes and the maximum walk will be fourteen minutes from one extreme end of the campus to the other. This assumes an average walking speed of three miles per hour. For those who wish to cut their walking time in one third, save metabolic energy and` enjoy the superior climate of Valdosta, a bicycle is the most appropriate technology, requiring little storage space, maintenance, time, and cost.

There are two notable areas where improvements to walking conditions need to be addressed. One is the pedestrian connection between Odum Library and the expanding

campus area to the south that includes the University Center, the Bookstore, and the Fine Arts building. Physical improvements here should include a better crossing of One Mile Branch, and a better walkway, with attention to the opportunity for improved landscape. It is assumed that traffic conditions for crossing Patterson Street are in need of improvement, and are being addressed elsewhere. Certainly greater concern should be given to the pedestrian convenience and safety where there are a large number of students making two or more crossings daily.

The other pedestrian condition needing consideration is the crossing of North Oak Street between the main academic area and education affiliated buildings west of the main campus area. This is also an area where vehicular traffic control is an issue, and will be discussed elsewhere. The connection via pedestrian overpass between the Oak Street Parking Lot and the academic center needs to be looked at in terms of improving the pedestrian approach along One Mile Branch. This could be a very important pathway because of the volume of student traffic and the opportunity for improving the stream banks and flood plain area. It needs to be studied in relation to the larger flood plain issue. There appears to be an opportunity for creating a pedestrian underpass adjacent to the stream where it crosses Patterson Street. This would improve access to the existing public park east of Patterson, and enhance opportunities for making more out of this flood plain/wetland area, both for recreation and for teaching.

The pedestrian could benefit from one specific improvement to the campus environment; namely, protection from direct sunlight in the warm season. Such a benefit requires establishing continuous shade trees along all important walking routes. In addition to the impact on comfort, the local microclimate and the ecology, the estimable visual improvement to the campus would be impressive.

This recommendation requires some amplification because the campus is perceived by some as already well planted. The suggestion here is to plant specific species of *large deciduous shade trees* in order to gain the full advantages in mitigating the heat island effect and providing measurable human comfort. Many of the most used sidewalks have virtually no shade trees. This can be perceived by looking north or south on Blazer Boulevard for example from either end. Sidewalks along North Oak Street are planted with decorative flowering trees (e.g. Crepe Myrtle), that will not attain adequate spread or the height to produce the required level of shade.

Of the few trees that exist near sidewalks now, most are palms, pines, or other evergreens that do not provide the broad low canopies in summer that open to the sunlight in winter. This is the magic of the oaks, maples, and gums that lose their leaves before the winter solstice, and renew their foliage each spring.

Walking and bicycling are supplemented by a transit loop that extends the ten minutes walking time for those needing to travel beyond the central academic area, and wanting to access parking west of Oak Street.

There is a need for some people to drive into the main academic area because of the nature of their work or physical disabilities. If the parking spaces that are permitted in the center of the campus were relegated to those with an exceptional need, the main academic area would gain from less pavement and more shade. The improved ambiance would contribute in an immeasurable way to the vital ambiance of university life. Rehabilitation of the areas that are now devoted to car storage was discussed in reference to restoring some of the interstitial spaces between campus buildings. The campus should by its design, foster

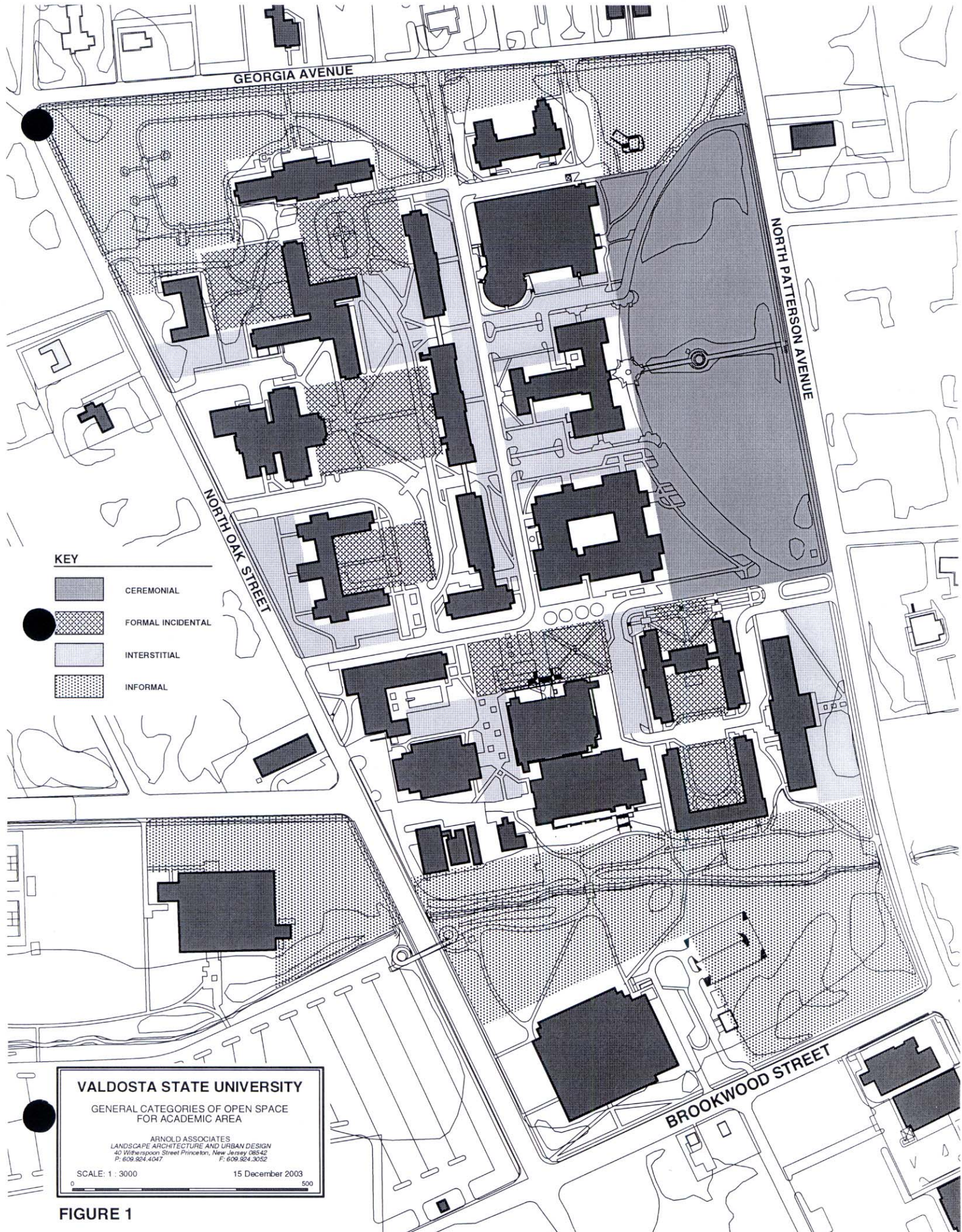
cultural values that distinguish between parking lot and art. As a minimum, the spaces immediately adjacent to West Hall ought to inspire the reverence appropriate to the symbolic center of learning.

Summary





Valdosta State University main campus exhibits a compact, pedestrian oriented layout of Spanish Mission style architecture in a grassy, decorative landscape setting. The main flow of pedestrian circulation is from north to south, and most walking trips between campus buildings are within a seven to ten minute span.

Recommendations for improving the character, utility and enjoyment of the campus aim at reconfiguring some central open spaces, shading walkways and enhancing the pedestrian amenity by reducing central parking and bringing more art to the campus. Some suggestions are made for enriching the outdoor spaces as special areas for learning, and creating more of the kind of places that invite casual discourse on a daily basis. The general thrust of these ideas would create an outdoor environment that received the same high level of attention to design as the buildings. The spatial stature of the campus should be worthy of the University's high cultural aspirations.

These preliminary comments are drawn from an early visual assessment and the review of documentation about the campus made available by the University. As additional information and analysis is developed, this preliminary review may raise appropriate questions and suggest some further directions for the open space element of the Campus Master Plan.



KEY

	CEREMONIAL
	FORMAL INCIDENTAL
	INTERSTITIAL
	INFORMAL

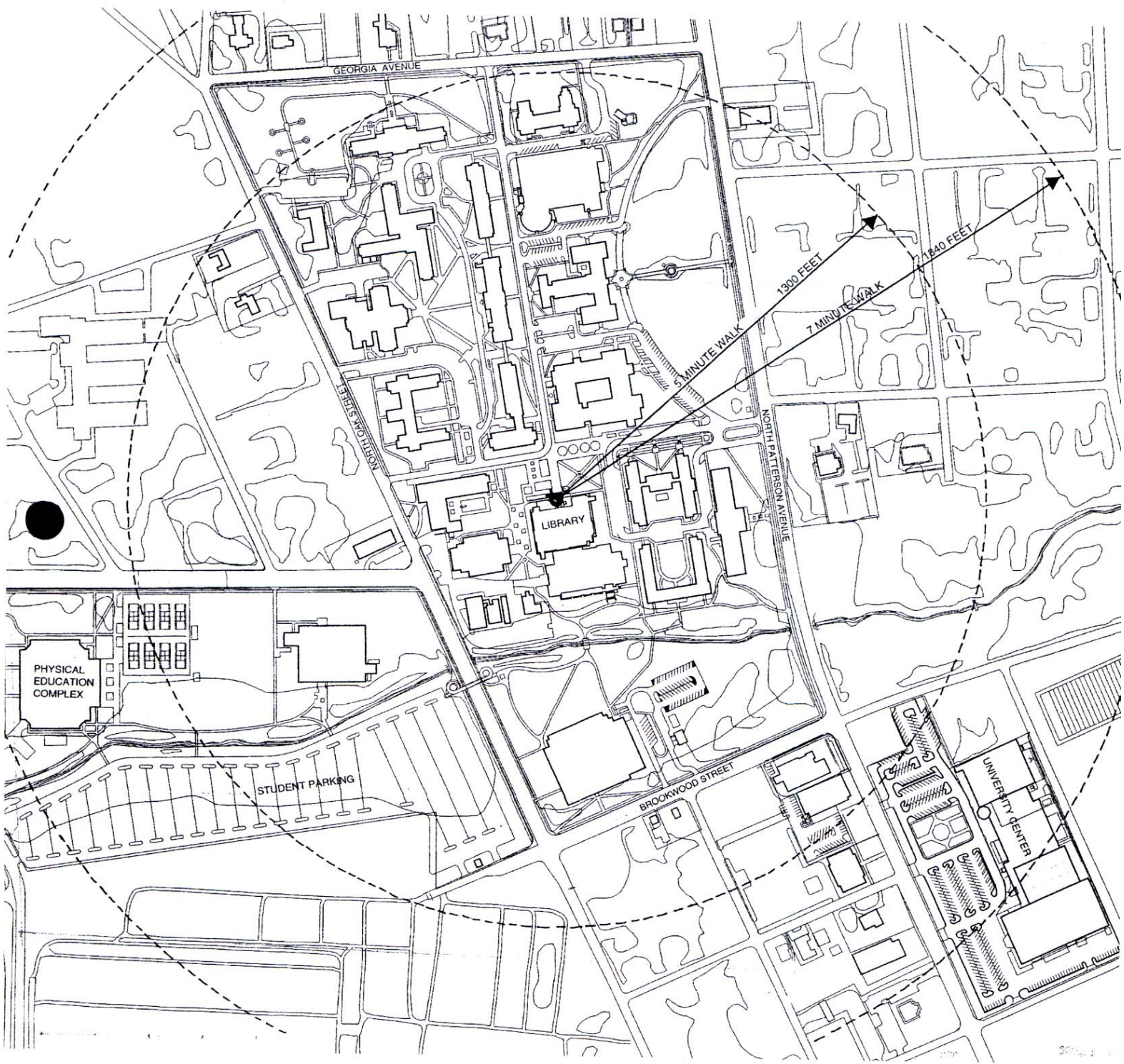
VALDOSTA STATE UNIVERSITY
 GENERAL CATEGORIES OF OPEN SPACE
 FOR ACADEMIC AREA

ARNOLD ASSOCIATES
 LANDSCAPE ARCHITECTURE AND URBAN DESIGN
 40 Witherspoon Street Princeton, New Jersey 08542
 P: 609.924.4047 F: 609.924.3052

SCALE: 1 : 3000 15 December 2003

0 500

FIGURE 1



VALDOSTA STATE UNIVERSITY
CAMPUS WALKING TIME/DISTANCE

Arnold Associates Landscape Architects

15 DECEMBER 2003

FIGURE 2



T e c h n i c a l M e m o r a n d u m

Date December 2003

Project Master Plan Update

Subject III.A5 – Vehicular Circulation and Parking

From Ingram Parris Group

To Valdosta State University

Information for this summary was taken from the 1999 Physical Master Plan. Modifications have been made to provide an update to the open space and pedestrian circulation found on campus since the last Physical Master Plan. Information was also used from the University's "Parking and Transportation" web page.

1. LOCATION OF VEHICULAR CIRCULATION ROUTES ON AND OFF CAMPUS

Vehicular circulation routes into the Main Campus are primarily through the surrounding perimeter city streets. The Main Campus core is bounded by Georgia Avenue to the north, Brookwood Drive to the south, Patterson Street to the east, and Oak Street to the west. Entry into the Main Campus is via one of these four city streets. Baytree Road is a primary local roadway and brings the majority of traffic from I-75 to Oak Street. Baytree Road is a primary connector between the University and the busiest commercial district in Valdosta. City streets provide primary access to other VSU properties as well.

The core interior of the Main Campus is accessed through Blazer Boulevard, the primary route of traffic through the campus core. Blazer Boulevard is accessed from Oak Street at the University Union. Traffic may continue through a sharp turn north in front of Hopper Hall to access residence halls and apartments. Traffic may also continue to the second sharp turn north in front of Odum Library to access the main academic buildings.

There is one other entry into the campus which circumnavigates the interior of the campus. From the Main Entry at Patterson Street, vehicular traffic can turn north and access West Hall and other academic buildings in the northern portion of the campus. Vehicular traffic may also continue west from the Main Entry drive and access the Library and residential dormitories located in the southern portion of the campus.

City streets which exist around North Campus include Northside Drive to the north, Patterson Street to the west, Ashley Street to the east, and Pendleton Drive to the south. There are only entrance drives into North Campus; there are no interior portions of North Campus that have "flow-thru" traffic other than the Main Entry circular drive which accesses the North Campus lot.

*IPG Incorporated
807 Northwood Park Drive
Valdosta, GA 31602
Phone: (229) 242-3557
Fax: (229) 242-4339*

All of the campus roadways are well maintained. The surrounding city streets are well-maintained as well.

2. PUBLIC TRANSIT SERVICES AND ROUTES

Valdosta State University uses a campus shuttle system to transport students throughout campus. There are three shuttle routes, the Blue Shuttle Express, the Green Shuttle Express, and the Red Shuttle Express. The shuttle services are routed through the following locations with shuttle stops situated in 12 locations throughout campus:

Blue Shuttle Express

Oak Street Lot – Sustella Avenue Entrance
Student Recreation Center
University Center
Regional Center for Continuing Education
Palms Dining Center

Green Shuttle Express

Oak Street Lot – Bus Drivers Office
Oak Street Lot – Education Center
Oak Street Lot – Sustella Avenue Exit
Student Recreation Center
University Center

Red Shuttle Express

Palms Dining Center
North Campus – Pound Hall
Main Campus at North Patterson Street

The shuttle bus service operates at the following hours:

Monday - Friday: 7:30 a.m. - 11 p.m.

Thursday and Saturday: A VSU shuttle bus will stop at the Valdosta Mall at 2:00 p.m., 4:00 p.m., and 6:00 p.m.

Saturday: Campus Pickup - 2:00 p.m. and 4:00 p.m., Valdosta Mall & Walmart Pickup - 6:00 p.m.

Sunday: Closed

Para-transit Service is a shuttle service operated by the University’s Department of Special Services (229-245-2498), in partnership with the Department of Parking and Transportation and the Department of Public Safety. The Para-transit Service is designed to provide assistance to students with mobility impairments in traveling to buildings located away from the main campus.

Public transportation is available from other sources within the Valdosta-Lowndes County area including the following services:

Lowndes Transit, Superior Transportation Company, Flex-Tran Transportation, and MIDS, Inc.

3. EXISTING ON AND OFF CAMPUS PARKING FACILITIES AND RATES OF UTILIZATION

The following information was taken from the VSU 2002 Parking Study and the VSU “Parking and Transportation” web page.

Total Number of Spaces by Category

Student: 2301
 Timed: 215
 Reserved: 496
 Service: 120
 Staff: 377
 Handicap: 115

	Student	Timed	Reserved	Staff	Handicap	Total Row
Oak Street	986	88	89	70	24	1257
University Center	232	0	40	33	12	317
Bursary	0	12	5	26	2	45
Printing	0	0	2	8	0	10
Martin Hall	80	0	28	9	2	119
Bookstore	0	20	10	13	4	47
Jeanette Lot	0	4	80	0	2	86
PE Complex	95	0	25	13	2	135
Pine Hall - Old Gym	0	0	14	10	3	27
Union	0	3	0	0	0	3
Hopper	0	32	13	30	3	78
Cafet Lot	0	5	0	0	1	6
Infirmery	0	3	4	24	3	34
Library Brown	0	14	0	0	1	15
Lowndes Brown	0	10	2	0	1	13
Patterson	0	11	1	0	0	12
Nevins	0	0	31	16	4	51
West	0	0	30	0	4	34
Powell	0	3	5	6	4	18
Baytree	0	0	6	5	0	11
Georgia	33	0	0	0	0	33
Conference	0	0	33	0	0	33

Continuing Education	73	0	10	10	4	97
Sustella	378	6	7	6	15	412
Admissions	0	1	21	34	3	59
Fine Arts	0	3	3	0	2	8
University Park	16	0	0	12	0	28
Alumni House	0	0	14	15	1	30
Baseball	132	0	8	5	4	149
Sunset Park	85	0	0	0	3	88
Converse	0	0	0	0	7	7
N. Campus	191	0	15	32	4	242
Total	2301	215	496	377	115	3504

Total number of available spaces on campus: 3,504

Other available parking within one mile of the campus – but which is not on campus property includes the following areas.

Sustella Avenue
 Georgia Avenue
 Brookwood Place
 College Street
 West Ann Street (between Toombs and Oak Street)
 East Brookwood Drive (between Ann Street and Patterson Street)
 Toombs Street (between Brookwood and Mary Street)
 Slater Street:
 Williams Street (between Mary and Alden)
 High Street (between Patterson and Oak)
 West Mary Street (next to cemetery)
 East Mary Street
 West College Street
 Roosevelt Street (North Campus)
 Pendleton Street (Next to Hospital)

When taking into account the number of parking spaces, one must consider the following:

The total number of students enrolled does not necessarily mean that number attends the VSU campus, or that they have a permit to park on campus.
 Total number of students enrolled is 9,900.
 Parking permits were issued for the Fall of 2002.

- * 6707 student permits for Fall 2002
- * 790 reserved permits
- * 477 staff permits
- * Total of 7,974 permits issued for the Fall of 2002

The number of students that attend day classes compared to the number of students that attend evening classes. Day students are students that attend VSU between 8 a.m. - 5 p.m., and there are approximately 7,455 day students at VSU. Night Students

are students that attend VSU between 5 p.m. - 11 p.m., and there are approximately 3,771 night students at VSU.

There are 1,699 resident on campus students at VSU, and there are only 452 freshman students living on campus with a parking permit.

4. CONDITION OF PARKING FACILITIES

All University parking facilities are well-maintained and in good condition.

5. UNIVERSITY PARKING POLICY AND ADMINISTRATIVE FRAMEWORK

Classes of Parking Permits and How They Are Assigned at Valdosta State University All employees and students who operate vehicles on campus must obtain or purchase a parking permit valid for each academic year (Fall Semester through Summer Semester). Parking permits are non-refundable.

The following types of permits are issued:

Red parking permits are issued to full-time faculty and other employees designated as "Professional Administrative Staff" employees upon purchase*. The Reserved parking permit annual fee is \$60.00. Individuals who are authorized a red parking permit and properly display the permit may utilize the following parking spaces: timed spaces (within the posted time limits), any spaces designated as reserved, staff, and those spaced that are unmarked. Red permits do not allow the operator to park in handicap spaces (unless displaying the proper State of Georgia permit), fire lanes, visitor spaces, tow zones, service vehicle spaces, and specifically designated reserved spaces. Part-time adjunct faculty can purchase a red or green permit.

Green parking permits are issued to full-time and half-time staff employees (excluding student assistants, graduate assistants and temporary full-time employees) upon purchase*. The Staff parking permit annual fee is \$36.00. Individuals who are authorized a green parking permit may utilize the following parking spaces: timed spaces (within the posted time limits), any spaces designated as staff and those spaces that are unmarked. Green permits do not allow the operator to park in reserved, handicap spaces (unless displaying the proper state permit), fire lanes, visitor spaces, tow zones, service vehicle spaces and specifically designated reserved spaces.

Student permits are issued to all students upon purchase. The color of student permits change every year. The Student parking permit annual fee is \$50.00. Individuals who are authorized to receive a student parking permit may utilize the following parking spaces: timed spaces (within the posted time limits), and unmarked parking spaces. Student parking permits do not allow the operator to park in handicap spaces (unless displaying the proper state permit), fire lanes, reserved or staff spaces, visitor spaces, tow zones, service vehicle spaces and specifically designated reserve spaces.

Motorcycle permits may be purchased for \$30.00 for a reserved permit, \$18.00 annually for a staff permit and \$25.00 annually for a student permit. Motorcycle permits must be affixed to the front forks of the motorcycle. Motorcycles should be parked in motorcycle spaces, or in the end caps of parking rows. Motorcycle permits do not allow the operator to park in handicap spaces (unless displaying the proper State of Georgia permits), reserved or staff spaces, fire lanes, visitor spaces, tow zones and specifically designated reserved spaces. Please note that motorcycles are not authorized to park on sidewalks, next to bicycle racks or in a manner that

obstructs traffic or parking designated for motor vehicles. All motorcycles, motorized bikes and scooters are required to display a motorcycle permit to park on campus.

Visitor permits will be issued to visitors who are not employees or students. Identification will be required at the time a visitor permit is requested. Individuals with visitor permits may park in visitor spaces and any available parking space, except Service Vehicle Spaces, 24 hour reserved, tow zones, curbs and handicap spaces (unless the appropriate state permit is displayed). Daily permits are free of charge. Semester permits are \$10.00.

Retired permits will be issued to employees that have retired from the university. This permit will be issued each year at no charge. Retirees may utilize Visitor, Reserved, Staff, Unmarked and Timed spaces for the posted time limit. If your status changes and your employment with the University continues on a part-time or full-time basis, and you are parking on campus 3 or more days during the work week you will be required to purchase a parking permit.

Temporary medical parking permits may be issued to students and employees who currently have a valid parking permit upon the presentation of written documentation from a physician, indicating the individual cannot walk long distances and the dates the permit is needed. Individuals who are authorized a temporary medical parking permit and properly display the permit may utilize timed spaces over the allotted time. You must be properly registered with Parking & Transportation and have a VSU permit to be eligible for a medical permit, and have a zero balance.

Temporary parking permits for faculty, staff, and students are available at the Parking & Transportation Department. A weekly fee of \$3.00 will be accessed for temporary permits obtained more than one week (or 5 days) a semester or, if the individual does not already have an annual parking permit.

Parking permits for special visitors, i.e. speakers, visiting teachers, consultants, special groups, etc., may be arranged through the Parking & Transportation Department located at 114 Georgia Avenue.

Employees purchasing a parking permit must have a zero citation balance.

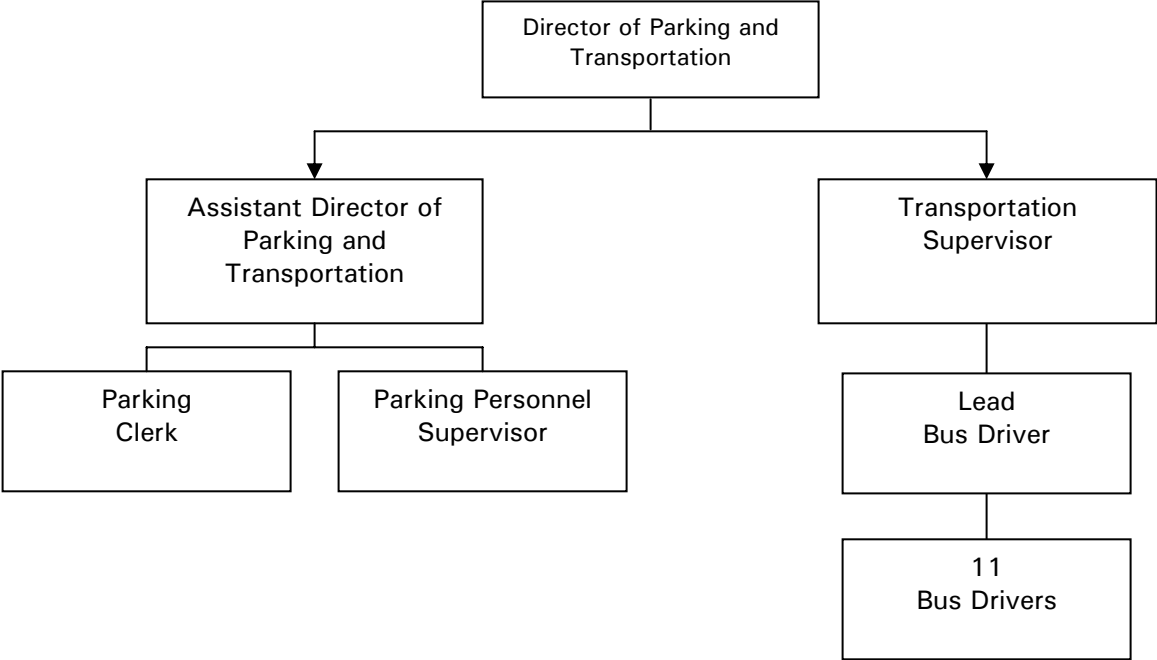
Parking Regulations:

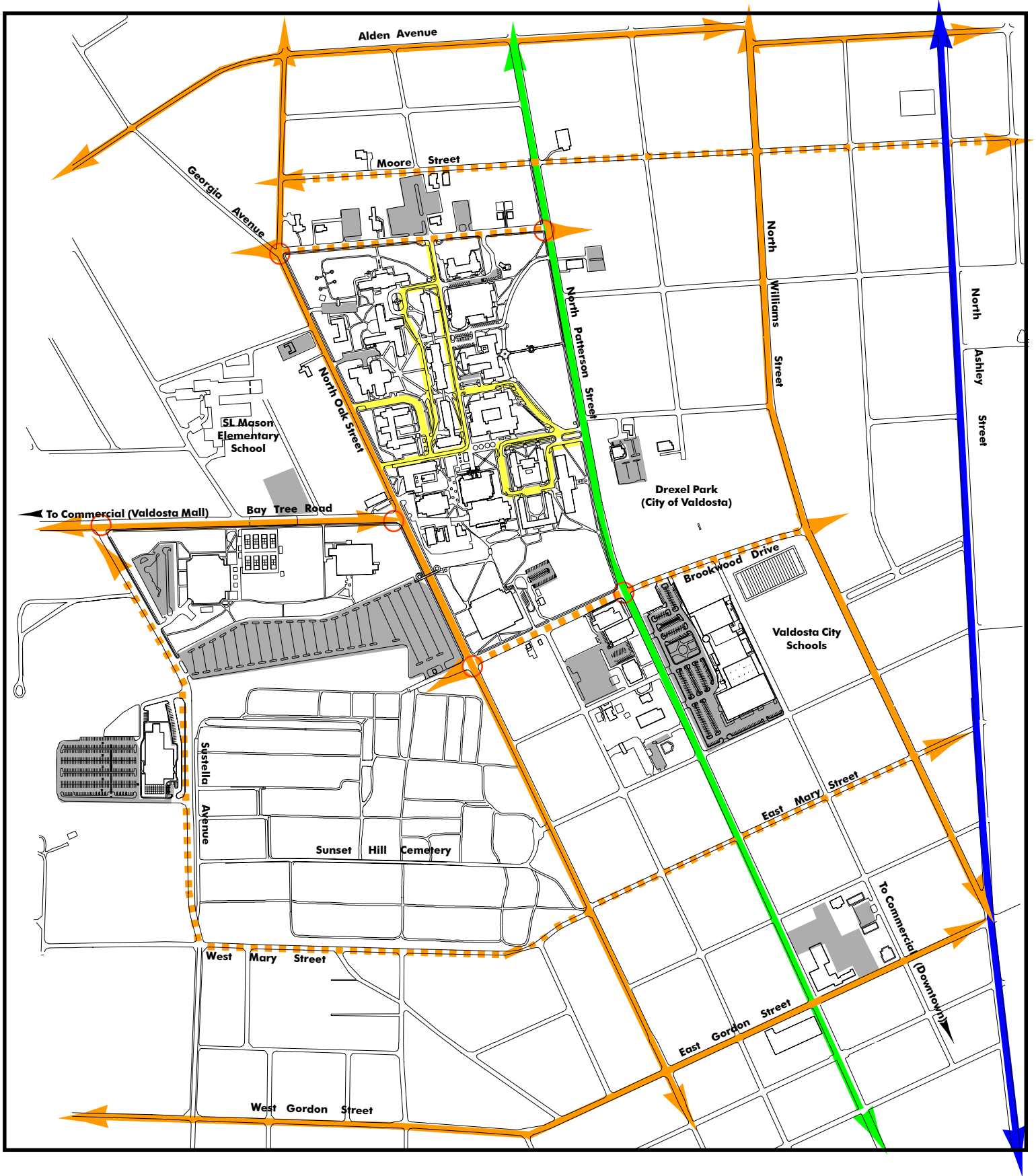
All VSU parking regulations apply to everyone (employees, students, and visitors) properly and legally registered with the Department of Parking & Transportation and the University. Vehicles that are unidentified (meaning they have no VSU permit, vehicle tag number, or vehicle identification number) are subject to be towed at any time at the owner's expense.

- All motor vehicles must properly display a current parking permit to park on campus at all times. Any non-registered or unidentified vehicle with 5 or more unpaid parking citations for no permit will be removed from campus at the owner's expense.
- Any registered vehicle with 10 or more unpaid parking citations will be removed from campus at the owner's expense.
- Vehicles must be parked in spaces authorized for the respective individual. The responsibility for locating an authorized parking space rests with the operator of the vehicle. Lack of a parking space will not be considered an excuse for violating any parking regulations.

- Parking on lawns, landscaped areas, sidewalks, curbs, or other areas not specifically designated by signs or curb markings as parking areas is a violation and the vehicle will be towed. The absence of a "NO PARKING" sign does not denote parking is permitted.
- Visitor spaces are provided for persons not affiliated with the University. Faculty, staff, and students may not utilize visitor spaces until open parking begins at 5:30 p.m. Visitors are subject to the same rules and regulations as the campus community. Campus members are responsible for the actions of their visitors and should advise them in which areas they are allowed to park in. Visitors must have a permit at all times.
- All motor vehicles will be parked on campus in such a manner as not to impede vehicle and/or pedestrian traffic or in a manner which creates a hazard.
- Parking spaces designated for Service Vehicles are for use by VSU authorized vehicles and/or construction vehicles. Any other type of vehicle parked in a service vehicle space without the proper permit will be towed.
- Vehicles parked in spaces designated as Timed Parking cannot exceed the posted time limit.
- Vehicles cannot be moved from one timed parking space to another in order to circumvent the time restrictions.
- Curbs are designated as no parking zones. No vehicles are allowed to park on curbs or areas designated as Fire Lanes. (Lack of curb marking or signs does not designate these areas as parking areas.) A vehicle is eligible to be cited if any part of the vehicle is located on the yellow markings. Additionally, blue markings indicate accessible parking and routes for individuals with disabilities. Accessible parking is limited to individuals who meet eligibility by displaying a handicapped parking permit or decal. Accessible routes are outlined by the use of blue lines. Vehicles are prohibited from blocking accessible routes.
- Any motor vehicle operated on the VSU campus must yield to the directions of any Public Safety Officer, Parking & Transportation representative, or designee when directing traffic.
- No motor vehicle may exceed the speed limit of 15 MPH on campus.
- Areas designated as loading docks, loading areas and/or handicap ramps will not be obstructed by motor vehicles.
- Recreational vehicles, motor homes, campers, etc., are not authorized to utilize more than one parking space on campus and may not be used as living or sleeping quarters while parked on campus (without the expressed permission of the Parking & Transportation Department).
- Vehicles that are illegally parked can be cited every 2 hours for the same offense.

Administrative Framework is shown in the organizational chart below:





0 175 350 700'

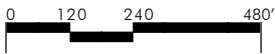
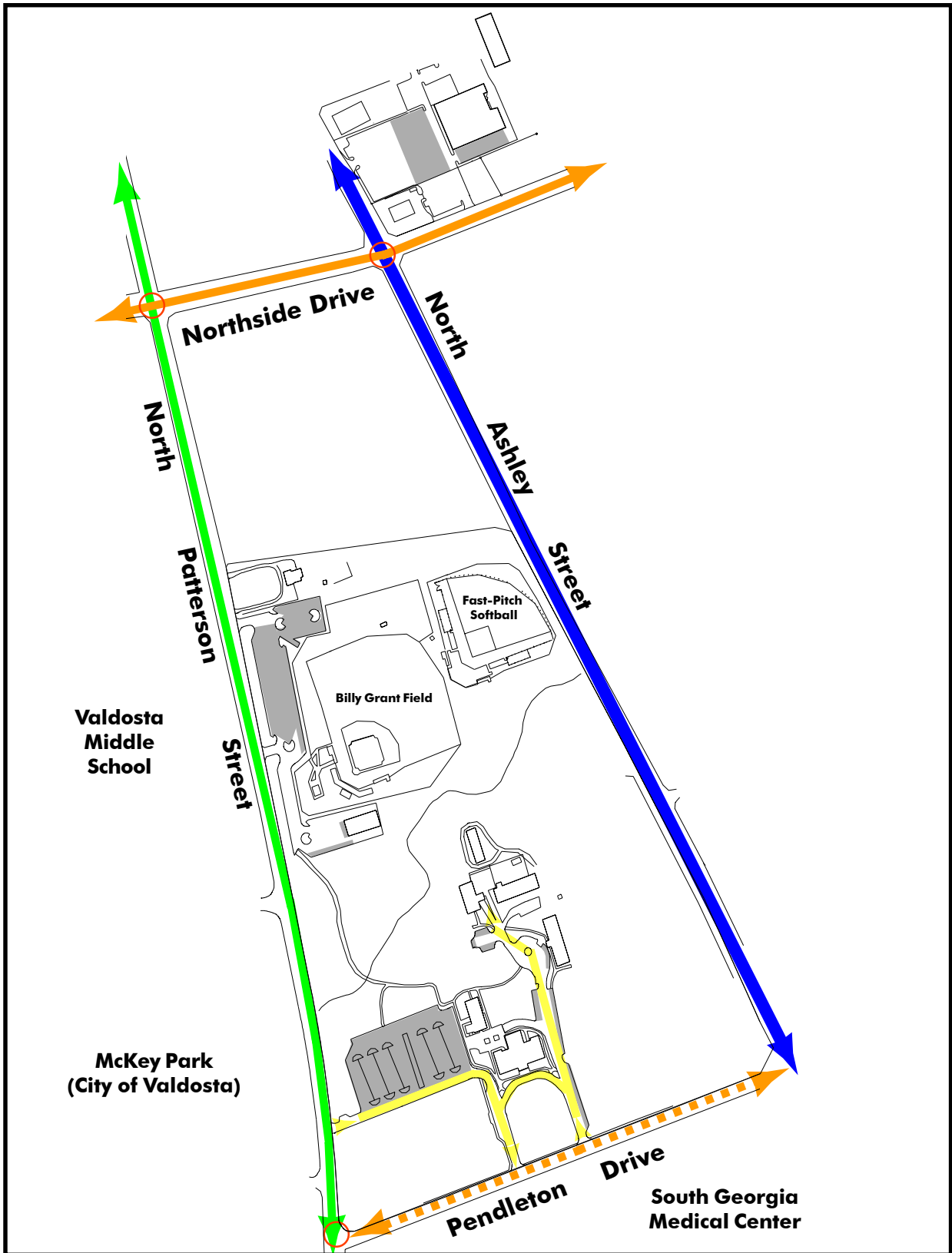
December 2003



Legend

- █ Federal Highways
- █ State Highways
- █ City Arterials
- - - Secondary City Arterials
- █ Primary Campus Drives
- Traffic Lights
- █ Parking

**Existing Conditions
Vehicular Circulation
Valdosta State University
Campus Master Plan**



December 2003



Legend

- █ Federal Highways
- █ State Highways
- █ City Arterials
- - - Secondary City Arterials
- █ Primary Campus Drives
- Traffic Lights
- Parking

**Existing Conditions
North Campus
Vehicular Circulation**
Valdosta State University
Campus Master Plan



T e c h n i c a l M e m o r a n d u m

Date December 2003
Project Master Plan Update
Subject III.A6 – Athletic and Recreational Facilities
From Ingram Parris Group
To Valdosta State University

Information for portions of this summary was taken from the 1999 Physical Master Plan. Modifications have been made to provide an update to the athletic and recreational facilities found on campus since the last Physical Master Plan.

1. EXISTING RECREATION / ATHLETIC FACILITIES

Valdosta State University is an NCAA Division II university. Men’s athletics include baseball, basketball, cross country, football, golf, and tennis. Women’s athletics include basketball, cross country, softball, tennis, and volleyball.

An inventory of the athletic and recreation spaces available on the Valdosta State University campus is shown on the following tables. The areas are categorized below by “Fields” and “Facilities.”

Table 1: Fields	
Field / Area	Acres
Swimming Pool Behind University Union	.14
8 Tennis Courts at PE Complex	1.15
Football Practice Field Beside PE Complex	2.11
Main Campus Front Lawn	2.87
Cleveland Field (Football)	1.25
Billy Grant Field (Baseball)	5.74
Ladies Fast Pitch Softball Field	2.07
Open Area East of North Campus	6.43

*IPG Incorporated
807 Northwood Park Drive
Valdosta, GA 31602
Phone: (229) 242-3557
Fax: (229) 242-4339*

Subtotal	21.76
Formal and Informal Open Use Spaces:	
Open Grassed Areas North and East of Fine Arts Building	3.5
Open Paved Area North of Library	.82
Subtotal	4.32

Table 2: Athletic and Recreational Facilities		
Facility Name	Gross Square Footage	Assignable Square Footage
Old Gymnasium	35,724	21,001
Physical Education Complex	105,945	65,267
University Center (TV/Game Rooms)	45,695	4,141
Ladies Softball Ticket Booth	110	90
Ladies Softball Complex	2,308	1,230
Intramural Storage	108	92
Billy Grant Field	2,447	1,698
Cleveland Field	9,164	6,671
Intramural Shed	223	194
Student Recreation Center	76,372	55,631
Baseball Field House	10,161	7,911
Total	288,257	163,926

2. DESCRIPTION OF FIELDS

The Swimming Pool behind the University Union is located on the Main Campus. It is used by students, faculty and staff during the hours posted.

There are eight Tennis Courts beside the Physical Education Complex located on Baytree Road between the Physical Education Complex and the Education Center one block west of the Main Campus core. They are in good condition and are utilized by VSU and the community.

There is a Football Practice Field located on Baytree Road between the Physical Education Complex and the Education Center one block west of the Main Campus core. The VSU Blazer football team utilizes this field for practice.

The Main Campus Front Lawn is an open space not designated as an official athletic field; however, it is used for recreational activities including sports practice, and leisure activities.

The University leases Cleveland Field for Blazer football games. It is located adjacent to the Main Campus on Brookwood Drive directly behind the University Center and has spectator seating for 12,000. It is shared by Valdosta State University and Valdosta High School. The VSU games are played on Saturdays, and the Valdosta High School games are played on Friday nights. Amenities include concessions area, restrooms, and a field house.

Billy Grant Field is located on North Campus and is the University's official baseball field. It has bleacher seating for 800 and a grassed area which can accommodate another 600-700. The facility includes a concession area, 3,500 SF of locker room space, 5,000 SF of indoor batting and pitching area, weight rooms and offices.

The Ladies Fast Pitch Softball Complex is adjacent to Billy Grant Field and provides a regulation playing field, stadium seating for 500 with a press box and restrooms. There is also a ticket booth located at the ladies softball complex.

The open area east of the North Campus buildings serves as a practice field for intramural sports, soccer, and other recreational activities. There is an intramural storage shed located on this field as well.

3. DESCRIPTION OF FACILITIES

The description of those facilities including both playing fields and supporting facility amenities are described above in the "Fields" section of this report. This portion of the report provides information on buildings having no exterior fields associated with them.

The Old Gymnasium is located on the Main Campus and provides office space, court flooring typical of standard basketball courts, and weight training for the VSU Blazer Football team. Basketball offices are located on the 2nd floor of this facility.

The Physical Education Complex is located on the corner of Sustella Avenue and Baytree Road, one block west of the Main Campus core. This facility houses men's and women's basketball and volleyball. The facility has one multi-purpose forum which can seat 5,350 for either basketball or volleyball. The facility contains classrooms, a mezzanine track, locker rooms, and office facilities supporting the Sports Program.

University Center is located on Patterson Street one block south of the Main Campus Core. The University Center contains recreational spaces such as TV rooms and game rooms for students to enjoy in their leisure.

The Student Recreation Center is the most recent recreational facility constructed on campus. It has many features as described below:

Control Desk: is strategically located at the entrance to the facility. The personnel at the control desk can answer questions, sell guest passes, make racquetball reservations, check out recreational sports equipment and monitor participants' access into the facility.

Group Fitness: this 3,800 square foot aerobic room offers a wide variety of times and types of group fitness classes. Equipped with a retractable dividing wall, the new aerobic room may host 2 separate classes during the same time period.

Multi-Purpose Courts: these three wood floor courts accommodate a wide variety of activities such as basketball, volleyball, and badminton. Open play hours will be offered during the majority of the day but the Intramural, Club Sports, and Special Event Programs also use the courts for games, practices, and events.

Natatorium: This 6-lane 25 yard pool is the only indoor aquatic facility in the area, offering the VSU community year round access to aquatic activities. Lap swimming, water aerobics, Intramural activities, and other special events utilize the pool area. Along with the pool, a large sun-deck is available for studying, relaxing, etc.

Racquetball Courts: There are 3 courts with glass back walls. These courts are the first of their kind on the VSU campus. The first two courts are used by reservations on the hour and the third court is first come, first serve.

Climbing Wall: The 25 foot climbing wall is a state of the art simulated natural rock surface that accommodates the novice to the advanced climbers through varying climbing routes. The natural surface gives climbers the option of using the handholds or utilizing the natural formations as they ascend the wall.

SRC Office: The office is located inside the main entrance on the left for ease of access. Information is available on all the programs offered along with membership applications. The office is open 8:00am - 5:30pm Monday - Thursday and 8:00am - 3:00pm on Friday.

Fitness Center: This 9,400 square foot area is equipped with state of the art equipment for cardiovascular exercise (including stair climbers, treadmills, stationary bikes, elliptical machines, etc.) and strength training with weight machines and free weights.

Walking/Jogging Track: the mezzanine 4-lane track provides indoor comfort for our members interested in walking/jogging. The track is approximately 1/10 of a mile.

Table 3: Student Recreation Center; Building Hours	
Monday – Thursday	6:00 am – 11:30 pm
Friday	6:00 am – 9:00 pm
Saturday	10:00 am – 7:00 pm
Sunday	2:00 pm – 11:30 pm
Alumni, Alumni Spouses & Retired Faculty/Staff Hours	
Monday – Thursday	6:00 am – 2:00 pm
Friday	6:00 am – 9:00 pm
Saturday	10:00 am – 7:00 pm
Sunday	2:00 pm – 11:30 pm
Office Hours	
Monday – Thursday	8:00 am – 5:30 pm
Friday	8:00 am – 3:00 pm
Indoor Pool Hours	
Monday – Friday	6:00 am – 9:00 am
	11:00 am – 8:00 pm
Saturday	11:00 am – 7:00 pm
Sunday	2:00 pm – 8:00 pm
Outdoor Pool Hours (behind University Union)	
Monday – Friday	12:00 pm – 6:00 pm
Saturday	11:00 am – 6:00 pm

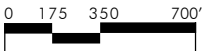
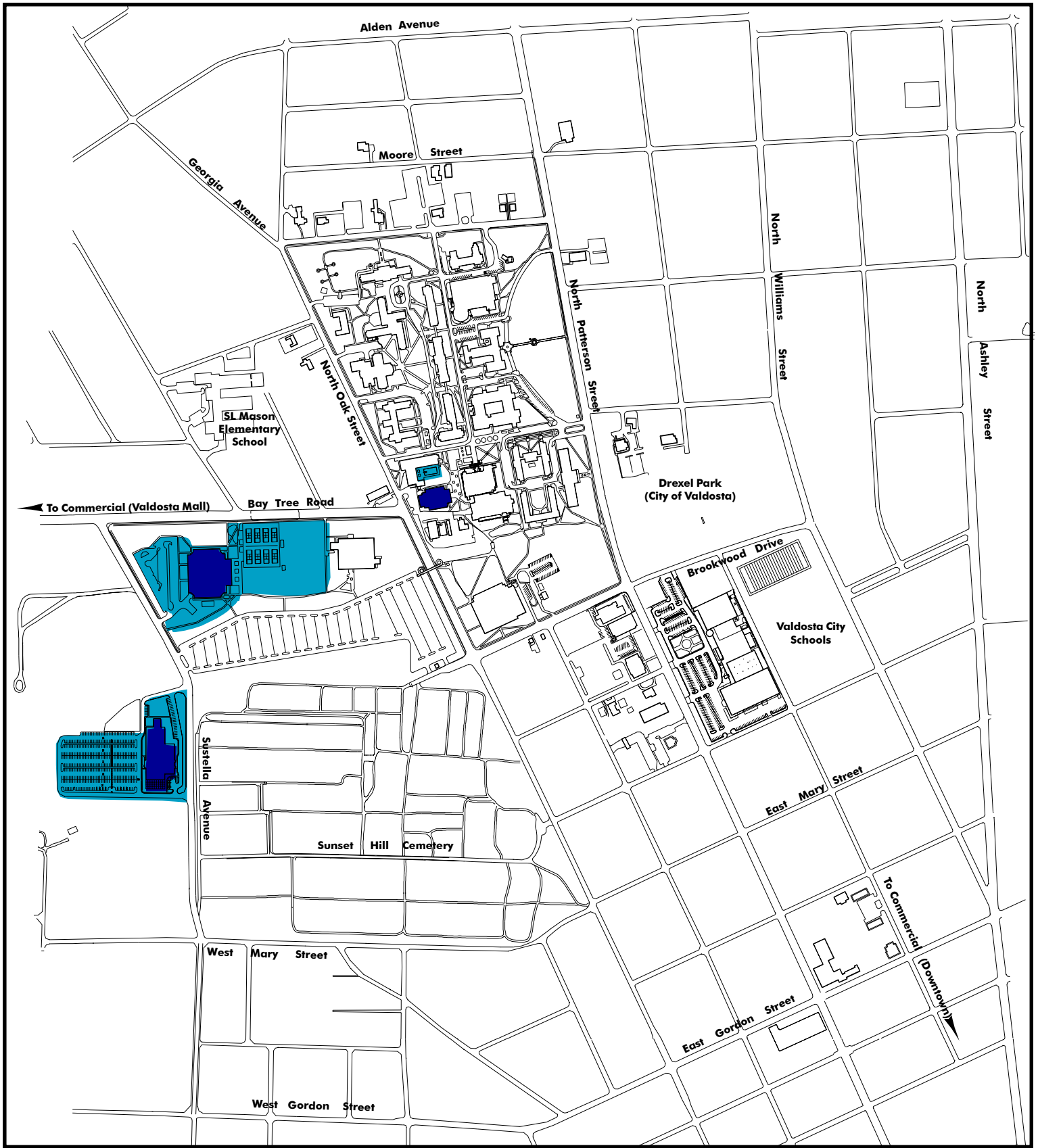
Sunday	11:00 am – 6:00 pm
Climbing Wall Hours	
Monday – Friday	4:00 pm – 9:00 pm
Saturday	2:00 pm – 7:00 pm
Sunday	4:00 pm – 9:00 pm
Semester break periods, summer, and holiday hours vary	

4. CAMPUS RECREATION

The mission of the Department of Campus Recreation is “to provide students, faculty, staff, and members of the campus community the opportunity to enjoy lifelong activities while enhancing their well-being by promoting fitness and wellness, a positive outlet for stress, safe and clean quality facilities, equipment, and programs. Furthermore Campus Recreation strives to promote a positive college experience while building interpersonal and leadership skills.”

Valdosta State University’s Department of Campus Recreation provides many opportunities for students to engage in intramural athletic and recreational activities. Intramural sports include soccer, volleyball, football, flag football, disc golf, tennis, wallyball, softball, racquetball, frisbee, and baseball. There are organized classes and activities taught on a regular basis. Aerobics classes and water aerobics classes are taught a posted times. The Department of Campus Recreation also offers outdoor recreational trips which are generally taken once a month during Fall and Spring Semesters.

Intramural sports at VSU continue to grow. It is predicted that within three to five years, there will be between 80 – 100 teams. With the expected growth of the university reaching 20,000, there will be approximately 130 0 150 teams. Currently, the Department of Campus Recreation shares outdoor field space with VSU athletics. The Department is in need of outdoor field space and a facility to house large, outdoor equipment; i.e., canoes, etc.



December 2003

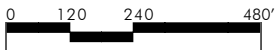
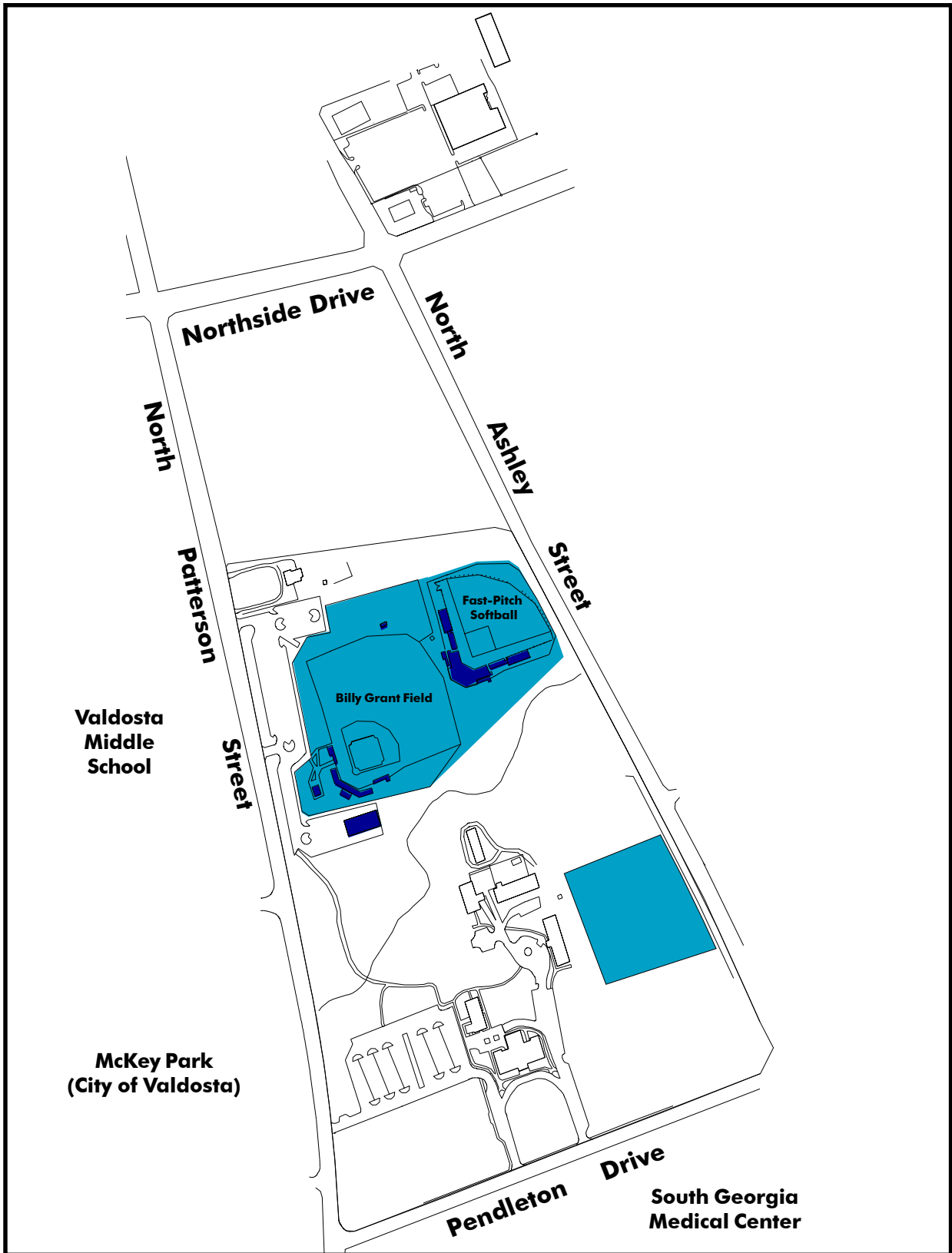
Legend

- Athletic/Recreational Buildings
- Athletic/Recreational Sites



**Existing Conditions
Athletic/Rec. Facilities**

**Valdosta State University
Campus Master Plan**



Legend

- Athletic/Recreational Buildings
- Athletic/Recreational Sites

December 2003



**Existing Conditions
North Campus
Athletic/Rec. Facilities**
Valdosta State University
Campus Master Plan

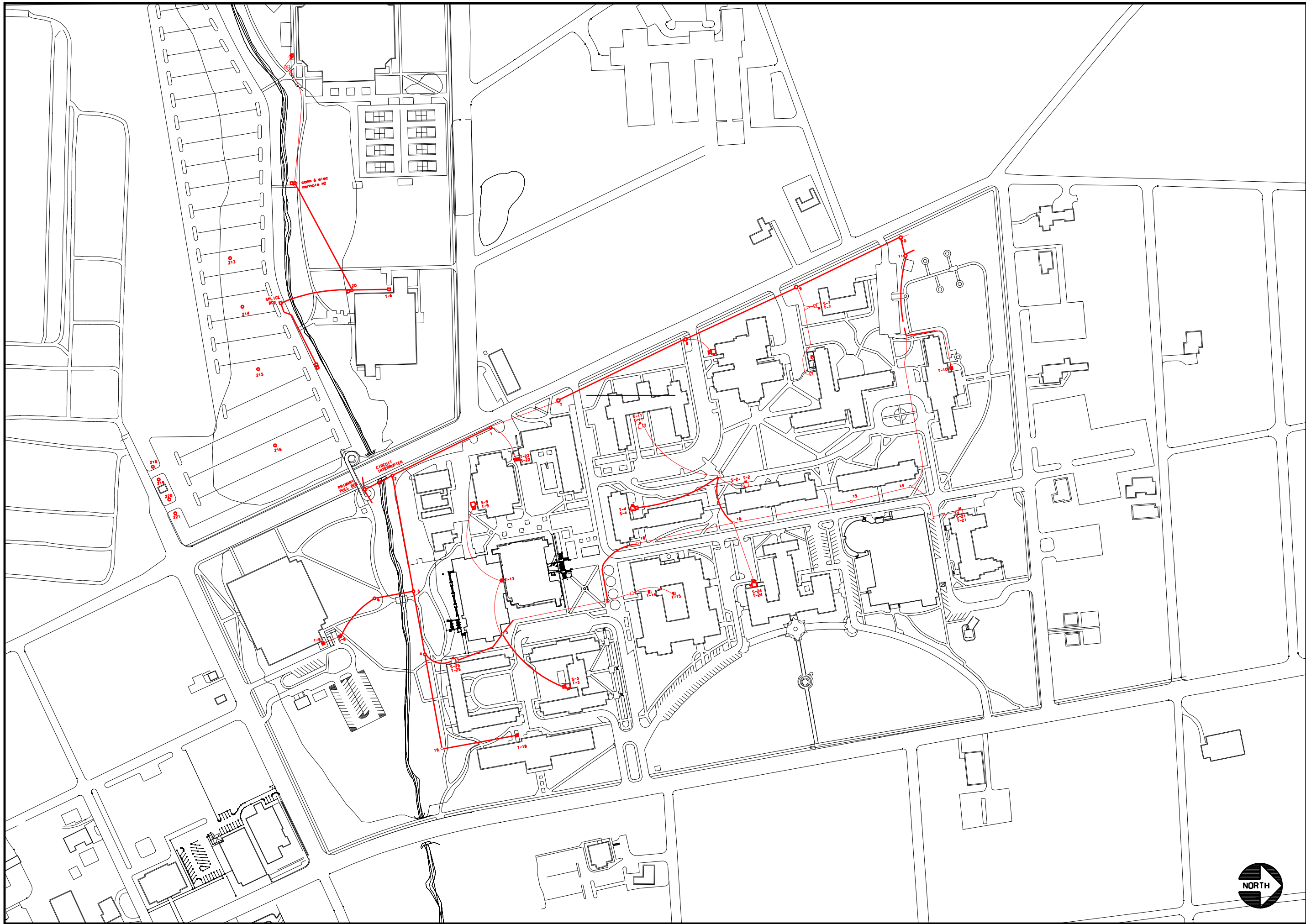
T e c h n i c a l M e m o r a n d u m

Date December 2003
Project Valdosta State University
Subject III.B1 Campus Infrastructure: Electrical
From Nottingham, Brook & Pennington, Inc.
To Valdosta State University

1. CAMPUS ELECTRICAL DISTRIBUTION:

There is a central campus electrical distribution system on the central campus of Valdosta State University. The distribution consists of two 12,470 volts, three phase underground loops. The underground system is routed as shown on the electrical map and consists of 4-inch conduits encased in concrete with manholes at intervals of 300 feet or less. Oil filled, pad mounted transformers convert the medium voltage to building service voltages. Each transformer is equipped with an internal loop feed switch that allows redundant supply to each transformer and the ability to isolate any section of cable within the loop system. There is sufficient capacity in the distribution system to accommodate all foreseeable expansion on the central campus. The system is in very good condition, except there are several sections of existing cable that are over 25 years old. This cable needs to be replaced within the next five years.

The north campus, Brookwood and many of the smaller residential structures are served and metered separately by Georgia Power Company. See the Building assessments for service provider for each building.



T e c h n i c a l M e m o r a n d u m

Date December 2003
Project Valdosta State University
Subject III.B1 Campus Infrastructure: HVAC
From Nottingham, Brook & Pennington, Inc.
To Valdosta State University

1. **HVAC UTILITY INFRASTRUCTURE:**

50 PSIG Steam System

Valdosta State University has a Central Steam Boiler Plant and distribution for distributing steam for building heating and domestic hot water generation. Steam is made available on a year round basis with seasonal shut downs for maintenance.

The Boiler Plant is located on the south portion of the Campus near the Old Gym and Odum Library. The Steam Boiler Plant was renovated in the mid 1990s.

The Underground Steam Distribution System is a combination of tunnel and a direct bury prefabricated piping systems. A steam tunnel exits north from the Boiler Plant in a concrete tunnel with manholes at intervals along its pathway northward. Most of the runouts to Campus Buildings are underground piping systems with some direct bury and others being prefabricated Class A conduit systems.

The piping varies in age significantly. A current project is replacing all of the underground steam piping from the boiler plant to the valve pit at Converse/Ashley Halls.

In 1998 a new Class A conduit system was installed in Blazer Boulevard from the manhole between Converse and Ashley Halls. This steam system routes northward in Blazer Boulevard and serves West Hall and the new Biology Chemistry Building located between West Hall and Powell Hall.

In 2001 a new steam entrance to Odum Library was installed.

A steam converter in the Boiler Plant produces heating hot water which heats the Fine Arts Building. The hot water distribution system is a combination of buried piping and concrete tunnel.

A steam converter in the Boiler Plant produces domestic hot water for Lowndes, Patterson and Brown. The distribution system is a combination of buried piping and overhead piping through the Odum Library addition.

A steam converter in Odum Library produces heating hot water which heats the Lowndes, Patterson and Brown Residence Halls. The hot water distribution system is a combination of buried piping and overhead piping through the Odum Library addition.

A steam converter in Converse Hall produces heating hot water which heats Converse, Hopper, and Ashley Residence Halls. The hot water distribution system is a combination of buried piping and overhead piping through the Odum Library addition.

Underground Steam Distribution System routes west from the Boiler Plant to serve the portion of West Campus beyond Oak Street at the Education Building and the P.E. Complex.

There are four (4) steam boilers in the Boiler Plant; three 400 horsepower boilers and one 600 horsepower boiler for a total plant capacity of 1800 boiler horsepower.

Chilled Water Central Energy Plants:

Individual building chillers exist in Nevins Hall, West Hall and the Biology/Chemistry Building, Education Center, and P.E. Complex.

There are two (2) chilled water systems that tie together several buildings on Campus.

One Loop is the Hopper Hall Chiller System. There is an Underground Chilled Water Distribution System, installed in early 1980's, which connects Hopper Hall, Converse Hall, the dining Hall, Ashley Hall, Langdale Hall, Georgia Hall, Powell Hall, Reed Hall, and West Hall.

The chillers serving this loop are a 300 ton chiller in Hopper Hall. The two (2) 450 ton chillers in the Biology/Chemistry Building are configured and controlled to feed excess chilled water into the loop when required. The loop is connected to West Hall so that chilled water can be fed into this administration building from the loop whenever the West Hall chiller is off-line.

The other chilled water loop on Campus is the Fine Arts Chiller System and is served by two 350 ton chillers located in the Fine Arts Chiller Plant Building constructed in 2002 and a 300 ton chiller in Odum Library Addition constructed in 2003.

The Fine Arts Chilled Water Loop serves the Fine Arts Building, Odum Library, Lowndes Hall, Patterson Hall and Brown. The estimated load is 950 tons.

A fourth chiller is planned to be added in 2004 to provide redundancy and provide chilled water whenever the system operates on low temperature rise.



CHILLED WATER
PLAN



Valdosta State
University

December, 2003

T e c h n i c a l M e m o r a n d u m

Date November 2003

Project Valdosta State University

Subject III.B.1 & B.2 Master Plan Requirements for Water, Sanitary Sewer, Natural Gas & B2: Storm water

From Jordan, Jones & Goulding, Inc.

To Valdosta State University Master Plan

WATER SYSTEM

It is assumed that there is adequate water supply for use on the campuses available from the City of Valdosta. Normally, capacity considerations for college campuses are controlled by fire flow requirements. Fires generally consume much more water in a shorter period of time than general potable water use. It would be advantageous to conduct fire flow tests on existing city systems to determine available expansion capacities and to determine any potential deficiencies.

Main Campus

The main campus system consists of looped water supply lines stretching in and around campus. Most supply lines are 6-inch diameter and 8-inch diameter although some are larger (12-inch diameter). Main supply comes from three lines on North Patterson Street and one connection to a 12-inch diameter main along North Oak. Each connection is master metered to the city system. Internal metering of individual buildings is not done. The education building and the PE Complex are connected directly to the city system and are separately metered.

This is generally considered adequate to meet fire flow requirements provided adequate pressures are available at the street. Fire flow tests can help establish those pressures.

North Campus

While interviews with campus personnel did not indicate any problems with the existing system, no data was available describing water line sizes or locations. This data should be made available in order to adequately review existing



945 Broadway
Suite 222
Columbus, GA 31901
TEL: 706-324-3213
FAX: 706-322-4562

conditions.

SANITARY SEWER SYSTEM

In general the sanitary sewer system consists of 8-inch diameter and 10-inch diameter trunk lines which gravity feed to the city owned system along the streets.

Data provided indicates there are numerous discharge points along public streets and particularly along a 24-inch trunk line parallel to One Mile Branch. Internally, the sanitary sewer system of 6-inch diameter and 8-inch diameter gravity lines collects individual buildings and common areas. The sanitary sewer system is separate from the storm drain system.

Main Campus

The data provided indicated that the existing sanitary sewer system is located throughout the campus as needed to collect from individual buildings. The main point of discharge is to a 24-inch diameter gravity sewer system running parallel to One Mile Branch Creek.

Data on location lacked any elevations which would be required in order to determine existing capacities. Assuming sanitary pipes are laid at approximately the same slope as existing ground elevations, rough estimates conclude that capacities are probably adequate in the short term. As development continues along One Mile Branch both upstream and downstream of the campus, the city will need to evaluate ultimate capacity of the existing 24-inch trunk main. Future campus development in this basin should not significantly impact the 24-inch trunk line capacity.

As an illustration, 12,000 individuals on campus could be expected to generate 375 gpm (based on average 45 gpcd for campuses with residence halls) average daily sewer flow. An 8-inch diameter pipe laid at minimal slopes will accommodate almost 400gpm. Even with peaking factors, daily sewage requirements are minimal. It should be reiterated, however, that the 24-diameter trunk line serves a large portion of the community outside the campus.



945 Broadway
Suite 222
Columbus, GA 31901
TEL: 706-324-3213
FAX: 706-322-4562

North Campus

As with the water system, no data was made available regarding size, location or elevations of existing sanitary sewer systems for the North Campus. Physical Plant personnel

indicated the City of Valdosta. Installed a 24-inch diameter gravity sewer trunk main along Two-Mile Branch several years ago. This is similar to the 24-inch diameter trunk main along One-Mile Branch in that it serves much of the community upstream and downstream of the campus. The capacity of this sanitary sewer should be adequate to support future development. Additional sanitary sewer data for the North Campus should be provided in order to adequately evaluate the systems

STORM DRAINAGE SYSTEM

As could be expected, all storm drainage ultimately discharges to the existing streams – One Mile Branch or Two Mile Branch. As discussed in the previous plan, as development has increased both upstream and downstream of the campuses, peak flows have increased within the channel banks. Structures like the culverts underneath North Patterson Drive will eventually reach capacity. Evaluation of existing capacities will require additional field data but as capacities are reached, flows will back up in the channels and create flooding hazards. The previous plan described attempts to create off-line detention ponds to help mitigate these effects.

Main Campus

On site inspection indicated that there is only one man made detention pond within the campus property – behind the student center. This is a relatively new building and the pond was apparently constructed to control additional runoff created by the new building and the associated parking. As the campus continues to grow, individual ponds will need to be constructed to meet local ordinances. A more favorable way to meet requirements is to use existing campus property not suited to development to create regional detention facilities. The property to the west of the student center adjacent to Wainwright Street may be one such area. Coordination with local officials could be helpful in creating new detention systems. Ultimately rigorous analysis and design would be required to properly size and place any proposed regional facility.

North Campus

The north campus data did not indicate pipe location or sizes but it is assumed, as discussed, that all drainage ultimately discharges to Two Mile Branch. The same issues described for



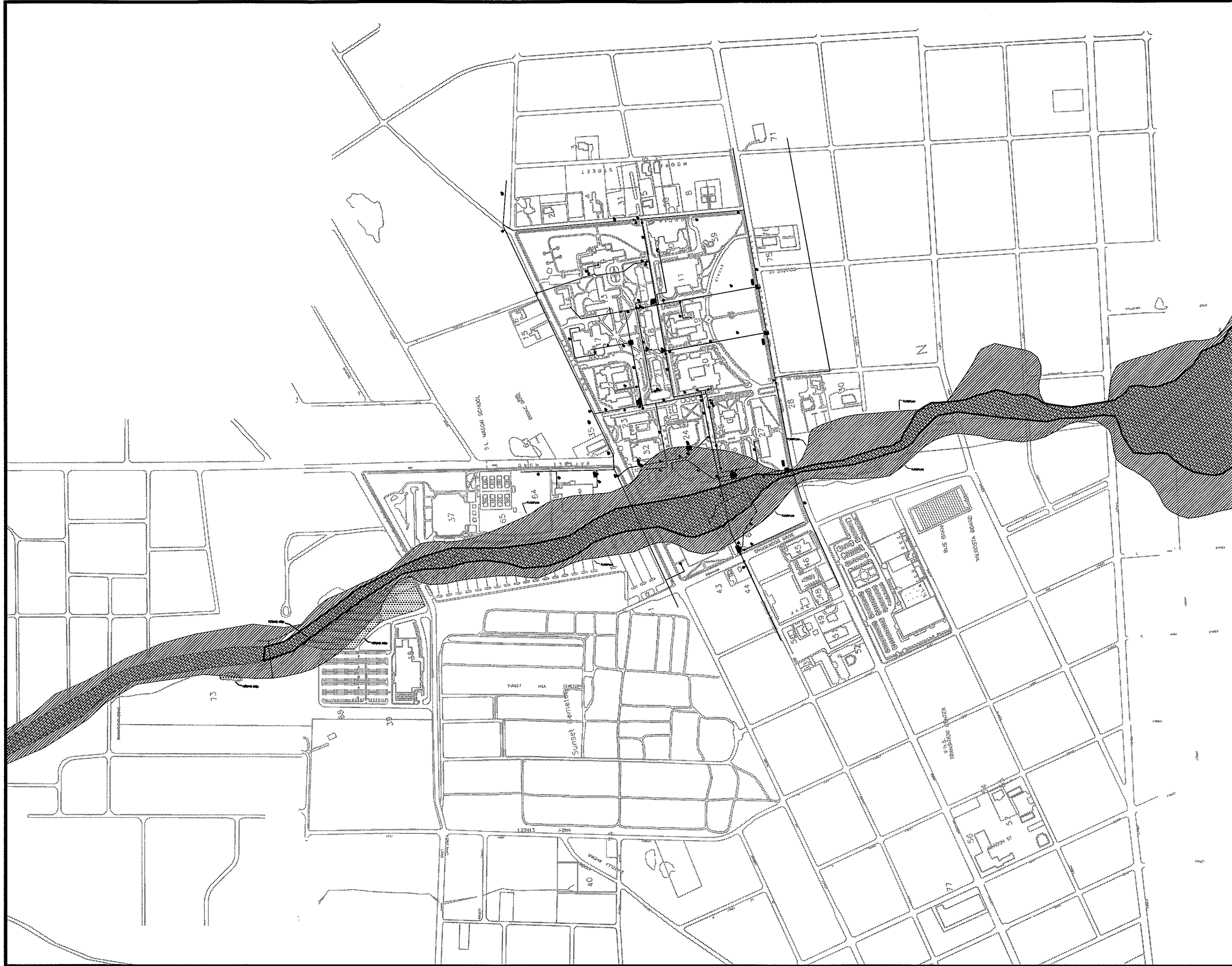
945 Broadway
Suite 222
Columbus, GA 31901
TEL: 706-324-3213
FAX: 706-322-4562

the main campus exist on the north campus. One variance however is that a large portion of the property adjacent to the stream is naturally low and has not been developed. This area also contains a previously surveyed wetland which, if removed, would require special permits. Assuming its availability, this low area could be used as a natural detention area and could be properly designed to create an aesthetically pleasing feature.

Since the wetland is already there, it may be possible to create some additional wetlands and get credit for them for development on other parts of the campus. The capital costs involved would be minimal but the opportunity cost of using the land in this fashion should be evaluated.





Gas System

The gas supply system to the main campus has been previously described under the original master plan.



EXISTING WATER LINE

Legend

-  Existing Water Line
-  Floodplain
-  Floodway
-  Wetlands

Valdosta State University

VALDOSTA, GEORGIA

Jordan Jones & Goulding




MAY 2004





EXISTING WATER LINE

Legend

- Existing WATER LINE
-  Floodplain
-  Floodway
-  Wetlands

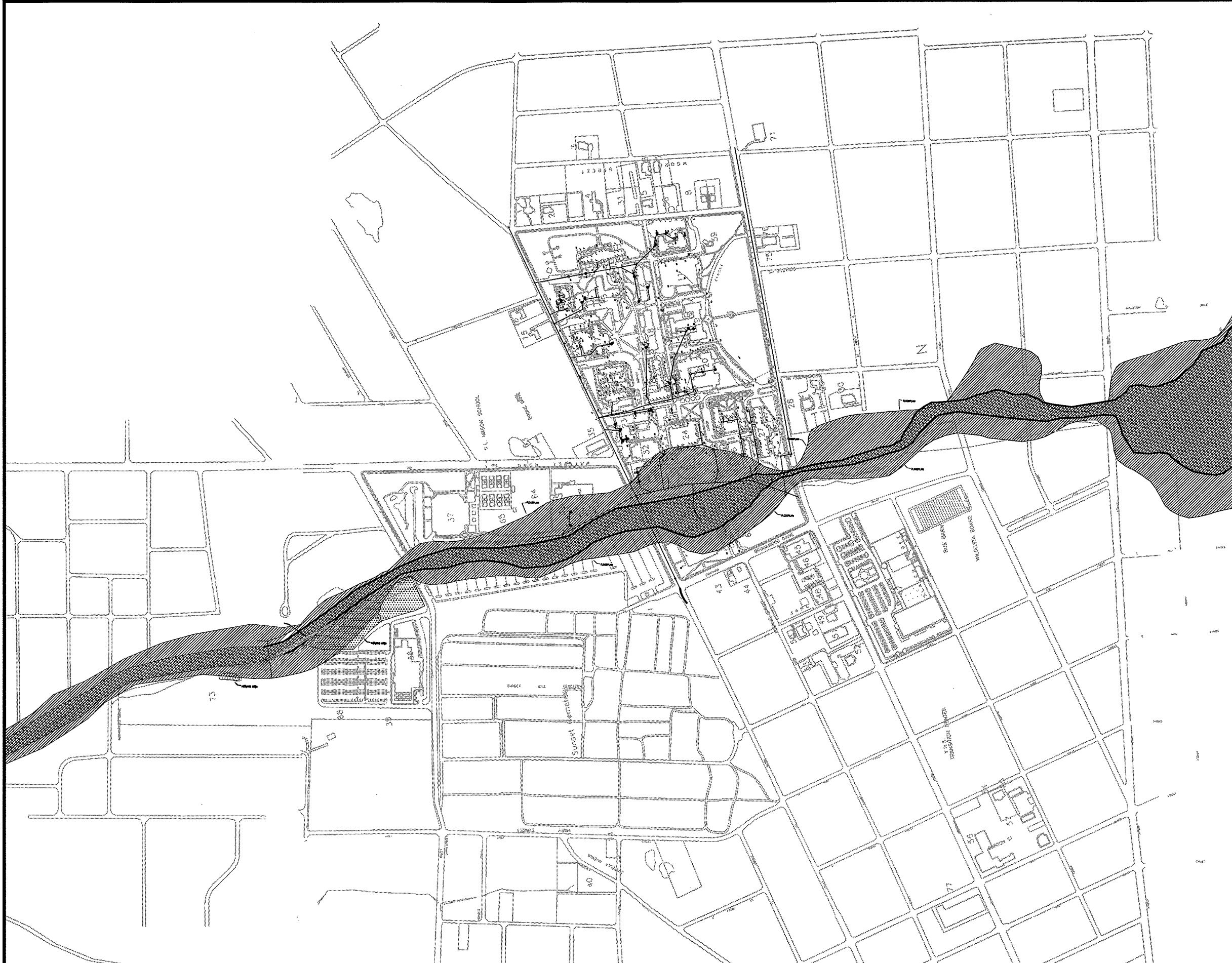
Valdosta State
University

VALDOSTA, GEORGIA

Jordan Jones & Goulding





MAY 2004





EXISTING SANITARY SEWER

Legend

-  Existing Sanitary Sewer
-  Floodplain
-  Floodway
-  Wetlands

Valdosta State University

VALDOSTA, GEORGIA

Jordan Jones & Goulding





MAY 2004





EXISTING SANITARY SEWER

Legend

-  Existing Sanitary Sewer
-  Floodplain
-  Floodway
-  Wetlands

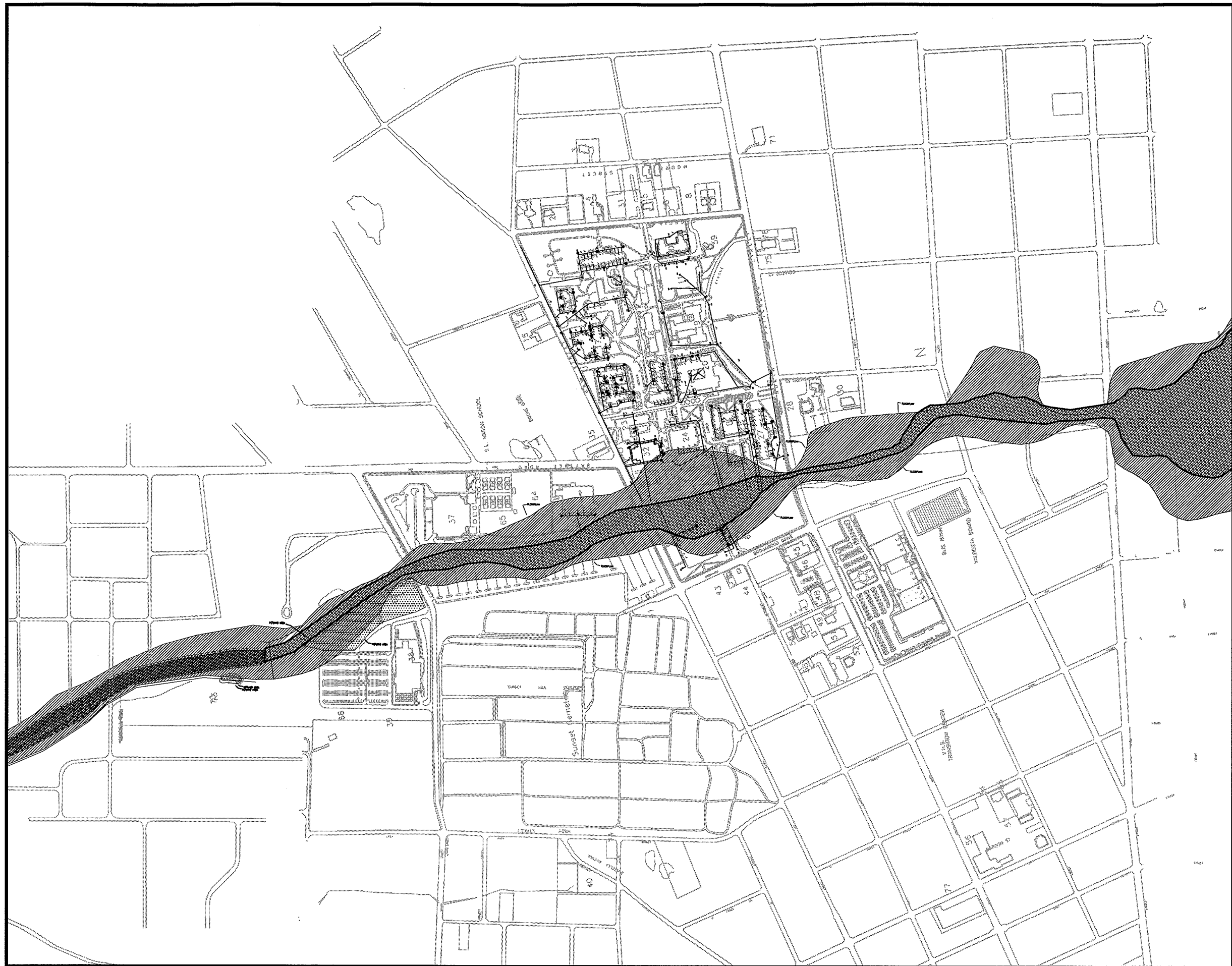
Valdosta State University

VALDOSTA, GEORGIA





Jordan Jones & Goulding

MAY 2004





EXISTING STORM DRAIN

- Legend
-  Existing Storm Drain
 -  Floodplain
 -  Floodway
 -  Wetlands

Valdosta State University
 VALDOSTA, GEORGIA

Jordan Jones & Goulding
 MAY 2004





T e c h n i c a l M e m o r a n d u m

Date November 18, 2003

Project Valdosta State University - Master Plan

Subject III.B3 - Existing Conditions - Technology

From Waveguide Consulting, Incorporated

To Marsha Krotseng, Chief Planning Officer

This section of the Master Plan presents an assessment of the existing state of instructional technology and technology infrastructure at Valdosta State University. This information was obtained during a series of interviews sessions with faculty and staff as well as a tour of campus in September of 2003.

1. **GENERAL OVERVIEW OF INSTRUCTIONAL TECHNOLOGY**

Like most peer institutions, Valdosta State University (VSU) is in a state of evolution with regard to instructional technologies. This is particularly true with respect to classroom multi-media presentation systems. There is a disparity between the older and newer instructional spaces on campus with regards to the implementation of instructional technology equipment.

Access to the computer network throughout the campus is by both wired and wireless means. The speed of the network backbone is typical of Institutions of this size and mandate.

2. **SPECIFIC TECHNOLOGY SYSTEMS**

2.1 **Computer Network**

The VSU campus consists of three areas of buildings: North Campus, the main campus and the regional center south of main campus. A series of duct banks connect the three areas and the buildings within each area. Both multimode and single mode fiber optic cable is contained within the conduits in the ductbank. A drawing accompanying this memo schematically illustrates the quantities and type of fiber connecting the buildings on the campuses.

The campus is separated into multiple Ethernet subnets. Each building on campus with network access contains at least a100 Mbps uplink to the campus network router. From the router in the hub room, a connection to PeachNet provides Internet access. Due to security concerns, the details of the network are not provided with this report, but are available on the University website in a password protected area.

Waveguide

Waveguide Consulting, Inc
1075 Zonolite Road
Suite 6
Atlanta, GA 30306
TEL: 404-815-1919
FAX: 404-815-1901

Ashley Hall presently houses the campus servers. The power and cooling capabilities and structural capacities of the building do not adequately allow for physical expansion of the server room. Alternative locations for the servers and support staff should be identified in this Master Planning process.

There are multiple divisions on campus that have their own IT staffs including the library, College of Education, College of Business, Auxiliary Services, Alumni Services, and the CIO's office. Many of the services provided by these resources are redundant.

The structured cabling systems on the campus vary from outdated category 3 cabling to state of the art Category 6 cabling as detailed in the table below. The category of the cabling indicates the usable bandwidth the cable provides which correlates to the maximum network speed that can be accommodated in the building.

Building	Cabling
Odum Library (new)	Category 6
University Center (Interior Design)	Category 6
Powell Hall East	Category 6
University Center (Bus/Fin)	Category 5e
Recreation Center	Category 5e
Powell Hall Auditorium	Category 5e
Pound Hall	Category 3/4
Others	Category 5

2.2 Wireless Connectivity

VSU provides wireless access via HallNet. HallNet is connected to the campus network and the Internet at one location via a router. HallNet is accessible both indoors and outdoors across nineteen buildings on the main campus including all of the residence halls and Pound Hall on North Campus. The availability of the campus network from almost any location on campus allows users to access the network (and the Internet) from most locations on campus creating an environment that fosters ad hoc collaboration and learning.

2.3 Software Based Systems

VSU utilizes a campus wide card based system for access to multiple services on campus. This system is known as the VSU 1 Card system. The system provides access to certain buildings, allows users to pay certain fees, purchase food, and have access to medical care at the campus Infirmary as well as utilize the resources at the Odum library and serve as identification for other campus functions.

VSU uses the banner student information system typical of USG intuitions for online access to student records, registration, transcripts, etc.

2.4 Voice Network

VSU utilizes the services of the Georgia Technology Authority (GTA) for voice

service. The GTA utilizes Centrex service from the local phone company for access to the public switched telephone network.

2.5 Library Technology

The Odum Library has just recently been expanded to handle the demand for services from an increasing campus population. Within the space of the addition, a broadcast studio was designed for future media production. The library houses the media services group. One of the services this group provides is to create AV presentation media for faculty, staff and students.

2.6 Distance Learning

The Georgia Statewide Academic & Medical System (GSAMS) is being utilized for two-way interactive audio and video conferencing. For the Fall 2003 Semester 12 classes are being taught over the GSAMS system and 13 are scheduled for Spring 2004. Additionally, VSU has ISDN videoconferencing in the college of education that allows interaction directly with remote sites not on the GSAMS network. The library provides access to students who take courses from off campus by providing access to netLibrary and other online catalogs.

2.7 Web-Based Learning

Like most peer institutions, VSU has begun to offer courses or augment courses via the internet. Currently, VSU offers 177 web-based courses as of Spring 2003. These online courses allow more schedule flexibility for students and create a broader pool from which to attract students.

2.8 Media Distribution

The Mass Media department operates a production studio and cable channel. This channel is back fed to the commercial cable operator which makes it available to the area population.

2.9 Multi Media Presentation Systems in Classrooms

As mentioned earlier, the level to which multi-media presentation technology has been deployed varies from classroom to classroom. VSU recognizes the need to equip instructional spaces with the tools to create an effective learning environment but is hampered by budget constraints. Some buildings have a majority of the instructional spaces equipped with AV equipment and other buildings have little or no AV. Rooms on the VSU campus are defined as follows:

Smart Classroom – This room has a pc and a projector and may have additional sources such as a VCR, DVD or document camera.

Computer Classroom – This room has computers for each student and for the instructor.

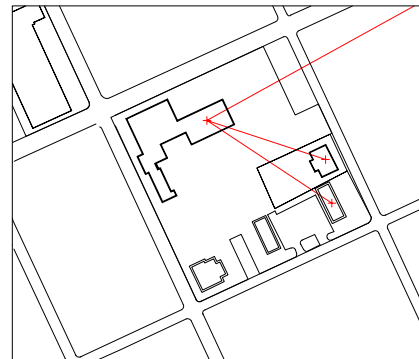
Computer Lab – This room has a computer at each station and no classes are taught in this room. It is open for student use.

The table below is a summary of the rooms on campus containing technology:

Building	Type	Qty
Education Center	Computer Classroom	3
	Smart Classroom	15
Fine Arts Building	Computer Classroom/Lab	3
	Theatre	1
	Smart Classroom	1
	Whitehead Auditorium	1
Martin Hall	Computer Lab	1
Nevins Hall	Computer Lab	6
	Computer Classroom	2
	Smart Classroom	9
Odum Library	Computer Lab	1
	Computer Classroom	1
PE Complex	Smart Classroom	3
	Auditorium	1
Pine Hall	Computer Classroom	1
	Smart Classroom	2
Pound Hall	Auditorium	1
	Decision Center Lab	1
	Smart Classroom	10
Powell Hall Auditorium	Auditorium	1
Psychology Building	Smart Classroom	6
Science Building	Auditorium	1
	Classroom/Lab	6
	Smart Classroom	7
Speech Path Bldg.	Computer Classroom	6
	Smart Classroom	5
UC South	Computer Classroom	3
	Classroom/Lab	3
	Smart Classroom	3
University Center	Classroom/Lab	1
	Smart Classroom	1
	Theatre	1
West Hall	Smart Classroom	19
	Composition Classroom	1
	Computer Classroom	1
	GSAMS	1
	Laptop Lab	1

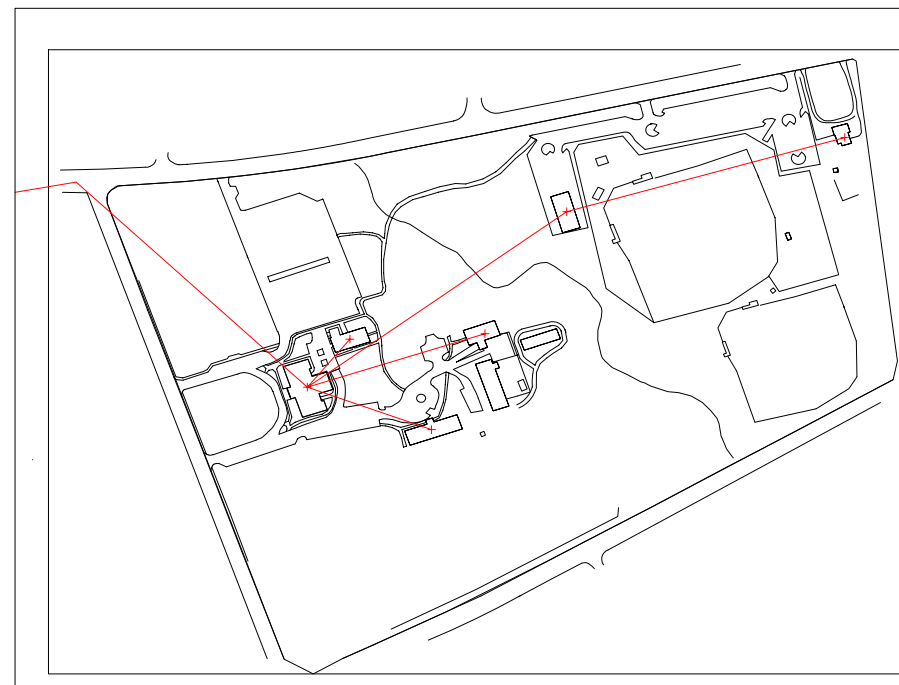


MAIN CAMPUS



REGIONAL CENTER

Link Number	Building A	Building B	Multi Mode Fiber Count	Single Mode Fiber Count	Available Multi Mode	Available Single Mode
1	Billy Grant Field	Institutional Research	12	6	50%	0%
2	Billy Grant Field	Plant Operations	84	6	95%	0%
3	Pound Hall	Billy Grant Field	96	12	88%	0%
4	Pound Hall	Warehouse	12	0	83%	0%
5	Pound Hall	Barrow Hall	6	0	67%	0%
6	Pound Hall	Thaxton Hall	12	0	67%	0%
7	Parking & Transportation	CareNet Office	24	0	83%	0%
8	Parking & Transportation	Intl Prog	24	0	92%	0%
9	Cooperative Education	The President's Home	6	0	67%	0%
10	Powell Hall	Institutional Advancement	12	0	50%	0%
11	Powell Hall	Housing & Residence Life	24	12	92%	0%
12	Powell Hall	Parking & Transportation	36	0	75%	0%
13	Powell Hall	Campbell Hall	120	28	78%	93%
14	Georgia Residence Hall	Cooperative Education	12	0	67%	0%
15	Carswell Hall	SL Mason	36	0	94%	0%
16	Farber Health Center	Carswell Hall	84	0	98%	0%
17	West Hall	Powell Hall	6	0	0%	0%
18	Nevins Hall	Powell Hall	120	24	86%	92%
19	Nevins Hall	West Hall	12	0	50%	0%
20	Auxiliary Services	Admissions Office	12	0	83%	0%
21	Auxiliary Services	University Honors	6	0	67%	0%
22	Lowndes Residence Hall	Patterson residence Hall	12	0	50%	0%
23	Lowndes Residence Hall	Brown Residence Hall	12	0	33%	0%
24	University Union	Old Gym	2	0	0%	0%
25	Pine Hall	Pound Hall	24	0	58%	0%
26	Pine Hall	Alumni House	12	0	83%	0%
27	Pine Hall	Georgia Residence Hall	12	0	33%	0%
28	Pine Hall	Farber Health Center	12	0	33%	0%
29	Pine Hall	Langdale Residence Hall	12	0	25%	0%
30	Pine Hall	Reade Residence Hall	12	0	33%	0%
31	Pine Hall	Ashley Hall	12	0	17%	0%
32	Pine Hall	Palms Dining Center	12	0	67%	0%
33	Pine Hall	Hopper Residence Hall	12	0	42%	0%
34	Pine Hall	Converse Residence Hall	12	0	50%	0%
35	Pine Hall	Nevins Hall	120	24	77%	83%
36	Pine Hall	Auxiliary Services	24	0	75%	0%
37	Pine Hall	Lowndes Residence Hall	36	0	44%	0%
38	Pine Hall	Odum Library	120	24	93%	0%
39	Pine Hall	University Union	12	0	17%	0%
40	Pine Hall	Baytree Hall	4	0	50%	0%
41	Pine Hall	Education Center	120	24	81%	0%
42	Pine Hall	Fine Arts Building	72	0	83%	0%
43	Pine Hall	University Bookstore	144	24	72%	75%
44	Pine Hall	Campbell	12	0	83%	0%
45	Pine Hall	Holiday	72	24	0%	0%
46	Education Center	Athletic Complex	24	24	92%	0%
47	Education Center	Rec Ctr	72	12	94%	0%
48	Fine Arts Building	Transportation Office	6	0	33%	0%
49	Fine Arts Building	Dean College of Arts	12	0	58%	0%
50	Dean College of Arts	COA Faculty Offices	12	0	83%	0%
51	University Bookstore	S. Walter Martin Hall	24	0	54%	0%
52	University Bookstore	Bursary	12	0	50%	0%
53	University Bookstore	University Center	24	0	42%	0%
54	University Bookstore	RCCE	120	24	94%	92%
55	University Bookstore	Special Education & Communication Disorders	72	12	94%	67%
56	University Bookstore	Vid City Schl	96	0	94%	0%
57	Printshop	Equal Opportunity Program / MA Office	6	0	67%	0%
58	Bursary	Printshop	6	0	33%	0%
59	Bursary	Bursary Drive Thru	4	0	50%	0%
60	RCCE	Psych Class	12	2	50%	0%
61	RCCE	Trans Ctr	24	12	92%	0%
62	RCCE	Univ Park	18	0	78%	0%

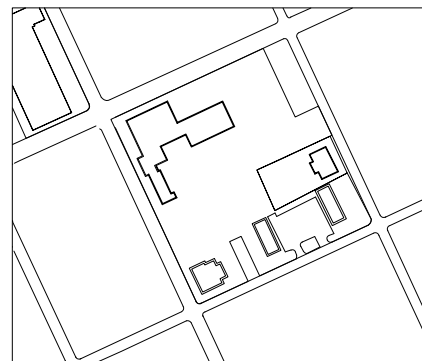


NORTH CAMPUS

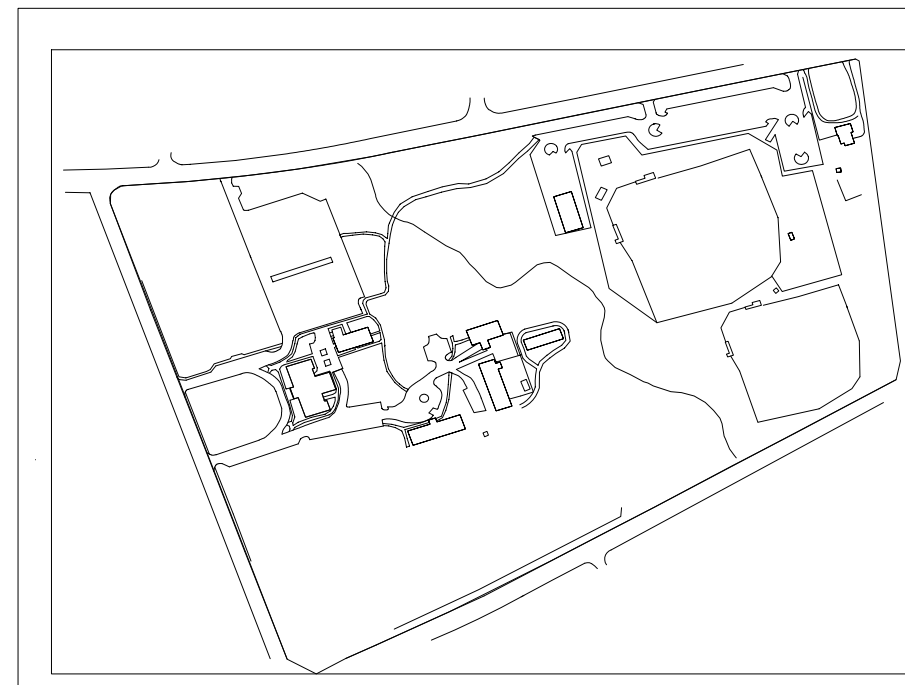




MAIN CAMPUS



REGIONAL CENTER



NORTH CAMPUS





T e c h n i c a l M e m o r a n d u m

Date December 2003
Project Master Plan Update
Subject III.C.1 – Regulatory Issues
From Ingram Parris Group
To Valdosta State University

Valdosta State University is located within the City of Valdosta, and within Lowndes County. As a property of the Board of Regents of the University System of Georgia, VSU is exempt from any legal requirement to meet location regulations of the City of Valdosta or Lowndes County. Currently, the University is not required to submit to local regulatory boards; however, the University is subject to all state and federal regulations (such as Corps of Engineers wetland policy, etc.).

Zoning information for this summary was taken from the VALOR internet website provided by the South Georgia RDC. Zoning information and property ownership is updated quarterly and can be accessed at <http://gisweb.sgrdc.com>.

1. ZONING OF THE CAMPUS PROPERTIES

The zoning of Valdosta State University's Main Campus, located within the boundaries of Oak Street, Patterson Street, Georgia Avenue, and Brookwood Drive is split. The northern portion is zoned DR10, and the southern portion is zoned R6.

The Oak Street parking lot area, Physical Education Building and parking, tennis courts, and practice field are zoned DR10.

The property located at Sustella Avenue, including the Student Recreation Center and parking lot is zoned R10.

Many of the peripheral properties around the Main Campus vary in zoning.

University Center Property – zoned CC

Speech Language pathology Building – zoned CC

Brookwood Radio and 201 W. Brookwood – zoned R6S

Marin Hall and Parking – zoned CC

VSU Gas Station – zoned CC

Psychology Classroom Building – zoned CC and RP

Mary Street Property – zoned R6

Admissions Building, Auxiliary Services and Parking – zoned R-10

Alumni House – Zoned R10

All of the VSU properties located Moore Street and Georgia Avenue are zoned DR10.

All of the VSU properties located on Oak Street are zoned DR10.

All of the VSU properties on Baytree Road (300 Baytree and the Boone Parking Lot) are zoned DR10.

Mary Street property – zoned R6

North campus in its entirety is zoned R15. North campus is bordered by RP properties to the south, R15 properties to the west, CC and CH properties to the north, and CH properties to the east.

2. ZONING OF FOUNDATION PROPERTIES

Many of the peripheral properties around VSU are foundation owned. Zoning of these properties is as follows:

Building 2, 2 Brookwood Circle – zoned R10

Building 107, 107 West Jane – zoned CC

Building 109, 109 West Moore – zoned R10

Building 111, 111 West Moore – zoned R10

Building 199 /200, Continuing Education – zoned CC

Building 202, Brown House – zoned OP

Building 204, Williams House – zoned DR10

Building 205, Seago House – zoned CC

Building 206, Bursary – zoned CC

Building 208, Bursary Drive-thru – zoned R6

Building 652, University Bookstore – zoned CC

Building 658, Parking and Transportation – zoned DR10

Buildings 659 and 660, University Park – zoned RP

Building 661, Masonic Lodge – zoned RP

Building 808, Heilig Meyers Building – zoned CC

Building 1408, 1048 Sustella – zoned R10

Building 2903, Plant Ops – zoned CH

Georgia Avenue Parking Lot – zoned DR10

Sunset Park – zoned R10

Stump Property – zoned R6

Lilly Street Property – zoned F6

Mary Street Property – zoned R6

City of Valdosta, Georgia, zoning districts are identified as follows:

R-E: Estate Residential: The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of one acre.

R-25: Single-Family Residential: The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of 25,000 square feet.

R-15: Single-Family Residential: The purpose of this district is to provide single-family detached residential areas with minimum lot sizes of 15,000 square feet.

R-10: Single-Family Residential: The purpose of this district is to provide single-family detached residential area with minimum lot sizes of 10,000 square feet.

DR-10: Two Family Residential: The purpose of this district is to provide areas for one and two family residential uses with minimum lot sizes of 10,000 square feet for single-family residences and 13,000 square feet for duplexes.

R-6: Multi-Family Residential: The purpose of this district is to provide orderly development of high density residential areas for one, two, and multi-family dwellings, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment.

R-6S: Single-Family Residential: The purpose of this section is to provide single-family detached residential areas with minimum lot size of 6,000 square feet. These areas being protected from uses which are incompatible to a desirable single-family residential environment.

R-H: Historic Residential: The purpose of this district shall be to protect and preserve historic residential neighborhoods within the Historic District.

R-P: Residential Professional: The purpose of this district shall be to create and provide areas in which residential, professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed while maintaining a healthy living environment for the residents of the district.

O-P: Office Professional District: The purpose of this district shall be to create and provide areas in which residential, professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed while maintaining a healthy living environment for the residents of the district.

C-N: Neighborhood Commercial: The purpose of this district is to provide for and to protect areas that are convenient to and will serve immediately adjacent residential neighborhoods.

C-C: Community Commercial: The purpose of this district shall be to provide and protect convenient areas for community shopping facilities consisting of a wide variety of sales and services.

C-H: Highway Commercial: The purpose of this district shall be to provide for and encourage the proper grouping and development of roadside uses which include a wide variety of sales and services that will best accommodate the needs of the city and the traveling public in order to reduce highway traffic congestion, traffic hazards, and blight along the public streets of the city.

C-D: Downtown Commercial: The purpose of this district shall be to enhance and protect shopping facilities in the central business district of the city.

M-1: Manufacturing: The purpose of this district shall be to provide and protect areas for those industrial uses which do not create excessive noise, odor, smoke, dust, and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods, or to the other uses permitted in the district.

M-2: Manufacturing: The purpose of this district shall be to provide and protect areas for those industrial uses which cannot comply with the regulations of the M-1 district.

C-A: Adult Commercial: The purpose of this district shall be to provide a reasonable location within the community for the development of adult-oriented businesses including adult entertainment establishments.

PRD-15: Planned Residential Development: The purpose of this district is to provide a suitable area for development of planned residential communities at a low density that allow a full range of residential uses and housing types, open space and green area. This area may include single family, detached and/or attached patio homes, condominiums, and townhouses. Development in this district shall be governed by Section 6-3 Planned Development.

PRD-10: Planned Residential Development: The purpose of this district is to provide a suitable area for development of planned residential communities at a medium density that allow a full range of residential uses and housing types, open space and green area. This area may include single-family, detached and/or attached patio homes, condominiums, and townhouses. Development shall be in accordance with and shall be governed by Section 6-3 Planned Development.

PRD-6: Planned Residential Development: The purpose of this district is to provide a suitable area for development of planned residential communities at a higher density that allow a full

range of residential uses and housing types, open space and green area. This area may include single-family, detached and/or attached patio homes, condominiums, and townhouses. Development in this district shall be governed by and in accordance with Section 6-3 Planned Development.

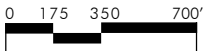
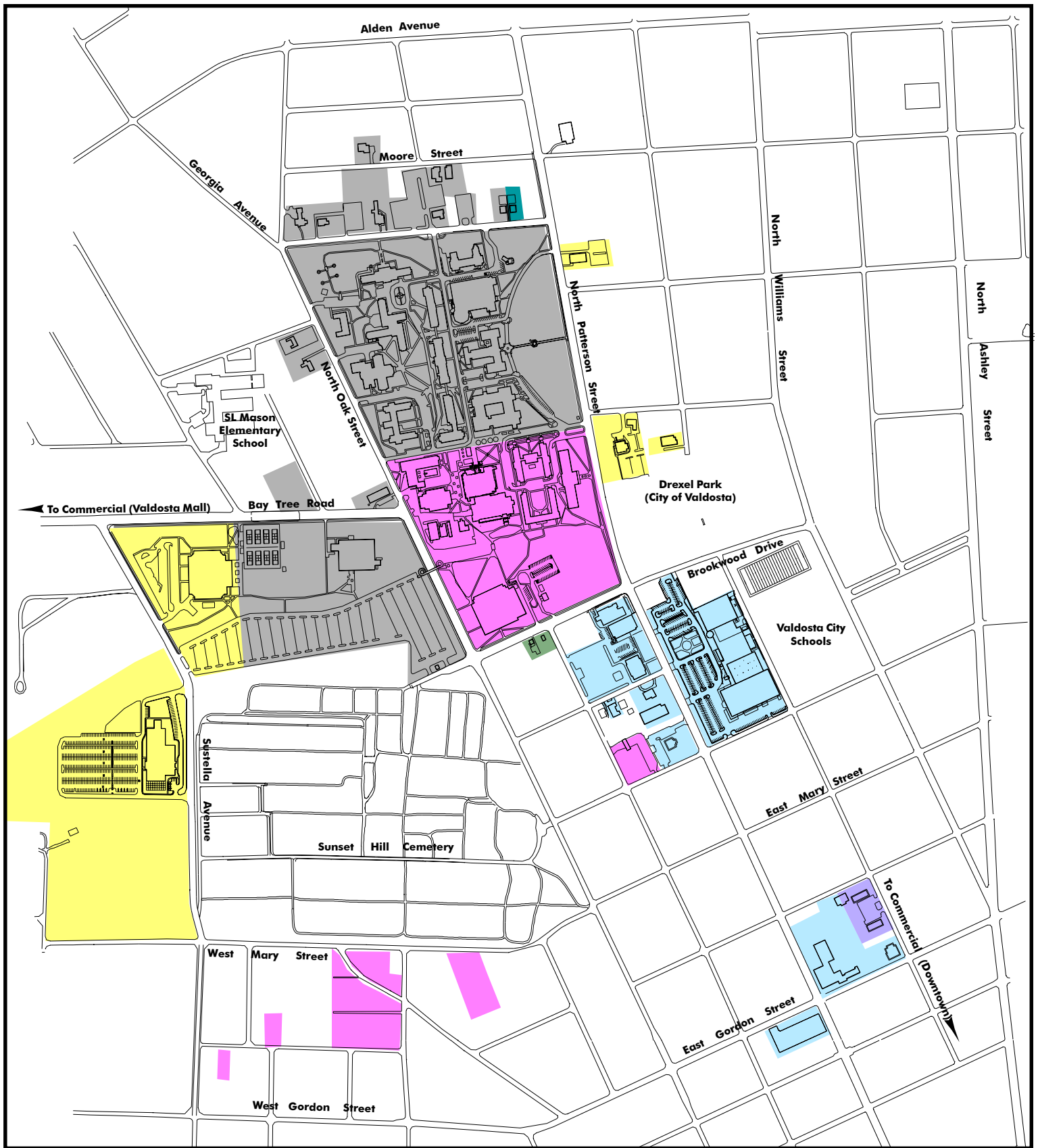
PPD: Planned Professional District: The purpose of this district is to provide a mechanism for development of parcels not divided into customary streets and lots. Development in this district shall be governed by and in accordance with Section 6-3(2) Professional.

3. ZONING OF SURROUNDING PROPERTIES

Zoning around the Main Campus varies. The properties located east of Patterson Street are primarily zoned R10. Those properties north of Georgia Avenue are primarily DR10. Those properties northwest of Georgia and Oak Street are R15. Those properties west of Oak Street are DR10, R10, and some OP.

Properties south of Brookwood Drive are R6S, R6, CC, R10, and RP.

Properties south of Sunset Hill Cemetery are zoned R6.



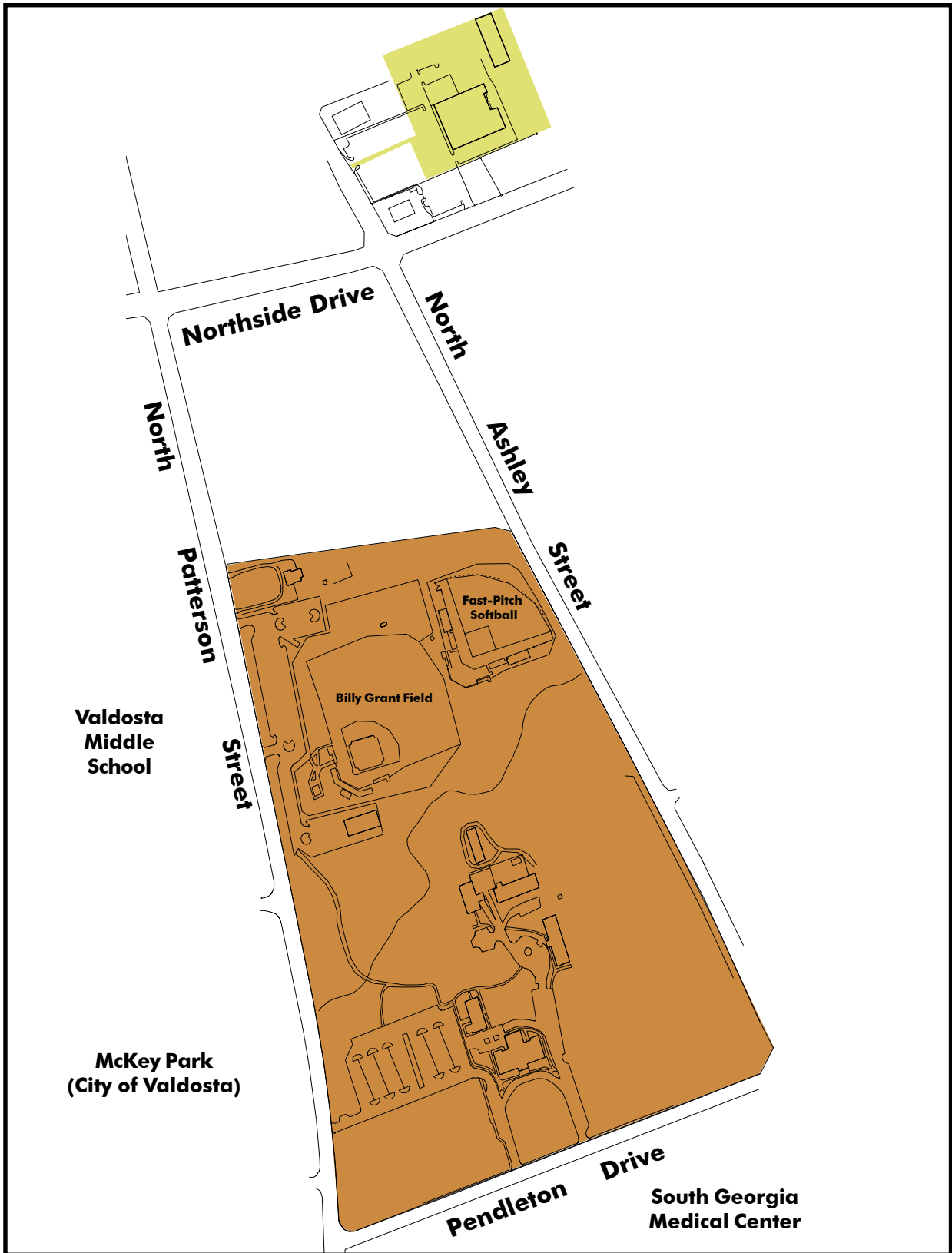
December 2003



Legend

- RP-Residential Professional
- R15-Single Family Residential
- OP-Office Professional
- R10-Single Family Residential
- DR10-Two Family Residential
- R6-Multi-Family Residential
- R6S-Single Family Residential
- CC-Community Commercial
- CH-Commercial Highway

**Existing Conditions
Campus Zoning
Valdosta State University
Campus Master Plan**



Legend

- R15-Single Family Residential
- CH-Commercial Highway

December 2003



**Existing Conditions
North Campus
Campus Zoning**

**Valdosta State University
Campus Master Plan**

T e c h n i c a l M e m o r a n d u m

Date November 2003

Project Valdosta State University

Subject III.C.2 Natural Resources and Environment

From Jordan, Jones & Goulding, Inc.

To Valdosta State University Master Plan

ENVIRONMENTAL ISSUES

The main campus and the north campus consists of buildings and parking and intermediate grassed areas situated in the heart of Valdosta. Given the time the campus has existed, it is unlikely hazardous materials are located underground. Anecdotal evidence indicates the hospital adjacent to the north campus never occupied any of the land currently owned by the University therefore it is unlikely any problem areas exist there. Data was not available at the time of this report suitable for determining any asbestos and/or lead based paint contamination within individual buildings. As properties are developed, proper investigation of all existing facilities for these hazardous materials should be performed including Phase I Environmental Site Assessment (ESAs).

The north campus is situated within the drainage basin of Two Mile Creek. The main campus resides in the basin of One Mile Creek. Both of these streams have, as a minimum, intermittent flows. This places them within several jurisdictional areas. In addition, National Wetlands Maps indicate that wetlands exist along the length of both streams. (National Wetlands Maps give a general idea of where wetlands exist but should not be relied upon to definitively identify them.)



945 Broadway
Suite 222
Columbus, GA 31901
TEL: 706-324-3213
FAX: 706-322-4562

The jurisdiction considerations fall under three categories: 1) local, 2) state and 3) federal. Local regulations preside over issues such as stream buffers and floodplain boundaries. State regulations preside over the stream buffers required for intermittent streams. Federal regulations involve control of wetlands and intermittent stream flows as well as floodplain boundaries. One Mile and Two Mile Branch streams fall under all categories. As major drainage streams, their impacts are strictly controlled. While not impossible to modify or remove,

it is generally considered infeasible to significantly alter their function or characteristics. The limits of control generally extend 25 feet from the top of bank for each stream and include all wetlands areas. Floodplains can be impacted but must be analyzed for effects to upstream and downstream

property owners. Floodways may not be impacted unless a Letter of Map Revision (LOMR) is obtained from the Federal Emergency Management Agency (FEMA).

During the initial analysis of the floodplain boundaries on campus, it was verbally stated that no floodways exist along One Mile Branch and Two Mile Branch on the North Campus. This has proven to be false. On further review of newer FEMA maps, a floodway boundary was discovered at both sites. This boundary has been included in revised drawings.

The floodway boundary generally follows the centerline of the stream bed but extends past both banks to differing degrees. Future planning should take into consideration the difficulty in siting new facilities within the floodway.



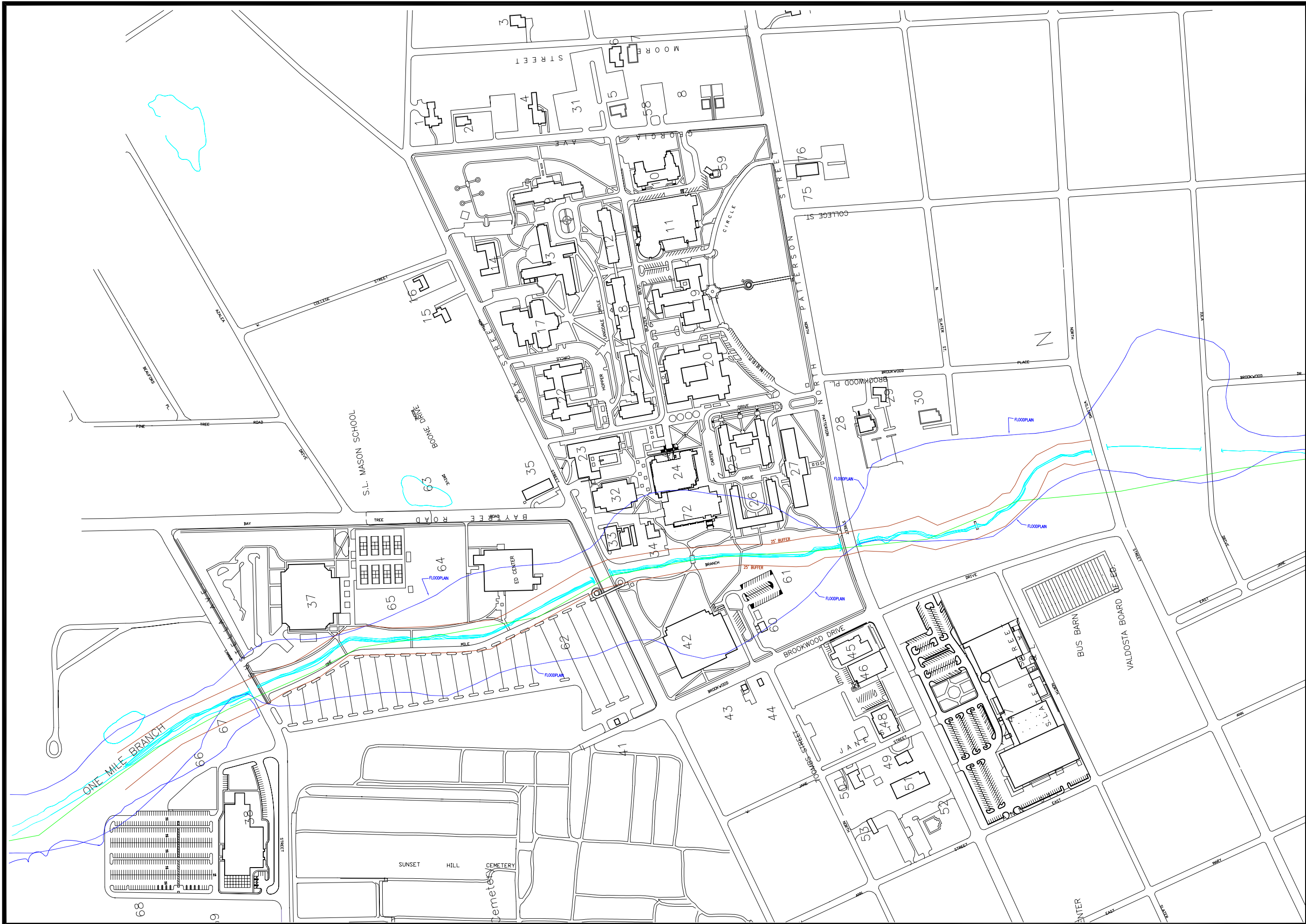
945 Broadway
Suite 222
Columbus, GA 31901
TEL: 706-324-3213
FAX: 706-322-4562

It should be restated that the floodway and floodplain boundaries are held to different standards. In general, it is relatively easy to permit facilities within the floodplain. It is extremely difficult to permit facilities within the floodway. Proposed facilities, including parking areas, located within the floodway boundary require extensive permitting and require rigorous analysis of stream flow conditions. Usually, siting facilities within floodways also requires mitigation measures to the stream. These can include stream bank enhancements, regrading of downstream areas and construction of flood control systems to meet permit requirements. These measures are taken to address the jurisdictional issues only – policy decisions regarding locating facilities within floodplain boundaries must also be assessed.

There has also been discussion regarding some trash and disposed debris which lines the stream banks, particularly downstream of the main campus. Site investigation was not performed for the entire length of the streams but all debris piles should be thoroughly investigated for environmental issues. As a minimum, any trash should be removed and properly disposed in an approved landfill. Possible geotechnical investigations may be appropriate to determine any contamination resulting from these debris piles. Both soil and water quality should be investigated.

There are two underground storage tanks of approximately 15,000 gallons each at the Boiler Plant. These are replacement tanks which have been installed in accordance with current regulations. No problems have been encountered with the tanks and continuous monitoring is provided.

MAIN CAMPUS
FLOOD PLAN



Valdosta State
University

December, 2003



Date December 2003

Project Valdosta State University Master Plan

Subject IV.A Description of Future Academic Program

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum describes the composition of existing academic programs, and reflects the goals of the University for future academic programs.

1. EXISTING ACADEMIC PROGRAMS

1.1 Undergraduate Programs

The following is a list of the five colleges at Valdosta State University and their Fall 2002 undergraduate enrollments:

Arts and Sciences	3,136
The Arts	891
Business Administration	1,393
Education	2,237
Nursing	493
Learning Support (Non-Degree) and Transient	265
Undergraduate Total	8,415

The following majors, certifications, and programs were available for undergraduate study in the Fall of 2002.

Associate of Arts	Bachelor of Music
College-wide	Music Education
Associate of Applied Science	Music Performance
VO-Tech Business	Bachelor of General Studies
Dental Hygiene	General Studies
Bachelor of Applied Science	Bachelor of Science
Technical Studies	Administrative Services
Bachelor of Arts	Applied Mathematics
Art	Astronomy
Criminal Justice	Biology
English	Chemistry
French	Computer Information Systems
History	Computer Science
Legal Assistant Studies	Environmental Geography
Mathematics	Mathematics (2nd Degree for Students)
Music	Mathematics (Computer Science)
Philosophy	Physics
Political Science	Psychology
Psychology	Sports Medicine/Athletic Training
Sociology/Anthropology	Bachelor of Science in Education
Spanish	Business Education
	Communication Disorders
Bachelor of Business Administration	Early Childhood Education
Accounting	French Education (K-12)
Economics	Health and Physical Education
Finance	Middle Grades Education
Management	Secondary Education
Marketing	Spanish Education (K-12)
Bachelor of Fine Arts	American Sign Language/Interpreting
Art	Special Education/Interrelated
Art Education	Technical, Trade, and Industrial Education
Interior Design	Bachelor of Science in Exercise Science
Mass Media	Exercise Science
Speech Communication	Bachelor of Science in Nursing
Theatre Arts	Nursing

1.2 Graduate Programs

The following is a list of the five colleges at Valdosta State University and their Fall 2002 undergraduate enrollments:

Arts and Sciences	183
The Arts	11
Business Administration	43
Education	1,133
Nursing	26
Social Work & Library Science	104
Graduate Total	1,500

The following majors and programs were available for graduate study in the Fall of 2002.

Master of Science	Specialist in Education
Criminal Justice	Adult and Career Education
Psychology	Early Childhood Education
Marriage and Family Therapy	Educational Leadership
Sociology	Instructional Technology
Master of Education	Middle Grades Education
Adult and Career Education	Reading Education
Business Education	School Counseling
Communication Disorders	School Psychology
Early Childhood Education	Secondary Education
Educational Leadership	Special Education
Health and Physical Education	Doctor of Education
Instructional Technology	Adult and Vocational Education
Middle Grades Education	Curriculum and Instruction
Reading Education	Educational Leadership
Secondary Education	Master of Art Education
School Counseling	Art Education
Special Education	Master of Business Administration
Master of Social Work	Business Administration
Social Work	Master of Music Education
Master of Arts	Music Education
English	Master of Science in Nursing
History	Nursing
Master of Library and Information Science	Master of Public Administration
Library and Information Science	Public Administration

2. PROPOSED ACADEMIC PROGRAMS

2.1 Undergraduate Programs

For planning purposes we assumed a 2% growth in the number of undergraduate programs that would be available to students each year. No specific undergraduate programs have been proposed to the Board of Regents at this time.

2.2 Graduate Programs

For planning purposes we assumed a 5% growth in the number of graduate programs that would be available to students each year. The following graduate programs have been proposed to the Board of Regents and are awaiting approval:

- Master of Music Performance
- Master of Science, Biology
- Doctor of Public Administration

Date November 2003

Project Valdosta State University Master Plan

Subject IV.B.1 Student Enrollment Assumptions

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

In Fall 2002, the headcount (HC) enrollment for Valdosta State University (VSU) was 9,915 students and full-time equivalent (FTE) enrollment of 8,656². The University targets to grow to approximately 16,000 HC students in the next ten years by Fall 2014, with the possibility of growth to approximately 20,000 enrollment as year 2020 approaches. This will require the University to grow at an average rate of 4% each year from 2003 through 2020. Valdosta State University's enrollment has already grown by 6% from Fall 2002 to Fall 2003. The following discussion outlines some of the key considerations in projecting future enrollment for the university.

1. FALL 2002 ENROLLMENT

1.1 Overall Distribution of Enrollment

Valdosta State University's out-of-state and international enrollment comprised 10% of its total enrollment in 2002. Valdosta State University had students enrolled from 50 different countries as well as 44 other states in the nation.

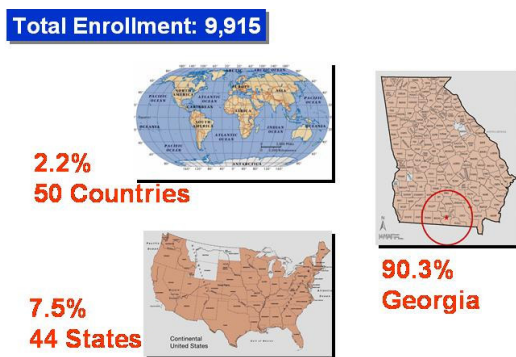


Figure 1 : 2002 VSU Total Enrollment

² This FTE number is based on the recently adopted formula by Board of Regents. The 15-year FTE trend included here is not based on the new formula.

1.2 In-State Enrollment

Valdosta State University receives the majority of its students from the state of Georgia. In 2002, students came from 154 of the 159 counties in Georgia as illustrated in Figure 2.

154 Counties
90% Enrollment



Figure 2: 2002 VSU Enrollment Counties

1.3 Regional Enrollment

Forty-two percent (42%) of Valdosta State University's enrollment comes from the southwest region of Georgia. The figure below shows a map of the Georgia regions³ and a percentage allocation of Valdosta State University's enrollment. A detailed spreadsheet showing enrollment distribution by each county is attached.

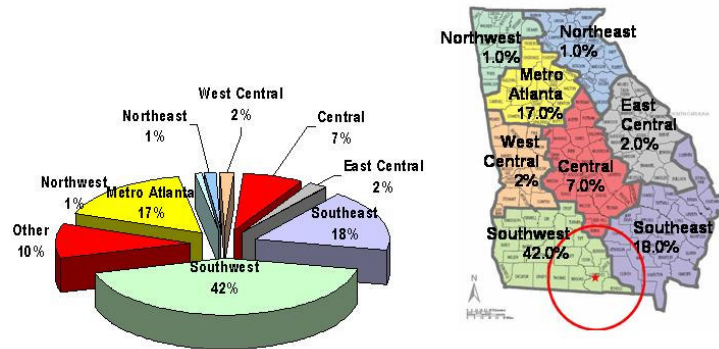


Figure 3: 2002 VSU Enrollment by Region

1.4 Fall 2002 Enrollment from Service Area

The current service area for Valdosta State University is comprised of 41 counties all located in the southern portion of Georgia. These counties represent over half of the Valdosta State University's enrollment. In Fall 2002, 58% of the total enrollment came from 40 counties in the service area.

40 Counties
58% Enrollment



³ The regional division of state is based on the economic regions as shown in the Georgia Trend magazine of April 2003.

Figure 4 : VSU 2002 Enrollment from Service Area Counties

1.5 Major Enrollment Counties

In 2002, 33% of Valdosta State University's on-campus enrollment came from the following five counties: Camden, Lowndes, Thomas, Colquitt and Gwinnett.

5 Counties
33% Enrollment

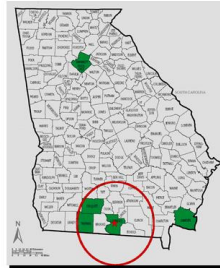


Figure 5: VSU Major Enrollment Counties

2. PAST ENROLLMENT TRENDS

2.1 Past 15 Year Enrollment Trend

The overall Valdosta State University headcount (HC) enrollment grew at an average rate of 2.57% a year since 1988 for a total growth of approximately 42.7%. During this period, the average FTE ratio was 84%. Based on the new formula, the FTE enrollment has averaged to 87% of the HC enrollment since Fall 2000. The following charts show the HC and FTE enrollment trends since 1988⁴.

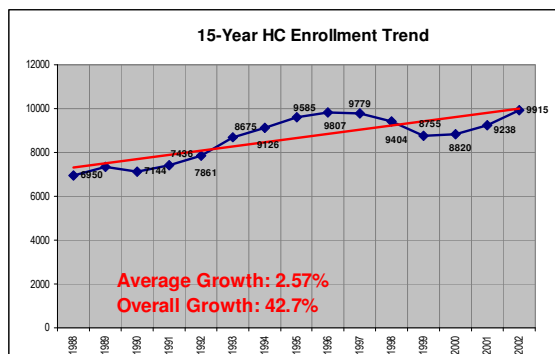


Figure 6 : 15 Year HC Enrollment Trends at Valdosta State University

⁴ The 15 year FTE trend is based on the old formula.

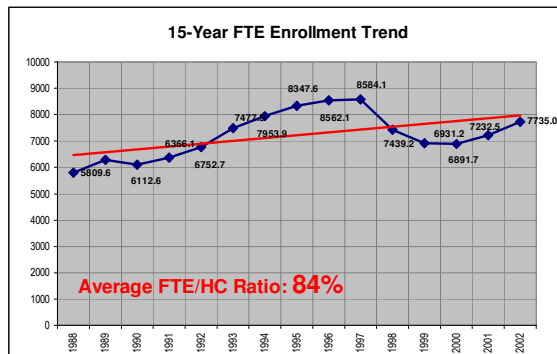


Figure 7 : 15-Year FTE Enrollment Trend

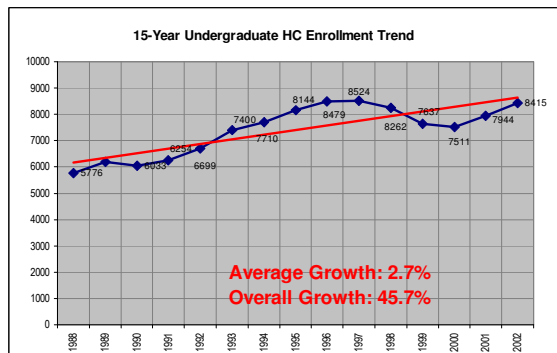


Figure 8 : 15-Year Undergraduate HC Enrollment Trend

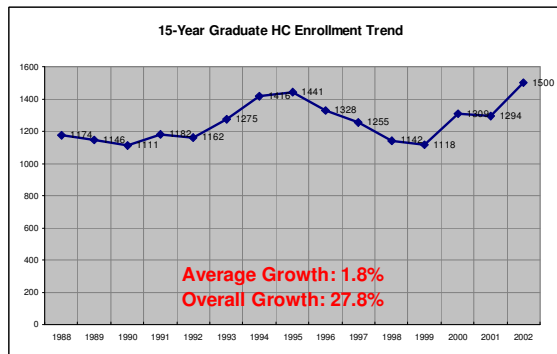


Figure 9 : 15-Year Graduate HC Enrollment Trend

2.2 Past Five-Year Trend from Metro Atlanta

One critical factor to consider when projecting enrollment is the growing trend of students from counties at or near metro Atlanta. Students from the metro Atlanta area comprised 17% of Valdosta State University's enrollment in 2002. Metro Atlanta has seen an average growth of 5.6% per year over the last five years for an overall growth of 24%.

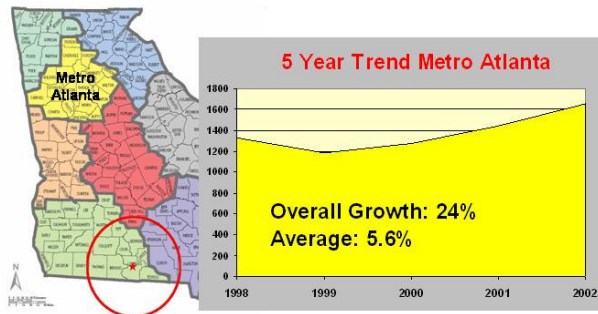


Figure 10 : 5 Year Enrollment Trend from Metro Atlanta

2.3 Past Three-Year Trend

It is important to note that the overall enrollment in the last 3 years (2001-2003) has grown at an average rate of 5% for an overall growth of 18%. During this period, undergraduate enrollment grew by roughly 6% for a total growth of 18%, while the graduate enrollment grew by 14% for an overall growth of 26%.

3. FRESHMEN ENROLLMENT TRENDS

The 5-year (1998-2002) freshman enrollment trend from Valdosta State University's 41-county service area has shown an average of 0.6% growth per year with an overall growth of 2% from 1998 to 2002. During the same period, the growth rate for freshmen enrollment from Metro Atlanta was 1.8% for an overall growth of 62%. The overall 5-year freshman per the economic regions is also attached to this memo.

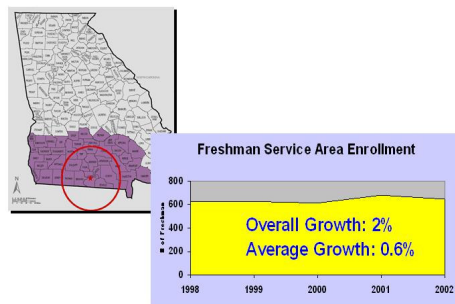


Figure 11: 5-Year Enrollment Trend from Service Area Counties

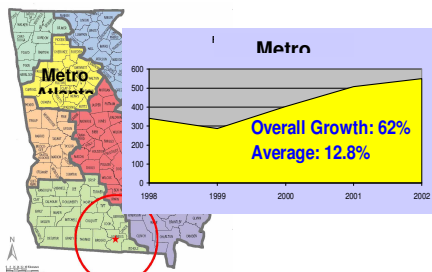


Figure 12: 5-Year Enrollment Trend from Metro Atlanta

3. DEMOGRAPHIC TRENDS

The US Census Bureau estimates that Georgia's population grew by 26.4% in the last decade. This is just over twice the estimated growth of the nation's population in the same time period. Georgia's population growth is illustrated in the following figure with darker areas representing higher increase in population.

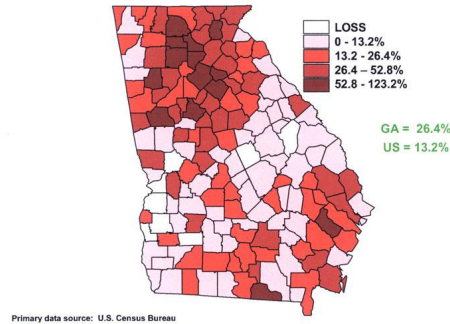


Figure 13: Population Change 1990-2000

The charts below show the percentages of past population growth and projected growth trends per year according to the various regions in the state as referred to in the Georgia Trend Magazine of April 2003.

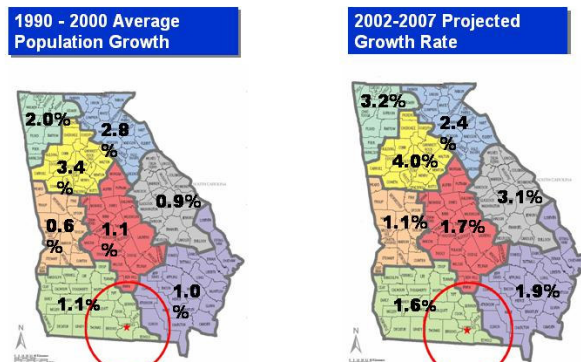


Figure 14 : Population Demographics By Region Within Georgia

3. LOWNDES COUNTY HIGH SCHOOL GRADUATES

In 2001, the nine high schools from Lowndes County produced 860 graduates. The number increased by 9% in 2002. Valdosta State University reported an enrollment of 240 freshmen students in Fall 2002 from Lowndes County. This represents only 28% of the 2001 high school graduates from Lowndes County.

4. PROJECTED ENROLLMENT

With an average growth of 2.6% per year, Valdosta State University's grew by 42.7% from 1988 to 2002. The University feels that Georgia's overall growth rate combined with an increased marketing campaign could produce 16,000 (HC) students at Valdosta State University by 2014. This would require an average growth in student enrollment of 4% every year. With an enrollment growth of 6.4% from 2002 to 2003,

the University is off to a great start. The following chart graphs the enrollment projections to 2020.

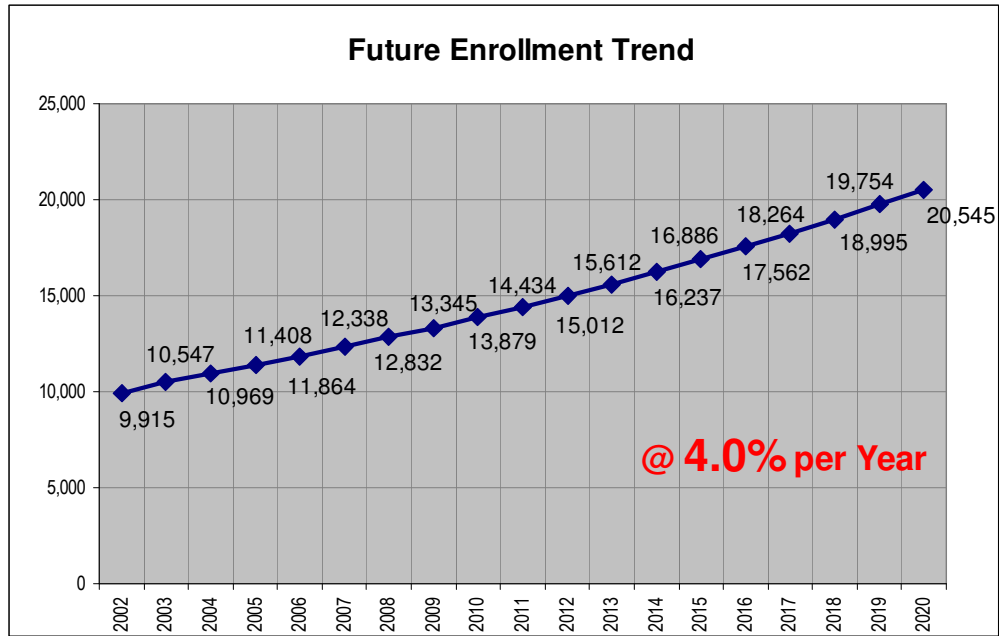


Figure 15 : Projected Enrollment Trend from 2002 to 2020

Enrollment Analysis & Projections

	Actuals from 1998 - 2002																	MASTER PLAN TARGET					
	UNDER GRADUATE					GRADUATE					TOTAL							Target Growth					
Period	HC	% Growth from Previous Period	5 yr. Average Growth	15 yr. Average Growth	Total Growth	HC	% Growth from Previous Period	5 yr. Average Growth	15 yr. Average Growth	Total Growth	HC	% Growth from Previous Period	5 yr. Average Growth	15 yr. Average Growth	Total Growth	Total FTE	% FTE/ HC	Average FTE %age	HC	% Growth from Previous Period	Total FTE	% FTE/ HC	
1981																							
1982																							
1983																							
1984																							
1985																							
1986																							
1987																							
1988	5776					1174					6950					5809.6	84%						
1989	6191	7%				1146	-2%				7337	6%				6272.867	85%						
1990	6033	-3%	4%			1111	-3%	-0.26%			7144	-3%	3%			6112.6	86%						
1991	6254	4%				1182	6%				7436	4%				6366.0667	86%						
1992	6699	7%				1162	-2%				7861	6%				6752.733	86%						
1993	7400	10%				1275	10%				8675	10%				7477.467	86%						
1994	7710	4%				1416	11%				9126	5%				7953.933	87%						
1995	8144	6%	4%	2.72%	45.7%	1441	2%	-0.39%	1.77%	27.8%	9585	5%	3%	2.57%	42.7%	8347.6	87%	84%					
1996	8479	4%				1328	-8%				9807	2%				8562.067	87%						
1997	8524	1%				1255	-5%				9779	0%				8584.133	88%						
1998	8262	-3%				1142	-9%				9404	-4%				7439.2	79%						
1999	7637	-8%				1118	-2%				8755	-7%				6931.2	79%						
2000	7511	-2%	0.46%			1309	17%	7%			8820	1%	1%			6891.733	78%						
2001	7944	6%				1294	-1%				9238	5%				7232.5333	78%						
2002	8415	6%				1500	16%				9915	7%				7735	78%		9,915		7,735	0%	
2003	8878	6%				1669	11%				10547	6%							10,547	6.4%	8,965		
2004																			10,969	4.0%	9,324		
2005																			11,408	4.0%	9,696		
2006																			11,864	4.0%	10,084		
2007																			12,338	4.0%	10,488		
2008																			12,832	4.0%	10,907		
2009																			13,345	4.0%	11,344		
2010																			13,879	4.0%	11,797		
2011																			14,434	4.0%	12,269		
2012																			15,012	4.0%	12,760		85%
2013																			15,612	4.0%	13,270		
2014																			16,237	4.0%	13,801		
2015																			16,886	4.0%	14,353		
2016																			17,562	4.0%	14,927		
2017																			18,264	4.0%	15,524		
2018																			18,995	4.0%	16,145		
2019																			19,754	4.0%	16,791		
2020																			20,545	4.0%	17,463		

Valdosta State University
ENROLLMENT ANALYSIS - FALL 2002

Service Area Counties		Breakdown By Georgia Economic Regions																					
		2002 Total Enrollment		9,915		41		20		12		20		16		25		18		23		25	
		Service Area Enrollment		Service Area Enrollment		METRO ATLANTA		NORTHWEST		NORTHEAST		WEST CENTRAL		CENTRAL		EAST CENTRAL		SOUTHEAST		SOUTHWEST			
		County/ City	Total VSU Enrollment	Service Area Enrollment Counties	%age of Total Enrollment	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE
	Total by County		%age of Total Enrollment																				
1 Appling	51	0.51%	51	0.51%															51	0.51%			
2 Atkinson	38	0.38%	38	0.38%															38	0.38%			
3 Bacon	59	0.60%	59	0.60%															59	0.60%			
4 Baker	9	0.09%	9	0.09%																	9	0.09%	
5 Baldwin	28	0.28%												28	0.28%								
6 Banks	3	0.03%						3	0.03%														
7 Barrow	15	0.15%			15	0.15%																	
8 Bartow	14	0.14%					14	0.14%															
9 Ben Hill	70	0.71%	70	0.71%										70	0.71%								
10 Berrien	200	2.02%	200	2.02%																	200	2.02%	
11 Bibb	146	1.47%												146	1.47%								
12 Bleckley	9	0.09%												9	0.09%								
13 Brantley	30	0.30%	30	0.30%															30	0.30%			
14 Brooks	144	1.45%	144	1.45%																	144	1.45%	
15 Bryan	27	0.27%																	27	0.27%			
16 Bulloch	31	0.31%															31	0.31%					
17 Burke	7	0.07%														7	0.07%						
18 Butts	15	0.15%			15	0.15%																	
19 Calhoun	12	0.12%	12	0.12%																	12	0.12%	
20 Camden	340	3.43%	340	3.43%															340	3.43%			
21 Candler	5	0.05%														5	0.05%						
22 Carroll	9	0.09%			9	0.09%																	
23 Catoosa	3	0.03%					3	0.03%															
24 Charlton	46	0.46%	46	0.46%															46	0.46%			
25 Chatham	87	0.88%																	87	0.88%			
26 Chattahoochee	1	0.01%										1	0.01%										
27 Chattooga	0	0.00%					0	0.00%															
28 Cherokee	31	0.31%			31	0.31%																	
29 Clarke	38	0.38%							38	0.38%													
30 Clay	3	0.03%	3	0.03%																	3	0.03%	
31 Clayton	112	1.13%			112	1.13%																	
32 Clinch	95	0.96%	95	0.96%															95	0.96%			
33 Cobb	191	1.93%			191	1.93%																	
34 Coffee	241	2.43%	241	2.43%															241	2.43%			
35 Colquitt	328	3.31%	328	3.31%																	328	3.31%	
36 Columbia	22	0.22%														22	0.22%						
37 Cook	173	1.74%	173	1.74%																	173	1.74%	
38 Coweta	70	0.71%			70	0.71%																	
39 Crawford	4	0.04%												4	0.04%								
40 Crisp	51	0.51%	51	0.51%																	51	0.51%	
41 Dade	2	0.02%					2	0.02%															
42 Dawson	3	0.03%							3	0.03%													
43 Decatur	97	0.98%	97	0.98%																	97	0.98%	
44 DeKalb	241	2.43%			241	2.43%																	
45 Dodge	10	0.10%												10	0.10%								
46 Dooly	15	0.15%												15	0.15%								
47 Dougherty	203	2.05%	203	2.05%																	203	2.05%	
48 Douglas	40	0.40%			40	0.40%																	
49 Early	33	0.33%	33	0.33%																	33	0.33%	

ENROLLMENT ANALYSIS - FALL 2002

Breakdown By Georgia Economic Regions

Service Area Counties	2002 Total Enrollment				41		Breakdown By Georgia Economic Regions															
	2002 Total Enrollment		9,915		Service Area Enrollment		20		12		20		16		25		18		23		25	
	County/ City		Total VSU Enrollment		Service Area Enrollment Counties	%age of Total Enrollment	METRO ATLANTA		NORTHWEST		NORTHEAST		WEST CENTRAL		CENTRAL		EAST CENTRAL		SOUTHEAST		SOUTHWEST	
							Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE
		Total by County	%age of Total Enrollment																			
	50 Echols	20	0.20%	20	0.20%																20	0.20%
	51 Effingham	15	0.15%																	15	0.15%	
	52 Elbert	2	0.02%							2	0.02%											
	53 Emanuel	10	0.10%														10	0.10%				
	54 Evans	2	0.02%																2	0.02%		
	55 Fannin	4	0.04%																			
	56 Fayette	94	0.95%			94	0.95%															
	57 Floyd	24	0.24%					24	0.24%													
	58 Forsyth	52	0.52%			52	0.52%															
	59 Franklin	1	0.01%							1	0.01%											
	60 Fulton	247	2.49%			247	2.49%															
	61 Gilmer	4	0.04%					4	0.04%													
	62 Glascock	1	0.01%														1	0.01%				
	63 Glynn	96	0.97%																96	0.97%		
	64 Gordon	5	0.05%					5	0.05%													
	65 Grady	94	0.95%	94	0.95%																94	0.95%
	66 Greene	2	0.02%							2	0.02%											
	67 Gwinnett	310	3.13%			310	3.13%															
	68 Habersham	9	0.09%							9	0.09%											
	69 Hall	16	0.16%							16	0.16%											
	70 Hancock	2	0.02%														2	0.02%				
	71 Haralson	3	0.03%					3	0.03%													
	72 Harris	10	0.10%									10	0.10%									
	73 Hart	3	0.03%							3	0.03%											
	74 Heard	2	0.02%									2	0.02%									
	75 Henry	112	1.13%			112	1.13%															
	76 Houston	174	1.75%											174	1.75%							
	77 Irwin	56	0.56%	56	0.56%									56	0.56%							
	78 Jackson	10	0.10%							10	0.10%											
	79 Jasper	6	0.06%											6	0.06%							
	80 Jeff Davis	30	0.30%	30	0.30%														30	0.30%		
	81 Jefferson	11	0.11%														11	0.11%				
	82 Jenkins	1	0.01%														1	0.01%				
	83 Johnson	2	0.02%														2	0.02%				
	84 Jones	11	0.11%											11	0.11%							
	85 Lamar	4	0.04%											4	0.04%							
	86 Lanier	59	0.60%	59	0.60%																59	0.60%
	87 Laurens	36	0.36%											36	0.36%							
	88 Lee	59	0.60%	59	0.60%																59	0.60%
	89 Liberty	75	0.76%																75	0.76%		
	90 Lincoln	2	0.02%														2	0.02%				
	91 Long	4	0.04%																4	0.04%		
	92 Lowndes	1,950	19.67%	1,950	19.67%																1,950	19.67%
	93 Lumpkin	10	0.10%							10	0.10%											
	94 Macon	18	0.18%											18	0.18%							
	95 Madison	5	0.05%							5	0.05%											
	96 Marion	3	0.03%									3	0.03%									
	97 McDuffie	15	0.15%														15	0.15%				
	98 McIntosh	11	0.11%																11	0.11%		
	99 Meriwether	1	0.01%									1	0.01%									
	100 Miller	19	0.19%	19	0.19%																19	0.19%

ENROLLMENT ANALYSIS - FALL 2002

Breakdown By Georgia Economic Regions

Service Area Counties	2002 Total Enrollment				41		20		12		20		16		25		18		23		25	
	9,915				Service Area Enrollment		METRO ATLANTA		NORTHWEST		NORTHEAST		WEST CENTRAL		CENTRAL		EAST CENTRAL		SOUTHEAST		SOUTHWEST	
	Total VSU Enrollment				Service Area Enrollment Counties	%age of Total Enrollment	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE
	County/ City	Total by County	%age of Total Enrollment	Enrollment																		
101 Mitchell	57	0.57%	57	0.57%																	57	0.57%
102 Monroe	11	0.11%													11	0.11%						
103 Montgomery	8	0.08%													8	0.08%						
104 Morgan	4	0.04%													4	0.04%						
105 Murray	2	0.02%						2	0.02%													
106 Muscogee	65	0.66%											65	0.66%								
107 Newton	14	0.14%				14	0.14%															
108 Oconee	7	0.07%									7	0.07%										
109 Oglethorpe	1	0.01%									1	0.01%										
110 Paulding	10	0.10%				10	0.10%															
111 Peach	33	0.33%													33	0.33%						
112 Pickens	1	0.01%				1	0.01%															
113 Pierce	79	0.80%	79	0.80%															79	0.80%		
114 Pike	7	0.07%											7	0.07%								
115 Polk	3	0.03%						3	0.03%													
116 Pulaski	13	0.13%													13	0.13%						
117 Putnam	4	0.04%													4	0.04%						
118 Quitman	0	0.00%	0	0.00%									0	0.00%								
119 Rabun	5	0.05%									5	0.05%										
120 Randolph	19	0.19%	19	0.19%																	19	0.19%
121 Richmond	65	0.66%															65	0.66%				
122 Rockdale	37	0.37%				37	0.37%															
123 Schley	3	0.03%											3	0.03%								
124 Screven	11	0.11%																		11	0.11%	
125 Seminole	34	0.34%	34	0.34%																	34	0.34%
126 Spalding	44	0.44%				44	0.44%															
127 Stephens	3	0.03%									3	0.03%										
128 Stewart	1	0.01%											1	0.01%								
129 Sumter	37	0.37%											37	0.37%								
130 Talbot	1	0.01%											1	0.01%								
131 Taliaferro	0	0.00%															0	0.00%				
132 Tattnall	15	0.15%																		15	0.15%	
133 Taylor	8	0.08%											8	0.08%								
134 Telfair	11	0.11%	11	0.11%											11	0.11%						
135 Terrell	15	0.15%	15	0.15%																	15	0.15%
136 Thomas	344	3.47%	344	3.47%																	344	3.47%
137 Tift	241	2.43%	241	2.43%																	241	2.43%
138 Toombs	35	0.35%																		35	0.35%	
139 Towns	3	0.03%									3	0.03%										
140 Treutlen	8	0.08%															8	0.08%				
141 Troup	21	0.21%											21	0.21%								
142 Turner	35	0.35%	35	0.35%																	35	0.35%
143 Twiggs	8	0.08%													8	0.08%						
144 Union	4	0.04%									4	0.04%										
145 Upson	13	0.13%											13	0.13%								
146 Walker	5	0.05%																		5	0.05%	
147 Walton	16	0.16%																				
148 Ware	289	2.91%	289	2.91%		16	0.16%													289	2.91%	
149 Warren	0	0.00%															0	0.00%				
150 Washington	16	0.16%															16	0.16%				
151 Wayne	62	0.63%																		62	0.63%	

ENROLLMENT ANALYSIS - FALL 2002

Service Area Counties				Breakdown By Georgia Economic Regions																	
				41		20		12		20		16		25		18		23		25	
				Service Area Enrollment		METRO ATLANTA		NORTHWEST		NORTHEAST		WEST CENTRAL		CENTRAL		EAST CENTRAL		SOUTHEAST		SOUTHWEST	
County/ City		Total VSU Enrollment		Service Area Enrollment Counties	%age of Total Enrollment	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE	Enrollment	%AGE		
		Total by County	%age of Total Enrollment																		
2002 Total Enrollment	9,915			41		20		12		20		16		25		18		23		25	
152 Webster	0	0.00%								0	0.00%										
153 Wheeler	8	0.08%										8	0.08%								
154 White	1	0.01%						1	0.01%												
155 Whitfield	17	0.17%				17	0.17%														
156 Wilcox	16	0.16%	16	0.16%								16	0.16%								
157 Wilkes	7	0.07%												7	0.07%						
158 Wilkinson	7	0.07%																			
159 Worth	64	0.65%	64	0.65%														64	0.65%		
SUB TOTALS	8,962	90.39%	5,714	58%	1,661	16.75%	82	0.83%	130	1.31%	173	1.74%	710	7.16%	205	2.07%	1,738	17.53%	4,263	43.00%	
Out of Country	213	2.15%																			
Out of State	740	7.46%																			
TOTALS	9,915	100.00%																			

Date December 2003

Project Valdosta State University Master Plan

Subject IV.B.2 Faculty and Staff Projections

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memo identifies the number of current staff and faculty, and projects their populations at the 2008, 2014 and 2020 target years.

1. FACULTY

Valdosta State University had 442 full-time and 107 part-time faculty in Fall 2002 for a total head count of 549 and FTE (full time equivalent) of 495.5. Currently, 19.5% of the faculty head count is part-time faculty. For projection purposes, this percentage is expected to stay at approximately 20% over the duration of the master plan.

For the purposes of this master plan it has been estimated that two part-time faculty are the equivalent of one full-time faculty member. With a current student full-time equivalent (FTE) of 8,656 students, the faculty FTE to student FTE ratio is currently 1 full-time faculty member for every 17.5 full-time students (1:18). For the purposes of this master plan it is assumed that the faculty/student ratio will increase to 20 students per faculty (1:20). The projected numbers for faculty are as follows:

Faculty	2002	2008		2014		2020	
	Existing	Projected	% Growth	Projected	% Growth	Projected	% Growth
Full-Time (HC)	442	491	11.1%	621	40.5%	786	77.8%
Part-Time (HC)	107	123	15.0%	155	44.9%	196	83.2%
Total (HC)	549	614	11.8%	776	41.3%	982	78.9%
Total (FTE)	495.50	552.50	11.5%	698.50	41.0%	884.00	78.4%

2. STAFF

The University had a total of 870 Staff in Fall 2002, of which 43% did not need offices. As the school grows it is anticipated that 2% of the staff will be part-time through the planning year of 2020, not including student staff. It was also decided that two part-time staff members would equate to one full-time staff member.

In addition, the staff FTE to student FTE ratio is 1 full-time staff member for every 10.8 full-time students (1:11). For the purposes of this master plan it is assumed that the staff/student ratio will be 12 students per staff member (1:12) until 2008 and step up to 14 students per staff member (1:14) from 2008 to 2014. The University would then reach the target rate of 16 students per staff member (1:16) between 2014 and 2020.

Using the current data as a benchmark, and using the before mentioned ratios and percentages the projected faculty and staff numbers become a function of the projected student FTE. In addition, it is assumed that approximately one percent of the student population will be employed as part-time staff members. Ten student workers are assumed to be the equivalent of three full-time staff members. The projected numbers for staff are as follows:

Staff	2002	2008		2014		2020	
	Existing	Projected	% Growth	Projected	% Growth	Projected	% Growth
Full-Time (HC)	763	877	14.9%	944	23.7%	1,039	36.2%
Part-Time (HC)	15	18	20.0%	19	26.7%	21	40.0%
Part-Time Students (HC)	92	115	25.0%	146	58.7%	185	101.1%
Total (HC)	870	1,010	16.1%	1,109	27.5%	1,245	43.1%
Total (FTE)	798.10	920.50	15.3%	997.30	25.0%	1,105.00	38.5%

Note:

For the purposes of projecting future space need, it is assumed that the existing value of 43% of the total projected staff (HC) will not require office space to perform their jobs.

Date December 2003

Project Valdosta State University Master Plan

Subject IV.B.3-4 Academic Space and Academic Support Facility Projections

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum outlines the projected space requirements for the four six-year target periods: Fall 2002, Fall 2008, Fall 2014, and Fall 2020. Accompanying this document are worksheets which reflect more detailed data and assumptions.

1.0 GUIDELINES, ASSUMPTIONS & STANDARDS

The guidelines of the Council of Educational Facility Planners International (CEFPI) were applied in projecting future space requirements for Valdosta State University. These guidelines are used by each of the 34 institutions in the University System of Georgia (USG) master planning process. The CEFPI guidelines address classroom, laboratory, library, office, student services, storage and a variety of specialized space categories.

Data obtained from the University was used in the space calculation. The input data ranges from weekly student contact hours in a classroom or lab, to the number of staff and faculty requiring office space, the University-wide space inventory, parking spaces, academic programs, and athletic and recreation sports.

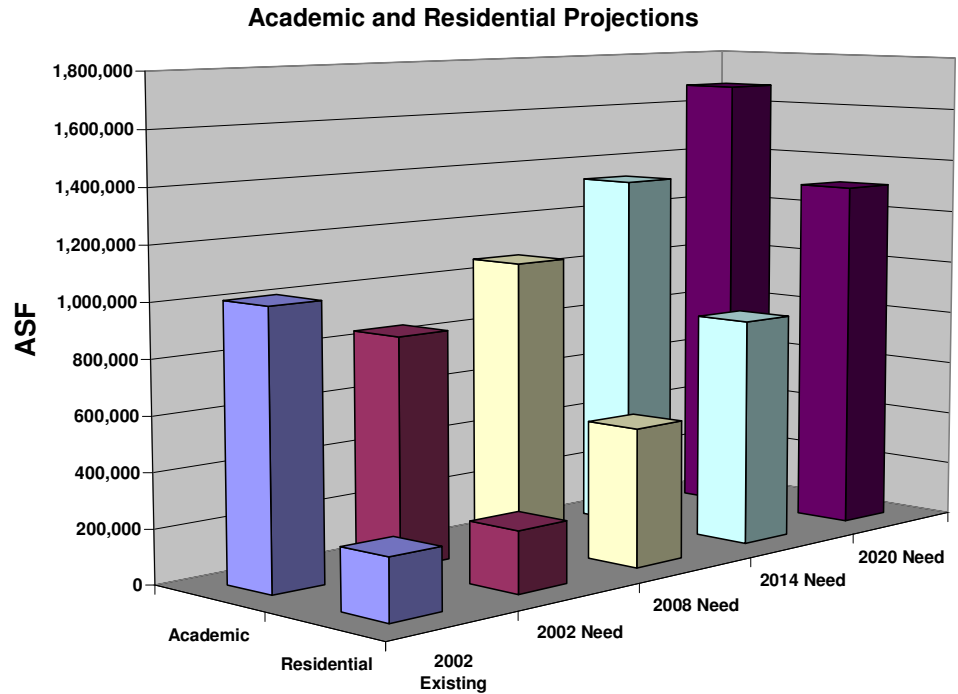
2.0 OVERVIEW

According to the CEFPI guidelines, the University had a surplus of 163,452 ASF in the Fall of 2002. However, the University will outgrow its current space inventory before the initial milestone year of 2008 to accommodate an overall enrollment target of approximately 12,800 students.

The majority of the surplus is in office space as well as recreation and athletic space. By the year 2008, Valdosta State University will have a shortfall of 335,561 ASF. However, all but 51,961 ASF of this space is residential. The University will only require a 5% increase over its existing academic space. By the year 2020, the University will be short by 1,750,136 ASF. 62% of the future shortfall can be attributed to the need for additional housing space in order to keep pace with the increased attendance.

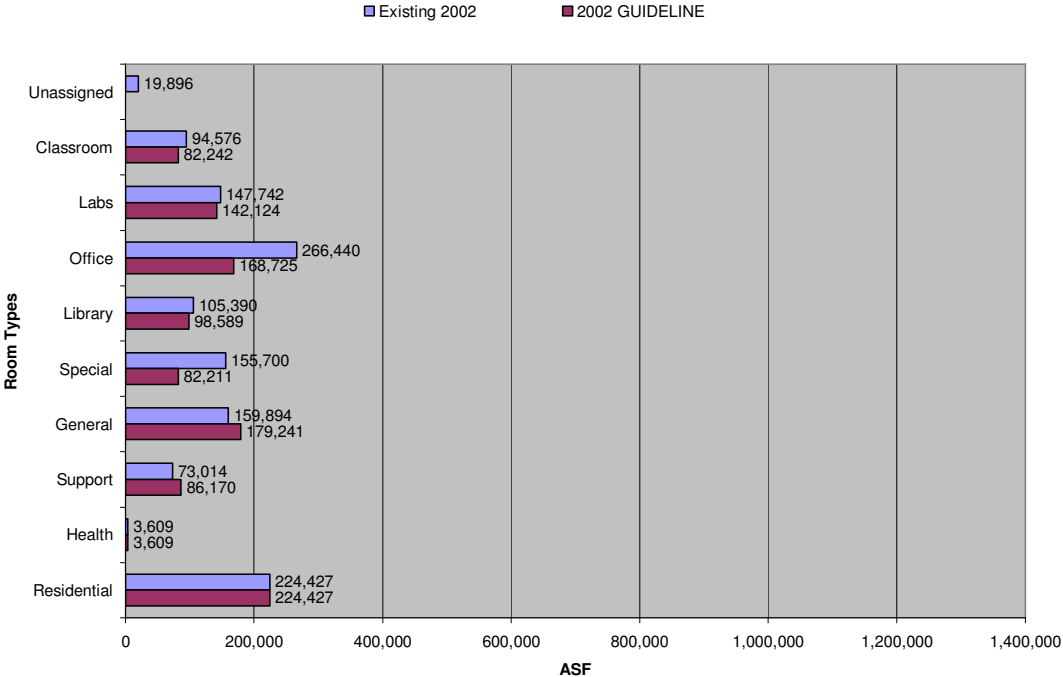
The following charts show an overview of space surplus and deficit by each milestone year and subsequently by each major room use category.

Projected Growth	2002 Existing	2002 Need	2008 Need	2014 Need	2020 Need
Academic Space	1,006,365	842,913	1,058,326	1,328,739	1,676,501
<i>Difference</i>	-	-163,452	51,961	322,374	670,136
<i>% of Existing</i>	100%	84%	105%	132%	167%
<i>% of Total Space</i>	82%	79%	68%	61%	56%
<i>% of Total Surplus/Deficit</i>	-	100%	15%	34%	38%
Residential Space	224,427	224,427	508,027	840,427	1,304,427
<i>Difference</i>	-	0	283,600	616,000	1,080,000
<i>% of Existing</i>	100%	100%	226%	374%	581%
<i>% of Total Space</i>	18%	21%	32%	39%	44%
<i>% of Total Surplus/Deficit</i>	-	0%	85%	66%	62%
Total	1,230,792	1,067,340	1,566,353	2,169,165	2,980,928

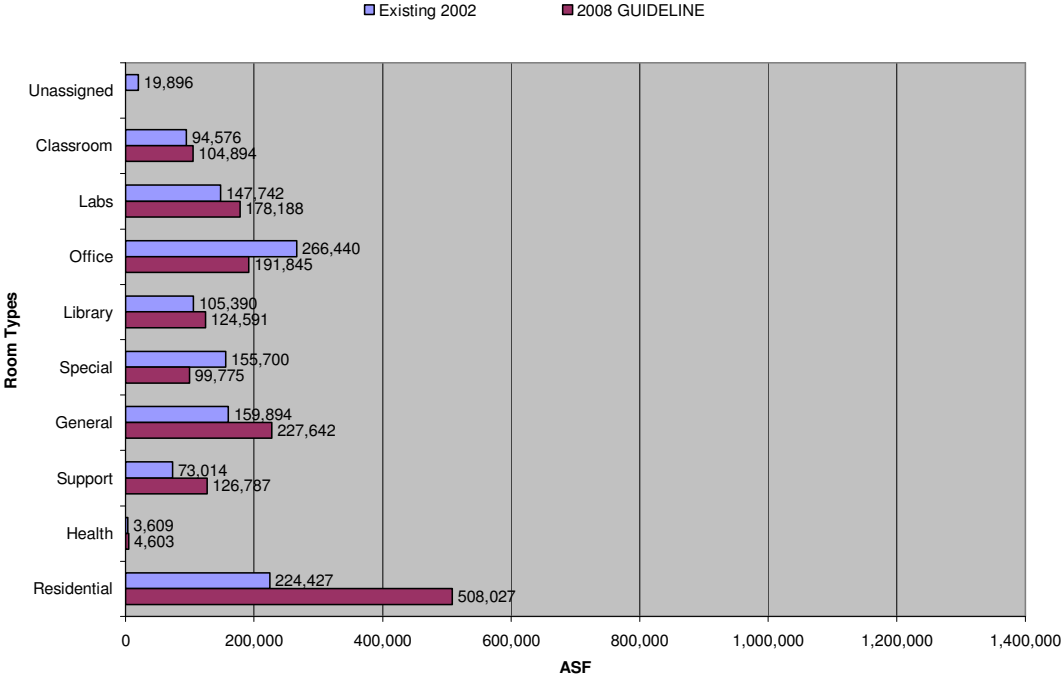


Following are the projected space requirements by major room use category from Fall 2002 through Fall 2020 for the planned campus.

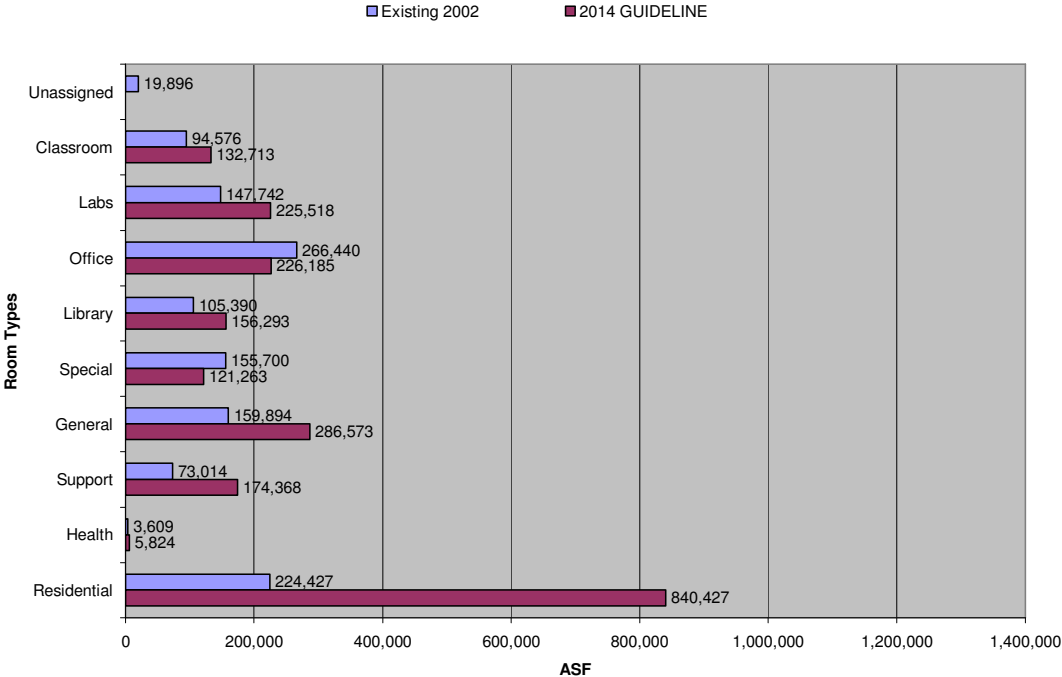
Existing Space Need (Approx. 9,900 Students)



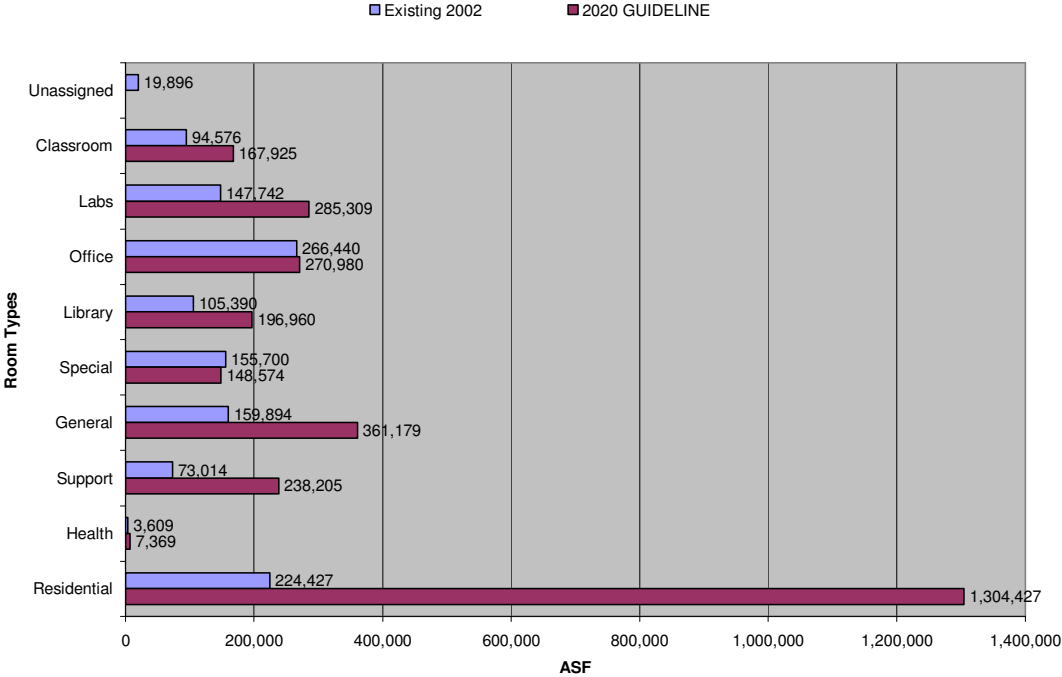
2008 Space Need (Approx. 12,800 Students)



2014 Space Need (Approx. 16,200 Students)

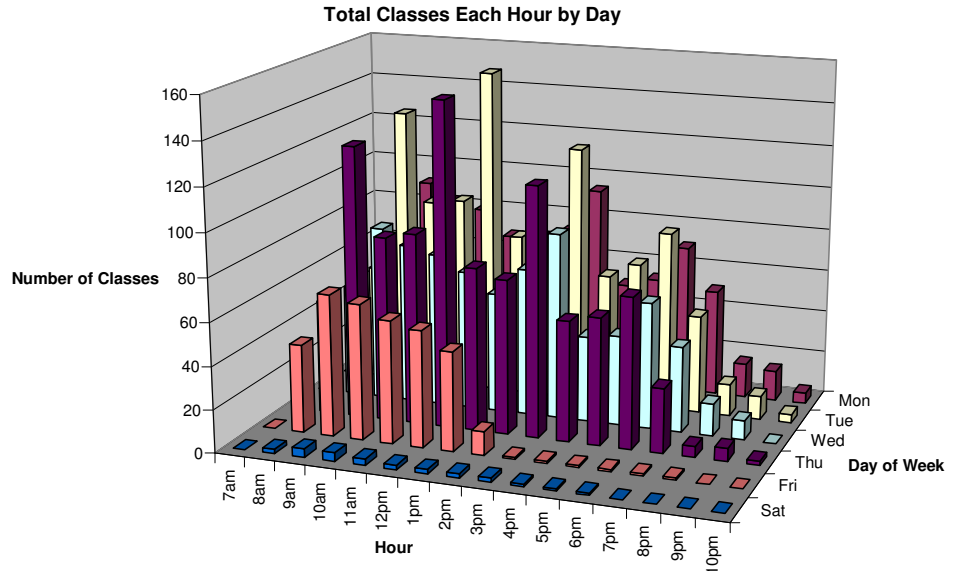


2020 Space Need (Approx. 20,500 Students)



1. CLASSROOM SPACE

Valdosta State University has two distinct periods of class offerings. The morning and afternoon classes are offered to the typical student whose primary responsibilities don't extend far outside of their academic career, while the evening classes are offered for students who maintain full or part-time jobs while attending classes in the evening. The bulk of Valdosta State's classes are scheduled from Monday to Thursday during the morning and afternoon.



	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm
Mon	1	57	91	83	80	68	59	73	94	49	53	70	50	16	14	5
Tue	0	54	131	89	91	153	76	77	120	61	68	84	46	15	11	4
Wed	0	52	82	75	72	65	56	69	87	40	42	59	40	15	9	0
Thu	0	53	127	86	89	151	76	72	116	56	59	70	30	5	6	2
Fri	0	41	66	63	57	54	46	11	1	1	1	1	1	1	0	0
Sat	0	2	4	4	3	2	2	2	2	1	1	1	0	0	0	0

Efficient utilization of classroom space is generally the most common challenge of colleges and universities nation wide. Valdosta State's average class size for Fall 2002 was 26.1 students, and the largest class had 122 students enrolled. This average indicates a desire to keep medium sized classes (25-35 students) but the University has no problem with the occasional lecture size class.

Classroom space is projected as a product of Weekly Student Contact Hours (WSCH) and a classroom space factor. The space factor is generated from three variables: the assignable square feet per student station, the average number of hours that the classrooms are in use each week, and the average percentage of student stations actually occupied.

1.1 ASF per Student Station

Today's hi-tech teaching techniques require space for A/V equipment and electronic control systems thus requiring additional space in the classroom including the storage needs for this equipment. Also, the use of computers by students has influenced the student station size. Tables and chairs are replacing the standard tablet armchair. The need for more flexible and bigger stations is greater due to the variety of teaching techniques. Other space related trends in education are the

increasing emphasis on interactivity among students and priority on good sight lines for presentation. In addition, classrooms are designed to allow for reconfiguration of furniture to allow for small group learning within the classroom. All of these trends are resulting in higher ASF per student station. To reflect these modern needs, we have assumed an average ASF per student station to be 22 ASF for the purposes of this master plan.

1.2 Average Hours of Classroom Use (Room Use)

CEFPI recommends a standard of 31.5 hours of use by each classroom on a campus. Actual usage varies from institution to institution. An existing average of 11.43 hours was calculated, based on information provided by the University, for the Fall of 2002. This is predominantly because of some classrooms never having a class scheduled in it for the entire semester. For the purposes of this master plan, we have assumed an average room use of 31.5 hours per week.

1.3 Student Station Occupancy

CEFPI recommends an average student station occupancy of 65% for classrooms. An existing average station occupancy of 63.6% for classrooms was calculated based on University information. For the purposes of this master plan, we assumed station occupancy of 65%.

These three factors arranged in the following formula produce a space factor of 1.07 SF per WSCH.

$$22 \div (31.5 \times 65\%) = 1.07$$

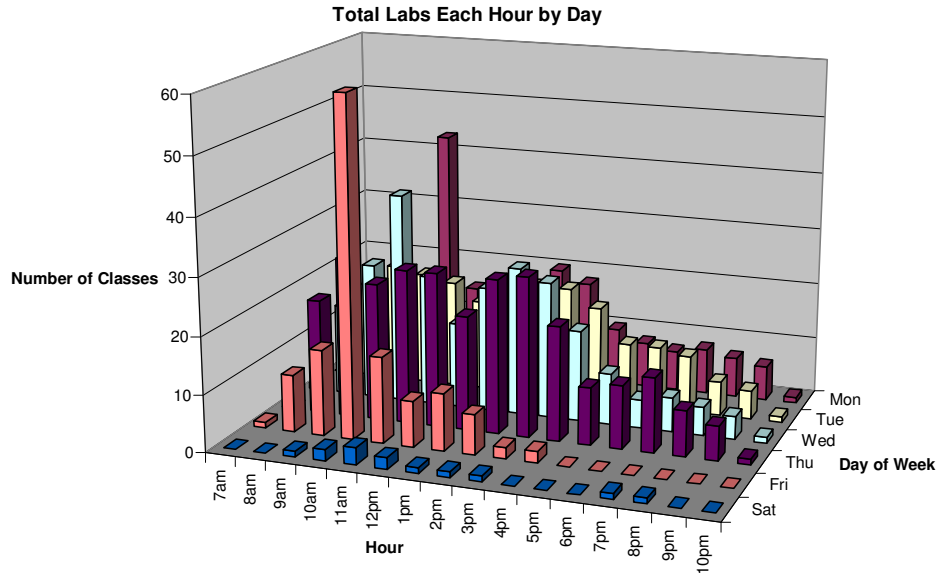
In Fall of 2002, the University had a total WSCH of 76,541 for their classrooms. All of the future WSCH are derived by multiplying the existing WSCH by the projected percentage of growth of student enrollment over the given time period. The following chart shows the projected space requirement through 2020.

100 Classrooms	2002	2008	2014	2020
Space Factor	1.07	1.07	1.07	1.07
Total WSCH	76,541	97,623	123,514	156,285
Guideline ASF	82,242	104,894	132,713	167,925
% Growth		27.5%	61.4%	104.2%
Existing ASF	94,576	94,576	94,576	94,576
Surplus / Deficit (-)	12,334	-10,318	-38,137	-73,349

2. LABORATORY SPACE

Valdosta State’s lab scheduling is similar to its class schedules but at lower volumes. Labs scheduled in the evening are still significantly less than the labs scheduled

throughout the rest of the day. The highest frequency of labs are scheduled on Fridays at 10 am.



	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm
Mon	0	6	9	43	15	8	16	20	18	10	8	7	8	7	6	1
Tue	0	17	21	20	19	16	17	20	20	17	11	11	10	6	5	1
Wed	1	16	24	37	23	15	22	26	24	16	9	5	6	5	4	1
Thu	0	20	28	24	27	27	20	27	28	20	10	11	13	8	6	1
Fri	1	10	15	59	15	8	10	7	2	2	0	0	0	0	0	0
Sat	0	0	1	2	3	2	1	1	1	0	0	0	1	1	0	0

Similar to classroom space, teaching laboratory space is calculated as a product of WSCH and a laboratory space factor. The laboratory space factor is derived in the same manner as the classroom space factor.

Universities and colleges with similar programs as Valdosta State are recommended to plan for approximately 60 ASF per student station in laboratories. Valdosta State has a current average of 44.3 ASF per student station. In addition, the existing average room use hours for labs were 10.98 hours each week in the Fall of 2002. CEFPI recommends that laboratory space be used 22.5 hours in a week. Since laboratories are generally used less frequently than classrooms, they are expected to operate with station occupancy close to 80%. Valdosta State's average station occupancy was 60.8% for their laboratories in 2002. For the purposes of this master plan, we recommend increasing the station size to 60 ASF/station, increasing the room use rate to 20 hours each week, and using station occupancy of 70%.

These three factors arranged in the following formula produce a space factor of 4.29 SF per WSCH.

$$60 \div (20 \times 70\%) = 4.29$$

In Fall of 2002, the University had a total laboratory WSCH of 4,018. All of the future WSCH are derived by multiplying the existing WSCH by the projected percentage of growth of student enrollment over the given time period. The following chart shows the projected space requirement through 2020.

Teaching Laboratories	2002	2008	2014	2020
Space Factor	4.29	4.29	4.29	4.29
Total WSCH	15,527	19,804	25,056	31,704
Guideline ASF	66,544	84,874	107,383	135,874
% Growth		27.5%	61.4%	104.2%
Existing ASF	87,510	87,510	87,510	87,510
Surplus / Deficit (-)	20,966	2,636	-19,873	-48,364

Open labs are calculated by applying a SF factor to the total student FTE. The current factor for Valdosta State is approximately 4.73 SF per FTE. Projected SF requirements apply this factor to projected FTE values. The following chart shows the projected space requirements through 2020.

Open Laboratories	2002	2008	2014	2020
Total FTE	8,656	11,040	13,968	17,674
ASF/FTE for Open Labs	4.73	4.73	4.73	4.73
Guideline ASF	40,965	52,248	66,106	83,645
% Growth		27.5%	61.4%	104.2%
Existing ASF	40,965	40,965	40,965	40,965
Surplus / Deficit (-)	0	-11,283	-25,141	-42,680

Research laboratories are calculated by determining the highest number of research personnel (students, faculty, and technicians) that will use the space at one time. That number is then multiplied by a SF/headcount factor to determine the total number of SF needed. In order to calculate the research headcount, we assumed that 50% of the graduate faculty and 50% of the thesis and dissertation students would need research space. The following chart shows the projected space requirement through 2020.

Research Laboratories	2002	2008	2014	2020
Calculated Research Headcount	161	191	242	306
ASF/Headcount	215	215	215	215
Guideline ASF	34,615	41,065	52,030	65,790
% Growth		18.6%	50.3%	90.1%
Existing ASF	19,267	19,267	19,267	19,267
Surplus / Deficit (-)	-15,348	-21,798	-32,763	-46,523

The following chart shows the total projected space requirement for all laboratories through 2020.

200 Laboratories	2002	2008	2014	2020
Teaching Labs SF	66,544	84,874	107,383	135,874
Open Labs SF	40,965	52,248	66,106	83,645
Research Labs SF	34,615	41,065	52,030	65,790
Guideline ASF	142,124	178,188	225,518	285,309
% Growth		25.4%	58.7%	100.7%
Existing ASF	147,742	147,742	147,742	147,742
Surplus / Deficit (-)	5,618	-30,446	-77,776	-137,567

3. OFFICE SPACE

Office space is projected as a product of the projected FTE for faculty and staff and an average ASF/FTE faculty and staff as well as additional ASF for office service space.

300 Offices	2002	2008	2014	2020
Office Faculty and Staff FTE	993	1,129	1,331	1,594
Standard Office (150 ASF/FTE)	148,875	169,275	199,575	239,100
Standard Office Service (20 ASF/FTE)	19,850	22,570	26,610	31,880
Guideline ASF	168,725	191,845	226,185	270,980
% Growth		13.7%	34.1%	60.6%
Existing ASF	266,440	266,440	266,440	266,440
Surplus / Deficit (-)	97,715	74,595	40,255	-4,540

4. STUDY & LIBRARY SPACE

The following chart shows the projected requirements for volumes followed by space requirements for study and library space through 2020.

Collection Space	2002	2008	2014	2020
Base Volumes	85,000	85,000	85,000	85,000
Volumes per Faculty FTE	100	100	100	100
Faculty FTE	496	552	698	884
Subtotal	49,550	55,200	69,840	88,370
Volumes per Student FTE	15	15	15	15
Student FTE	8,656	11,040	13,968	17,674
Subtotal	129,837	165,600	209,520	265,110
Volumes per Undergraduate Program	350	350	350	350
# of Undergraduate Programs	68	77	86	97
Subtotal	23,800	26,950	30,100	33,950
Volumes per Masters Program	6,000	6,000	6,000	6,000
# of Masters Programs	25	34	45	60
Subtotal	150,000	204,000	270,000	360,000
Total # of Volumes	438,187	536,750	664,460	832,430
ASF/Volumes	0.08	0.08	0.08	0.08
Guideline ASF	35,055	42,940	53,157	66,594
% Growth		22.5%	51.6%	90.0%

Reading Space	2002	2008	2014	2020
Student HC	9,915	12,830	16,233	20,540
% Seats/Student	20.0%	20.0%	20.0%	20.0%
Subtotal (Student Seats)	1983	2566	3247	4108
Student Reading SF (25 ASF/SS)	49,575	64,150	81,175	102,700
Faculty HC	549	614	776	982
% Seats/Faculty	8.0%	8.0%	8.0%	8.0%
Subtotal (Faculty Seats)	44	50	63	79
Faculty Reading SF (25 ASF/FS)	1,100	1,250	1,575	1,975
Guideline ASF	50,675	65,400	82,750	104,675
% Growth		29.1%	63.3%	106.6%

Service Space	2002	2008	2014	2020
Total Reading & Collection Area	85,730	108,340	135,907	171,269
% of Reading & Collection Area	15.0%	15.0%	15.0%	15.0%
Guideline ASF	12,859	16,251	20,386	25,690
% Growth		26.4%	58.5%	99.8%

400 Library	2002	2008	2014	2020
Collection Space	35,055	42,940	53,157	66,594
Reading Space	50,675	65,400	82,750	104,675
Service Space	12,859	16,251	20,386	25,690
Guideline ASF	98,589	124,591	156,293	196,960
% Growth		26.4%	58.5%	99.8%
Existing ASF	105,390	105,390	105,390	105,390
Surplus / Deficit (-)	6,801	-19,201	-50,903	-91,570

5. SPECIAL USE

The section describes the space needs for special use facilities such as armories, recreation space, space for audio/visual equipment, clinical and demonstration space, and miscellaneous special use space.

5.1 Armory (510)

The armory space is projected to grow at the same rate as the student FTE. The following chart shows the projected space requirements through 2020.

510 Armory	2002	2008	2014	2020
Planned Area	3,141	4,006	5,069	6,413
Guideline ASF	3,141	4,006	5,069	6,413
% Growth		27.5%	61.4%	104.2%
Existing ASF	3,141	3,141	3,141	3,141
Surplus / Deficit (-)	0	-865	-1,928	-3,272

5.2 Recreation, PE, Athletic (520)

Using the CEFPI guidelines of a basic athletic core, the following chart shows the projected space requirements through 2020.

520 Recreational/PE/Athletics	2002	2008	2014	2020
Base Area SF	20,000	20,000	20,000	20,000
# over 1000 HC/FTE*	7,656	10,040	12,968	16,674
# of FTE over 1,000 x 5 ASF	38,279	50,200	64,840	83,370
Guideline ASF	58,279	70,200	84,840	103,370
% Growth		20.5%	45.6%	77.4%
Existing ASF	130,449	130,449	130,449	130,449
Surplus / Deficit (-)	72,170	60,249	45,609	27,079

* If HC < 2000 then calculation uses # over 1000 HC otherwise the calculation uses # over 1000 FTE

5.3 Audio/Visual, Television (530)

Using the CEFPI guidelines, the following chart shows the projected space requirements through 2020.

530 Audio/Visual/Television	2002	2008	2014	2020
Base Area SF	7,400	7,400	7,400	7,400
Undergrad. FTE over 4000 x 1 ASF	3,673	5,720	8,299	11,561
Graduate FTE over 4000 x 2 ASF	0	0	0	0
Guideline ASF	11,073	13,120	15,699	18,961
% Growth		18.5%	41.8%	71.2%
Existing ASF	9,684	9,684	9,684	9,684
Surplus / Deficit (-)	-1,389	-3,436	-6,015	-9,277

5.4 Clinical/Demonstration (540/550)

Using the CEFPI guidelines, the following chart shows the projected space requirements through 2020.

540/550 Clinical/Demonstration	2002	2008	2014	2020
Student FTE	8,656	11,040	13,968	17,674
% of Students in Special Programs	5.0%	5.0%	5.0%	5.0%
10 ASF/FTE	4,328	5,520	6,984	8,837
Guideline ASF	4,328	5,520	6,984	8,837
% Growth		27.5%	61.4%	104.2%
Existing ASF	2,684	2,684	2,684	2,684
Surplus / Deficit (-)	-1,644	-2,836	-4,300	-6,153

5.5 Miscellaneous Space (560-580)

This category includes special facilities used for some academic programs including but not limited to animal quarters and greenhouses. During a broad level analysis over an entire campus, applying SF values to percentages of the overall campus FTE projects the need for this space. For this master plan, it is assumed that approximately 2% of the student population will participate in specific academic programs that would require space in this category. In addition, it is assumed that .5% of the faculty will support the students of these programs. The following chart shows the projected space requirements for this category through 2020.

560/570/580 Miscellaneous	2002	2008	2014	2020
Student FTE	8,656	11,040	13,968	17,674
0.1 ASF x Total FTE	866	1,104	1,397	1,767
% of Students in Special Programs	2.0%	2.0%	2.0%	2.0%
25 ASF x Special Student FTE	4,325	5,525	6,975	8,825
% of Faculty in Special Programs	0.5%	0.5%	0.5%	0.5%
100 ASF x Faculty FTE	200	300	300	400
Guideline ASF	5,391	6,929	8,672	10,992
% Growth		28.5%	60.9%	103.9%
Existing ASF	5,438	5,438	5,438	5,438
Surplus / Deficit (-)	47	-1,491	-3,234	-5,554

6. GENERAL USE

The section describes the space needs for general use facilities such as assembly and exhibition space, food service space, lounge and merchandising space, and student services space.

6.1 General Use (Assembly/ Exhibition 610/620)

Using the CEFPI guidelines of a basic fine arts core for this category of space the following chart shows the projected space requirements through 2020.

610/620 Assembly/Exhibition	2002	2008	2014	2020
Base Area SF	33,050	33,050	33,050	33,050
FTE over 5000	3,656	6,040	8,968	12,674
6 ASF / FTE over 5000	21,935	36,240	53,808	76,044
Guideline ASF	54,985	69,290	86,858	109,094
% Growth		26.0%	58.0%	98.4%
Existing ASF	44,170	44,170	44,170	44,170
Surplus / Deficit (-)	-10,815	-25,120	-42,688	-64,924

6.2 Food Service Space (630)

Using the CEFPI guidelines, the following chart shows the projected space requirements through 2020.

630 Food Service	2002	2008	2014	2020
Percent of HC (Students/Faculty/Staff)	10.0%	10.0%	10.0%	10.0%
Number of Occupants (Students/Faculty/Staff)	1,133	1,445	1,812	2,277
Seating Area (20 ASF/Occupant)	22,660	28,900	36,240	45,540
Kitchen/Serving/Back of House (15 ASF/Occupant)	16,995	21,675	27,180	34,155
Guideline ASF	39,655	50,575	63,420	79,695
% Growth		27.5%	59.9%	101.0%
Existing ASF	36,867	36,867	36,867	36,867
Surplus / Deficit (-)	-2,788	-13,708	-26,553	-42,828

6.3 Student Related Spaces (650-690)

Using the CEFPI guidelines, the following charts show the projected space requirements through 2020.

Lounge & Merchandising	2002	2008	2014	2020
Total # of Student Stations	6,433	8,116	10,271	12,995
Total Staff (Non-Office)	266	301	312	329
Guideline ASF	6,699	8,417	10,583	13,324
% Growth		25.7%	58.0%	98.9%
Existing ASF	42,464	42,464	42,464	42,464
Surplus / Deficit (-)	35,765	34,047	31,881	29,140

Recreation/Student Services	2002	2008	2014	2020
9 ASF x Total FTE	77,902	99,360	125,712	159,066
Guideline ASF	77,902	99,360	125,712	159,066
% Growth		27.5%	61.4%	104.2%
Existing ASF	36,393	36,393	36,393	36,393
Surplus / Deficit (-)	-41,509	-62,967	-89,319	-122,673

650/690 Lounge/Merch/Rec/Services	2002	2008	2014	2020
Total Lounge & Merchandising SF	6,699	8,417	10,583	13,324
Total Recreation & Student Services SF	77,902	99,360	125,712	159,066
Guideline ASF	84,601	107,777	136,295	172,390
% Growth		27.4%	61.1%	103.8%
Existing ASF	78,857	78,857	78,857	78,857
Surplus / Deficit (-)	-5,744	-28,920	-57,438	-93,533

7. SUPPORT SPACE

The section describes the space needs for support facilities such as data processing and computer space, workshop space, storage space, and space for housing hazardous materials.

7.1 Data Processing & Computer space (710)

Using the CEFPI guidelines, the following chart shows the projected space requirements for this category through 2020.

710 Data Processing/Computer	2002	2008	2014	2020
Base Area SF	4,500	4,500	4,500	4,500
FTE over 5000	3,656	6,040	8,968	12,674
1 ASF / FTE over 5000	3,656	6,040	8,968	12,674
Guideline ASF	8,156	10,540	13,468	17,174
% Growth		29.2%	65.1%	110.6%
Existing ASF	7,852	7,852	7,852	7,852
Surplus / Deficit (-)	-304	-2,688	-5,616	-9,322

7.2 Workshop & Storage Space (720-740)

Using the CEFPI guidelines, the following chart shows the projected space requirements for this category through 2020.

720/730/740 Shop & Storage	2002	2008	2014	2020
8% of Total Space (excluding Shop & Storage Space)	77,776	116,008	160,661	220,792
Guideline ASF	77,776	116,008	160,661	220,792
% Growth		49.2%	106.6%	183.9%
Existing ASF	64,923	64,923	64,923	64,923
Surplus / Deficit (-)	-12,853	-51,085	-95,738	-155,869

7.3 Hazardous Materials (760)

No changes are projected for the space need for storing hazardous materials.

760 Hazardous Materials	2002	2008	2014	2020
Planned Area	239	239	239	239
Guideline ASF	239	239	239	239
% Growth		0.0%	0.0%	0.0%
Existing ASF	239	239	239	239
Surplus / Deficit (-)	0	0	0	0

8. MEDICAL SPACE

CEFPI does not provide any guideline for this category. The need is determined by institutions, based on the demand. At this point it is recommended that the University increase its health space in proportion to its projected growth in FTE.

800 Health	2002	2008	2014	2020
Planned Area	3,609	4,603	5,824	7,369
Guideline ASF	3,609	4,603	5,824	7,369
% Growth		27.5%	61.4%	104.2%
Existing ASF	3,609	3,609	3,609	3,609
Surplus / Deficit (-)	0	-994	-2,215	-3,760

Valdosta State University

Room Use

BLDG NAME	TOTAL	000	100	200	300	400	500	600	700	800	900	Total Used Assignable SF	Total Academic ASF	Total ASF Available	GSF	Net/Gross
	Assigned SQ FT	Unassigned	Classroom	Labs	Office	Library	Special	General	Support	Health	Residential					
CEFPI Divisions																
		Total	Total	Total	Total	Total	Total	Total	Total	Total	Total					
107 West Jane	765	0	0	0	765	0	0	0	0	0	0	765	765	765	3,011	25.4%
109 West Moore Str	1,591	0	0	0	1,451	0	0	130	10	0	0	1,591	1,591	1,591	2,214	71.9%
111 West Moore Str	1,852	0	0	0	1,671	0	181	0	0	0	0	1,852	1,852	1,852	2,691	68.8%
1206 N Patterson S	7,492	0	0	0	376	0	0	0	7,116	0	0	7,492	7,492	7,492	8,926	83.9%
1408 Sustella Ave	2,428	0	0	0	0	0	0	0	2,428	0	0	2,428	2,428	2,428	2,738	88.7%
1528 Oak Street	1,585	0	0	0	0	0	0	1,585	0	0	0	1,585	1,585	1,585	2,057	77.1%
1708 N. Ashley Str	16,380	16,380	0	0	0	0	0	0	0	0	0	0	0	16,380	18,200	90.0%
2 Brookwood Cir.	1,599	0	238	0	1,361	0	0	0	0	0	0	1,599	1,599	1,599	2,200	72.7%
201 W Brookwood	1,636	1,636	0	0	0	0	0	0	0	0	0	0	0	1,636	1,817	90.0%
204 Georgia Ave	3,068	0	0	0	2,341	143	0	584	0	0	0	3,068	3,068	3,068	4,691	65.4%
210 W. Moore (MFT)	1,353	0	0	0	1,199	0	0	154	0	0	0	1,353	1,353	1,353	1,713	79.0%
300 Baytree Office	2,700	0	0	0	1,350	0	0	0	0	0	1,350	2,700	1,350	2,700	3,521	76.7%
Admissions House	3,382	0	0	0	3,382	0	0	0	0	0	0	3,382	3,382	3,382	5,382	62.8%
Alumni House	2,340	0	0	0	2,340	0	0	0	0	0	0	2,340	2,340	2,340	3,686	63.5%
Ashley Offices	14,657	0	0	442	14,215	0	0	0	0	0	0	14,657	14,657	14,657	25,985	56.4%
Auxiliary Services	1,858	0	0	0	1,784	0	0	0	74	0	0	1,858	1,858	1,858	2,677	69.4%
Barrow Hall / ROTC	6,689	0	430	0	2,395	0	3,141	723	0	0	0	6,689	6,689	6,689	12,201	54.8%
Baseball Field House	7,911	0	0	0	942	0	5,866	1,103	0	0	0	7,911	7,911	7,911	10,161	77.9%
Billy Grant Baseba	1,698	0	0	0	0	0	1,541	157	0	0	0	1,698	1,698	1,698	2,447	69.4%
Biology/Chemistry	76,736	0	9,123	50,648	8,982	0	2,558	5,425	0	0	0	76,736	76,736	76,736	148,165	51.8%
Boiler House	482	0	0	0	160	0	0	0	322	0	0	482	482	482	4,219	11.4%
Brookwood Radio	1,459	0	0	0	1,242	0	217	0	0	0	0	1,459	1,459	1,459	1,876	77.8%
Brown House	2,473	0	0	0	2,473	0	0	0	0	0	0	2,473	2,473	2,473	3,472	71.2%
Brown Residence Hall	21,200	0	0	0	150	0	0	2,498	0	0	18,552	21,200	2,648	21,200	36,368	58.3%
Bursary Drive-up T	1,125	0	0	0	1,125	0	0	0	0	0	0	1,125	1,125	1,125	1,185	94.9%
Carswell House	1,413	0	197	0	866	0	0	350	0	0	0	1,413	1,413	1,413	2,172	65.1%
Chemical Managemen	1,101	0	0	0	204	0	0	0	897	0	0	1,101	1,101	1,101	1,239	88.9%
Child Development	3,668	0	0	0	565	0	2,690	413	0	0	0	3,668	3,668	3,668	5,733	64.0%
Cleveland Football	6,671	0	0	0	202	0	5,107	1,362	0	0	0	6,671	6,671	6,671	9,164	72.8%
Converse Apts	33,876	0	0	0	682	0	0	333	0	0	32,861	33,876	1,015	33,876	42,440	79.8%
Education Center	42,682	0	8,290	12,353	18,039	2,894	315	791	0	0	0	42,682	42,682	42,682	73,620	58.0%
FA/AS Mechanical B	80	0	0	0	0	0	0	0	80	0	0	80	80	80	1,281	6.2%
Farber Health Cent	4,112	0	0	0	675	0	0	0	0	3,437	0	4,112	4,112	4,112	6,900	59.6%
Fine Arts Bldg	66,584	0	2,941	25,418	8,147	1,331	350	28,397	0	0	0	66,584	66,584	66,584	90,354	73.7%
Georgia Residence	26,296	0	0	0	168	0	0	2,705	0	0	23,423	26,296	2,873	26,296	43,259	60.8%
GreenHouse	2,880	0	0	0	0	0	2,880	0	0	0	0	2,880	2,880	2,880	2,997	96.1%
Gymnasium	21,001	0	0	0	3,451	0	15,746	1,804	0	0	0	21,001	21,001	21,001	35,724	58.8%
Hopper Residence Hall	22,777	0	0	0	522	0	0	1,661	0	0	20,594	22,777	2,183	22,777	38,651	58.9%
Housing & Residence	2,189	0	0	0	2,189	0	0	0	0	0	0	2,189	2,189	2,189	2,669	82.0%
Institutional Research	1,687	0	0	0	1,446	201	0	0	40	0	0	1,687	1,687	1,687	2,569	65.7%
Intramurals Shed	194	0	0	0	0	0	120	0	74	0	0	194	194	194	223	87.0%
Intramurals Storang	92	0	0	0	0	0	92	0	0	0	0	92	92	92	108	85.2%
Ladies Softball Co	1,230	0	0	0	0	0	995	235	0	0	0	1,230	1,230	1,230	2,308	53.3%
Langdale Residence	65,183	0	0	0	1,627	0	0	5,823	148	0	57,585	65,183	7,598	65,183	105,999	61.5%
Lowndes Residence	23,502	0	0	0	324	0	0	2,081	0	0	21,097	23,502	2,405	23,502	35,145	66.9%

Valdosta State University

Room Use

Room Use	TOTAL	000	100	200	300	400	500	600	700	800	900	Total Used Assignable SF	Total Academic ASF	Total ASF Available	GSF	Net/Gross
		Unassigned	Classroom	Labs	Office	Library	Special	General	Support	Health	Residential					
Martin Hall	13,623	0	3,280	3,522	6,560	0	0	261	0	0	0	13,623	13,623	13,623	18,373	74.1%
Masonic Lodge	4,071	1,875	0	0	0	0	0	2,196	0	0	0	2,196	2,196	4,071	5,812	70.0%
Nevins Hall	69,481	0	14,348	29,004	23,436	0	472	887	1,334	0	0	69,481	69,481	69,481	104,300	66.6%
NOCO Concessions	444	0	0	0	0	0	0	444	0	0	0	444	444	444	702	63.2%
Odum Library	64,705	0	0	0	4,077	57,015	875	2,738	0	0	0	64,705	64,705	64,705	84,551	76.5%
Odum Library Addit	61,449	0	2,663	806	7,747	40,778	2,313	1,608	5,534	0	0	61,449	61,449	61,449	96,794	63.5%
Old Heilig-Meyers	3,700	0	0	0	0	0	0	0	3,700	0	0	3,700	3,700	3,700	30,137	12.3%
P E Complex	65,267	0	2,790	0	4,885	0	52,924	4,668	0	0	0	65,267	65,267	65,267	105,945	61.6%
Palms Dining Cente	23,799	0	0	0	1,607	0	0	22,192	0	0	0	23,799	23,799	23,799	31,211	76.3%
Parking Control Of	164	0	0	0	164	0	0	0	0	0	0	164	164	164	235	69.8%
Parking Services	1,403	0	0	0	1,403	0	0	0	0	0	0	1,403	1,403	1,403	1,780	78.8%
Patterson Residence	36,872	0	0	0	153	0	0	3,288	0	0	33,431	36,872	3,441	36,872	59,264	62.2%
Pine Hall	14,899	0	2,020	436	5,460	330	0	668	5,985	0	0	14,899	14,899	14,899	22,940	64.9%
Plant Operations	35,668	0	0	0	8,274	0	0	2,434	24,960	0	0	35,668	35,668	35,668	50,952	70.0%
Plant Ops Storage	10,495	0	0	0	0	0	0	0	10,495	0	0	10,495	10,495	10,495	10,571	99.3%
Pound Hall	17,642	0	8,344	1,990	5,688	361	189	1,070	0	0	0	17,642	17,642	17,642	30,930	57.0%
Powell Hall	17,341	0	0	0	13,451	98	0	3,792	0	0	0	17,341	17,341	17,341	25,421	68.2%
President's Home	3,476	0	0	0	0	0	0	0	0	0	3,476	3,476	0	3,476	5,373	64.7%
Psychology Class B	1,635	0	1,023	612	0	0	0	0	0	0	0	1,635	1,635	1,635	3,201	51.1%
Psychology Office	7,555	0	570	226	5,289	0	1,470	0	0	0	0	7,555	7,555	7,555	12,006	62.9%
Reade Residence Hall	13,761	0	0	0	140	0	0	1,563	0	0	12,058	13,761	1,703	13,761	21,363	64.4%
Regional Education	14,150	0	1,010	1,547	7,587	0	735	3,271	0	0	0	14,150	14,150	14,150	27,138	52.1%
Seago House	3,431	0	0	306	3,125	0	0	0	0	0	0	3,431	3,431	3,431	5,541	61.9%
Spec. Ed./Comm.Dis	13,805	0	5,303	0	4,399	0	3,254	677	0	172	0	13,805	13,805	13,805	25,350	54.5%
Student Recreation	55,631	0	0	0	2,228	0	49,444	3,912	47	0	0	55,631	55,631	55,631	76,372	72.8%
Thaxton Hall	6,756	0	0	0	6,109	0	0	647	0	0	0	6,756	6,756	6,756	12,202	55.4%
Ticket Booth - Lad	90	0	0	0	0	0	0	90	0	0	0	90	90	90	110	81.8%
University Bookstore	11,517	0	0	0	1,055	0	0	10,462	0	0	0	11,517	11,517	11,517	15,057	76.5%
University Bursary	3,061	0	0	0	3,061	0	0	0	0	0	0	3,061	3,061	3,061	3,651	83.8%
University Center (210)	10,758	0	0	9,673	1,085	0	0	0	0	0	0	10,758	10,758	10,758	21,600	49.8%
University Center (211)	18,280	0	0	0	17,140	75	0	709	356	0	0	18,280	18,280	18,280	29,953	61.0%
University Center (212)	35,925	0	16,753	7,801	9,614	959	69	729	0	0	0	35,925	35,925	35,925	53,614	67.0%
University Center (213)	27,843	0	0	0	4,420	430	140	22,853	0	0	0	27,843	27,843	27,843	45,695	60.9%
University Park 1	1,705	0	0	0	1,705	0	0	0	0	0	0	1,705	1,705	1,705	2,169	78.6%
University Park 2	1,593	0	163	0	1,346	0	84	0	0	0	0	1,593	1,593	1,593	2,345	67.9%
University Union	21,407	0	0	0	8,922	775	1,932	9,770	8	0	0	21,407	21,407	21,407	34,377	62.3%
Warehouse N C 1	4,919	0	0	0	0	0	0	0	4,919	0	0	4,919	4,919	4,919	5,121	96.1%
Warehouse N C 2	4,992	0	0	0	505	0	0	0	4,487	0	0	4,992	4,992	4,992	5,449	91.6%
West Hall	34,072	0	15,090	2,958	15,373	0	0	651	0	0	0	34,072	34,072	34,072	60,923	55.9%
Williams House	1,626	5	0	0	1,621	0	0	0	0	0	0	1,621	1,621	1,626	2,588	62.8%
	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0%
	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0%
	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0.0%
Existing 2002	1,250,688	19,896 ASF	94,576 ASF	147,742 ASF	266,440 ASF	105,390 ASF	155,700 ASF	159,894 ASF	73,014 ASF	3,609 ASF	224,427 ASF	1,230,792	1,006,365	1,250,688	1,965,274	63.6%
Weekly Student Contact Hours			76,541	15,527												
Space Factor			1.07	4.29												

Valdosta State University

Room Use

TOTAL	000	100	200	300	400	500	600	700	800	900	Total Used Assignable SF	Total Academic ASF	Total ASF Available	GSF	Net/Gross	
	Unassigned	Classroom	Labs	Office	Library	Special	General	Support	Health	Residential						
2002 GUIDELINE		82,242	142,124	142,124	168,725	98,589	82,211	179,241	86,170	3,609	224,427	1,067,340	842,913	1,067,340	1,778,899	60.0%
Surplus (+) / Deficit (-)		12,334	5,618	97,715	6,801	73,489	(19,347)	(13,156)	0	0	0	163,452	163,452	183,348	186,375	
Works In Progress																
Old LVAC Building	513			3,436									3,436	0	3,949	
Nevins Hall Renovation Off-line	-13,628	-7,597	-25,278	-3,868		-472	-788						-38,003	0		
Nevins Hall Renovation On-line	18,979	6,706	9,235	8,781	1,695		186	7,927					34,530	0		
Subtotal		-891	-16,043	8,349	1,695	-472	-602	7,927	0	0	0	0	-37	0	3,949	
Planned Phase Out																
1708 N. Ashley Str.	16,380												16,380	16,380	16,380	0.0%
Child Development				565		2,690	413						3,668	3,668	3,668	0.0%
													0	0	0	0.0%
													0	0	0	0.0%
													0	0	0	0.0%
													0	0	0	0.0%
Subtotal	16,380	0	0	565	0	2,690	1,998	0	0	0	0	0	21,633	21,633	21,633	0.0%
2002 Adjusted Surplus / Deficit (-)		11,443	(10,425)	105,499	8,496	70,327	(21,947)	(5,229)	0	0	0	141,819	141,782	161,715	190,324	

Weekly Student Contact Hours		97,623	19,804													
Space Factor		1.07	4.29													
2008 GUIDELINE		104,894	178,188	191,845	124,591	99,775	227,642	116,515	4,603	379,627	1,427,681	1,048,054	1,427,681	2,379,468	60.0%	
Growth in SF		22,653	36,063	23,120	26,002	17,564	48,401	30,345	994	155,200	360,341	205,141	360,341	600,569		
Surplus (+) / Deficit (-)		(11,209)	(46,489)	82,379	(17,506)	52,763	(70,348)	(35,574)	(994)	(155,200)	(218,522)	(63,359)	(198,626)	(600,569)		
Planned Work																
Subtotal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2008 Adjusted Surplus (+) / Deficit (-)		(11,209)	(46,489)	82,379	(17,506)	52,763	(70,348)	(35,574)	(994)	(155,200)	(218,522)	(63,359)	(198,626)	(410,245)		

Weekly Student Contact Hours		123,514	25,056													
Space Factor		1.07	4.29													
2014 GUIDELINE		132,713	225,518	226,185	156,293	121,263	286,573	148,416	5,824	516,027	1,818,813	1,302,787	1,818,813	3,031,356	60.0%	
Growth in SF		50,472	83,394	57,460	57,703	39,052	107,332	62,246	2,215	291,600	751,474	459,874	751,474	1,252,456		
Surplus (+) / Deficit (-)		(39,028)	(93,819)	48,039	(49,208)	31,275	(129,279)	(67,475)	(2,215)	(291,600)	(609,654)	(318,092)	(589,758)	(1,252,456)		
Planned Work																
Subtotal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2014 Adjusted Surplus (+) / Deficit (-)		(39,028)	(93,819)	48,039	(49,208)	31,275	(129,279)	(67,475)	(2,215)	(291,600)	(609,654)	(318,092)	(589,758)	(1,062,133)		

Weekly Student Contact Hours		156,285	31,704													
Space Factor		1.07	4.29													
2020 GUIDELINE		167,925	285,309	270,980	196,960	148,574	361,179	205,341	7,369	893,627	2,537,264	1,643,637	2,537,264	4,228,773	60.0%	
Growth in SF		85,684	143,185	102,255	98,370	66,362	181,938	119,170	3,760	669,200	1,469,924	800,724	1,469,924	2,449,874		
Surplus (+) / Deficit (-)		(74,240)	(153,610)	3,244	(89,875)	3,964	(203,885)	(124,400)	(3,760)	(669,200)	(1,328,105)	(658,942)	(1,308,209)	(2,449,874)		
Planned Work																
Subtotal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2020 Adjusted Surplus (+) / Deficit (-)		(74,240)	(153,610)	3,244	(89,875)	3,964	(203,885)	(124,400)	(3,760)	(669,200)	(1,328,105)	(658,942)	(1,308,209)	(2,259,550)		

Date December 2004

Project Valdosta State University Master Plan

Subject IV.B.4 Academic Support Facility Projections: Residential

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memo outlines the projected residential space for target periods: Fall 2002, Fall 2008, Fall 2014 and Fall 2020.

In the Fall of 2002, Valdosta State University was housing 15.9% of their student population. If all of their 1790 beds across their 8 dormitories were available for use, the percentage housed would have been 18.1%. As it was, 148 beds were not usable between Brown and Converse Halls; mostly because of renovation. The University has stated a goal of housing 35% of their students as their population grows. We recommend a stair stepping approach to reaching this goal. We have suggested that Valdosta State plan to accommodate 25% of the students in 2008, 30% in 2014, and 35% in 2020. The University currently has 1,150 new beds planned to be constructed by 2008. This will put them short of the 25% goal by 268 beds according to the projected enrollment for 2008. The University will need a total of 5,400 new beds by 2020 in order to house 35% of the projected population.

Based on further considerations and review, the University decided to scale back the 10 year goal to 20% and the overall longer term goal to 25% of the students to be housed on the campus. Using these targets, the University will need 776 new beds by year 2008 to reach its 20% target, and additional 682 beds by year 2014 to maintain this target. If this growth is sustained, the University will reach its 25% target in 2020 with additional 1,888 new beds. In summary, to achieve its stated goals, the University will require total of 2,566 beds by 2008, and 3,248 beds by 2014.

Almost all of the current housing is in a traditional dorm configuration, yet today's market demands an increased amount of privacy for the students living quarters. Future housing projects by the University are planned to be exclusively apartment style housing. The following space projections assume that all new construction will continue to be in an apartment style configuration with an average of 200 sq. ft. per bed.

900 Residential	2002	2008	2014	2020
Student Head Count	9,915	12,830	16,233	20,540
Percent Housed	18.1%	20%	20%	25%
Total # of beds	1,790	2,566	3,248	5,136
Average SF/Bed	125	148	159	174
Guideline ASF	224,427	379,627	516,027	893,627
% Growth		69.2%	129.9%	298.2%
Existing ASF	224,427	224,427	224,427	224,427
Surplus / Deficit (-)	0	-155,200	-291,600	-669,200

Housing Detail	2002	2002	2008	2014	2020
Dorm Rooms w/out Toilets					
# of Units	762	836	836	836	836
# of Beds/Unit	2	2	2	2	2
Total # of Beds	1,523	1,671	1,671	1,671	1,671
ASF / Bed	120	120	120	120	120
Subtotal (Dorm Rooms w/out Toilets ASF)	182,395	200,120	200,120	200,120	200,120
Dorm Rooms w/ Toilets					
# of Units	13	13	13	13	13
# of Beds/Unit	1	1	1	1	1
Total # of Beds	13	13	13	13	13
ASF / Bed	239	239	239	239	239
Subtotal (Dorm Rooms w/ Toilets ASF)	3,107	3,107	3,107	3,107	3,107
Apartments					
# of Units	53	53	441	782	1,726
# of Beds/Unit	2	2	2	2	2
Total # of Beds	106	106	882	1,564	3,452
ASF / Bed	200	200	200	200	200
Subtotal (Apartments ASF)	21,200	21,200	176,400	312,800	690,400
Dorm Suite w/ Private Bath					
# of Units	0	0	0	0	0
# of Beds/Unit	2	2	2	2	2
Total # of Beds	0	0	0	0	0
ASF / Bed	220	220	220	220	220
Subtotal (Dorm Suite w/ Private Bath ASF)	0	0	0	0	0
Dorms w/out Toilets - Unused Beds					
# of Units	74	0	0	0	0
# of Beds/Unit	2	2	2	2	2
Total # of Beds	148	0	0	0	0
ASF / Bed	120	120	120	120	120
Subtotal (Dorms w/out Toilets - Unused Beds ASF)	17,725	0	0	0	0
Suggested ASF	224,427	224,427	379,627	516,027	893,627
% Growth			69.2%	129.9%	298.2%

Date December 2003

Project Valdosta State University Master Plan

Subject IV.C Parking Projections

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memo outlines the projected parking space for target periods: Fall 2002, Fall 2008, Fall 2014, and Fall 2020.

Valdosta State University currently has 3,623 parking spaces for faculty, staff, student, visitors and handicapped parking. For the purposes of this master plan, we used a ratio of 4 spaces for every 5 faculty and non-student staff member (HC.) In addition, we used a ratio of 1 parking space for every 2 students (HC) for 2002 and 2008. We reduced the student parking ratio as the schools projected population increases in 2014 and 2020. Finally, we used a factor of 5% of the faculty, staff and student parking to make up the visitors, undesignated, reserved, and handicapped parking needs. When all of these factors are considered the total recommended parking need for 2002 is 6,337 spaces. This is almost an additional three-fourths over the number of spaces currently available. Furthermore, in 2020 the projected need is for a total of 10,368 spaces. The following chart details the projected parking need for the major designation by each benchmark year.

Parking	2002	2008	2014	2020
Total Faculty/Staff Head Count*	1,327	1,509	1,739	2,042
Head Count / Car Ratio	0.80	0.80	0.80	0.80
Faculty Subtotal	1,062	1,207	1,391	1,634
Student Head Count	9,915	12,830	16,233	20,540
Head Count / Car Ratio	0.50	0.50	0.45	0.40
Student Subtotal	4,958	6,415	7,305	8,216
Visitors/Undesignated Percentage of Total	5.0%	5.0%	5.0%	5.0%
Student Subtotal	317	401	458	518
Total Projected HC / Car Ratio	0.56	0.56	0.51	0.46
Total Projected Need	6,337	8,023	9,154	10,368
% Growth		26.6%	44.5%	63.6%
Existing Parking Ratio	0.32			
Existing Parking Spaces	3,623	3,623	3,623	3,623
Surplus / Deficit (-)	-2,714	-4,400	-5,531	-6,745

Date December 2003

Project Valdosta State University Master Plan

Subject IV.D Athletic and Recreational Space Requirements

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memo outlines the projected Athletic and Recreation space for target periods: Fall 2002, Fall 2007, Fall 2012, and Fall 2017.

1. ENROLLMENT PROJECTIONS

Valdosta State University had a Fall 2002 enrollment of 9,915 students. The enrollment projections analysis projects that the Fall enrollment of 2008 will be approximately 12,830 students. By Fall 2020, the enrollment is expected to reach over 20,000 students.

2. INDOOR ATHLETIC SPACE

Currently, the majority of indoor athletic space is in the Gymnasium, the P. E. Complex and Student Recreation facility. The three buildings together total 141,899 ASF. Of that total, 117,936 ASF is allocated to recreation space. The remainder is allocated to office and classroom space.

The 2002 calculated need for recreation/athletic space is 58,279, nearly half the amount of the current space. For 20,000 students, there will be a need for 103,370 ASF. These numbers are based on the guidelines set forth by the Council of Educational Facility Planners International (CEFPI). New indoor recreation space can be added as academic and athletic program needs warrant, or if the University desires to provide more facilities to serve the nearby communities.

During the interviews, the athletic program states that the existing football locker rooms are inadequate for their needs. They have also requested a small training facility adjacent to the baseball stadium to house lockers, coach's offices and a training room for the baseball team. In addition, they would like a locker facility adjacent to the tennis courts.

3. OUTDOOR ATHLETIC SPACE

Valdosta State currently has a softball field, a baseball field, two football fields and 8 tennis courts.

Valdosta State plans to support the following athletic teams that will require outdoor space:

- 1 Baseball
- 1 Softball
- 2 Soccer
- 1 Football
- 8 Tennis Teams

The current fields are adequate for the current needs for athletic team practices, intramural and academic uses. However, the University is in the planning process to add a new football stadium for games. Currently, the University uses the nearby high school stadium. In order to support the proposed teams and still allow for intramural and academic use, the University will need to add the following fields in the given years:

By 2008:

- 2 Soccer Fields
- 1 more Softball Field
- 1 more Tennis Court
- 1 Multipurpose Field approx. 150 x 350 feet

By 2014:

- 1 more Football Field (Could be the proposed Stadium)
- 1 more Softball Field
- 1 more Tennis Court

By 2020:

- 1 more Football Field
- 1 more Softball Field

The following charts illustrate the need for each type of court by benchmark year:

Baseball Fields	2002	2008	2014	2020
Projected # of Teams	1	1	1	1
Approx. # of Hours / team*	266	266	266	266
Team Use Subtotal (hours)	266	266	266	266
# of Intramural/Community/Cont. Ed/Academic Hours	0	0	0	0
Total Hours	266	266	266	266
Hours / Week of Field Availability	40	40	40	40
Hours / Season (14 weeks)	560	560	560	560
Project Need (Fields)	1	1	1	1
% Growth		0.0%	0.0%	0.0%
Existing Fields	1	1	1	1
Surplus / Deficit (-)	0	0	0	0

* Assuming 30, 3.25 Hour Games + 3, 4 Hour Practices / Week Over 14 Weeks

Softball Fields	2002	2008	2014	2020
Projected # of Teams	1	1	1	1
Approx. # of Hours / team*	273	273	273	273
Team Use Subtotal (hours)	273	273	273	273
# of Intramural/Community/Cont. Ed/Academic Hours	224	840	1260	1,700
Total Hours	497	1113	1533	1973
Hours / Week of Field Availability	40	40	40	40
Hours / Season (14 weeks)	560	560	560	560
Project Need (Fields)	1	2	3	4
% Growth		100.0%	200.0%	300.0%
Existing Fields	1	1	1	1
Surplus / Deficit (-)	0	-1	-2	-3

* Assuming 30, 3.5 Hour Games + 3, 4 Hour Practices / Week Over 14 Weeks

Soccer Fields	2002	2008	2014	2020
Projected # of Teams	0	2	2	2
Approx. # of Hours / team*	392	392	392	392
Team Use Subtotal (hours)	0	784	784	784
# of Intramural/Community/Cont. Ed/Academic Hours	0	0	0	0
Total Hours	0	784	784	784
Hours / Week of Field Availability	40	40	40	40
Hours / Season (14 weeks)	560	560	560	560
Project Need (Fields)	0	2	2	2
% Growth		0.0%	0.0%	0.0%
Existing Fields	0	0	0	0
Surplus / Deficit (-)	0	-2	-2	-2

* Assuming 28, 4 Hour Games + 5, 4 Hour Practices / Week Over 14 Weeks

Football Fields	2002	2008	2014	2020
Projected # of Teams	1	1	1	1
Approx. # of Hours / team*	231	231	231	231
Team Use Subtotal (hours)	231	231	231	231
# of Intramural/Community/Cont. Ed/Academic Hours	448	888	1308	1,728
Total Hours	679	1119	1539	1959
Hours / Week of Field Availability	40	40	40	40
Hours / Season (14 weeks)	560	560	560	560
Project Need (Fields)	2	2	3	4
% Growth		0.0%	50.0%	100.0%
Existing Fields	2	2	2	2
Surplus / Deficit (-)	0	0	-1	-2

* Assuming 28, 3 Hour Games + 3, 3.5 Hour Practices / Week Over 14 Weeks

Tennis Courts	2002	2008	2014	2020
Projected # of Players	24	24	24	24
Approx. # of Hours / player*	136	136	136	136
Player Use Subtotal (hours)	3264	3264	3264	3264
# of Intramural/Community/Cont. Ed/Academic Hours	1200	1500	1800	2,100
Total Hours	4464	4764	5064	5364
Hours / Week of Court Availability	40	40	40	40
Hours / Season (14 weeks)	560	560	560	560
Project Need (Courts)	8	9	10	10
% Growth		12.5%	25.0%	25.0%
Existing Courts	8	8	8	8
Surplus / Deficit (-)	0	-1	-2	-2

T e c h n i c a l M e m o r a n d u m

Date May 14, 2004
Project Master Plan Update
Subject IV.E- Future Requirements – Utilities (Steam, Chilled Water, Electrical)
From Nottingham, Brook & Pennington
To Valdosta State University

1. FUTURE UTILITY REQUIREMENTS

Steam, chilled water, and electrical requirements for future facilities will be included as part of the building construction. The University does not wish to extend existing campus utilities to the new facilities. The existing campus electrical system has spare capacity, but does not extend into most areas where the new facilities are proposed. The University wants to have Georgia Power Company provide the primary construction and maintenance and the transformers for the new facilities. Existing chilled water satellite plants and the existing steam plant are all operating at or near capacity.

Nottingham, Brook & Pennington
316 Corporate Parkway
Macon, GA 31210-1152
Phone: (478) 745-1691

T e c h n i c a l M e m o r a n d u m

Date November 2003

Project Valdosta State University Master Plan

Subject IV.E Campus Infrastructure - Water, Sanitary Sewer, Storm Drain and Natural Gas

From Jordan, Jones & Goulding, Inc.

To Dr. Marsha V. Krotseng, Chief Planning Officer

1. ENVIRONMENTAL ISSUES

The main campus and the north campus consist of buildings and parking and intermediate grassed areas situated in the heart of Valdosta. Given the time the campus has existed, it is unlikely hazardous materials are located underground. Anecdotal evidence indicates the hospital adjacent to the north campus never occupied any of the land currently owned by the University therefore it is unlikely any problem areas exist there. Data was not available at the time of this report suitable for determining any asbestos and/or lead based paint contamination within individual buildings. As properties are developed, proper investigation of all existing facilities for these hazardous materials should be performed.

The north campus is situated within the drainage basin of Two Mile Creek. The main campus resides in the basin of One Mile Creek. Both of these streams have, as a minimum, intermittent flows. This places them within several jurisdictional areas. In addition, National Wetlands Maps indicate that wetlands exist along the length of both streams. (National Wetlands Maps give a general idea of where wetlands exist but should not be relied upon to definitively identify them.)

The jurisdiction considerations fall under three categories: 1) local, 2) state and 3) federal. Local regulations preside over issues such as stream buffers and floodplain boundaries. State regulations preside over the stream buffers required for intermittent streams. Federal regulations involve control of wetlands and intermittent stream flows as well as floodplain boundaries. One Mile and Two Mile Branch streams fall under all categories. As major drainage streams, their impacts are strictly controlled. While not impossible to modify or remove, it is generally considered infeasible to significantly alter their function or characteristics. The limits of control generally extend 25 feet from the top of bank for each stream and include all wetlands areas. Floodplains can be impacted but must be analyzed for effects to upstream and downstream property owners.

2. WATER SYSTEM

It is assumed that there is adequate water supply for use on the campuses available from the City of Valdosta. Normally, capacity considerations for college campuses are controlled by fire flow requirements. Fires generally consume much more water in a shorter period of time than general potable water use. It would be advantageous to

conduct fire flow tests on existing city systems to determine available expansion capacities and to determine any potential deficiencies.

2.1 Main Campus

The main campus system consists of looped water supply lines stretching in and around campus. Most supply lines are 6-inch diameter and 8-inch diameter although some are larger (12-inch diameter). Main supply comes from three lines on North Patterson Street and one connection to a 12-inch diameter main along North Oak. Each connection is master metered to the city system. Internal metering of individual buildings is not done. The education building and the PE Complex are connected directly to the city system and are separately metered.

This is generally considered adequate to meet fire flow requirements provided adequate pressures are available at the street. Fire flow tests can help establish those pressures.

2.2 North Campus

While interviews with campus personnel did not indicate any problems with the existing system, no data was available describing water line sizes or locations. This data should be made available in order to adequately review existing conditions.

3. SANITARY SEWER SYSTEM

In general, the sanitary sewer system consists of 8-inch diameter and 10-inch diameter trunk lines which gravity feed to the city owned system along the streets.

Data provided indicates there are numerous discharge points along public streets and particularly along 24-inch truck line parallel to One Mile Branch. Internally, the sanitary sewer system of 6-inch diameter and 8-inch diameter gravity lines collects individual buildings and common areas. The sanitary sewer system is separate from the storm drain system.

3.1 Main Campus

The data provided indicated that the existing sanitary sewer system is located throughout the campus as needed to collect from individual buildings. The main point of discharge is to a 24-inch diameter gravity sewer system running parallel to One Mile Branch Creek.

Data on location lacked any elevations which would be required in order to determine existing capacities. Assuming sanitary pipes are laid at approximately the same slope as existing ground elevations, rough estimates conclude that capacities are probably adequate in the short term. As development continues along One Mile Branch, the city will need to evaluate ultimate capacity of the existing 24-inch trunk main. Future campus development in this basin should not significantly impact the 24-inch trunk line capacity.

As an illustration, 12,000 individuals on campus could be expected to generate 167 gal/gpm average daily sewer flow. An 8-inch diameter pipe laid at minimal slopes will accommodate almost 400gpm. Even with peaking factors, daily sewage requirements are minimal. It should be reiterated, however, that the 24-diameter trunk line serves a large portion of the community.

3.2 North Campus

As with the water system, no data was made available regarding size, location or elevations of existing sanitary sewer systems for the North Campus. This data should be provide in order to adequately evaluate the systems.

4. STORM DRAINAGE SYSTEM

As could be expected, all storm drainage ultimately discharges to the existing streams – One Mile Branch or Two Mile Branch. As discussed in the previous plan, as development has increased both upstream and downstream of the campuses, peak flows have increased within the channel banks. Structures like the culverts underneath North Patterson Drive will eventually reach capacity. Evaluation of existing capacities will require additional field data but as capacities are reached, flows will back up in the channels and create flooding hazards. The previous plan described attempts to create off-line detention ponds to help mitigate these effects.

4.1 Main Campus

On site inspection indicated that there is only one man made detention pond within the campus property – behind the student center. This is a relatively new building and the pond was apparently constructed to control additional runoff created by the new building and the associated parking. As the campus continues to grow, individual ponds will need to be constructed to meet local ordinances. A more favorable way to meet requirements is to use existing campus property not suited to development to create regional detention facilities. The property to the west of the student center adjacent to Wainwright Street may be one such area. Coordination with local officials could be helpful in creating new detention systems. Ultimately rigorous analysis and design would be required to properly size and place any proposed regional facility.

4.2 North Campus

The north campus data did not indicate pipe location or sizes but it is assumed, as discussed, that all drainage ultimately discharges to Two Mile Branch. The same issues described for the main campus exist on the north campus. One variance, however, is that a large portion of the property adjacent to the stream is naturally low and has not been developed. Assuming its availability, this area could be used as a natural detention area and could be properly designed to create an aesthetically pleasing feature. The capital costs involved would be minimal but the opportunity cost of using the land in this fashion should be evaluated.

Date February 17, 2004

Project Valdosta State University - Master Plan

Subject IV.E - Future Requirements - Technology

From Waveguide Consulting, Incorporated

To Marsha Krotseng, Chief of Planning

This section of the Master Plan presents an overview of the future requirements for the instructional technology and technology infrastructure at Valdosta State University. This information was obtained during a series of interviews sessions with faculty and staff as well as a tour of campus in September of 2003.

1. GENERAL OVERVIEW OF INSTRUCTIONAL TECHNOLOGY

As stated in the Existing Conditions, like most peer institutions, Valdosta State University (VSU) is in a state of evolution with regard to instructional technologies. The main goal should be to deploy standardized systems and equipment across the campuses and classrooms. This will reduce ownership and maintenance costs of the equipment and enhance learning opportunities. These enhancements will allow VSU to stay current to peer institutions.

2. FUTURE REQUIREMENTS FOR SPECIFIC TECHNOLOGY SYSTEMS

2.1 Network Infrastructure

One of the main issues facing VSU as the University grows toward the 10 year target is providing physical space and reliability for the data network. Presently the hub room in Pine Hall does not allow for substantial expansion of the fiber optic cable from campus building. The campus network servers are being relocated from Ashley Hall to the Library and some of the IT resources for are located in Nevins Hall.

Waveguide

Waveguide Consulting, Inc
1075 Zonolite Road
Suite 6
Atlanta, GA 30306
TEL: 404-815-1919
FAX: 404-815-1901

Future requirements for a successful master plan will include space to consolidate the IT functions at one location. Space should be provided to co-locate the PeachNet connection, the fiber connections from campus buildings and the enterprise servers. Providing proper infrastructure for these services and locating these services together will provide better reliability for the network, better response time for network issues and timely reallocation of resources.

Additionally, the feasibility of adding a redundant PeachNet connection should be examined. As more applications are accessed remotely and impact the daily operation of the University, the connection to the external applications over PeachNet becomes mission critical making a redundant connection imperative to eliminate avoidable down time.

All new campus buildings should be connected to the existing Hub Room, or relocated centralized IT services location, via fiber. Presently the network infrastructure operates over single mode fiber. Single mode fiber provides greater bandwidth than multi-mode fiber and is a good investment of infrastructure. The new construction should be designed to accommodate a redundant path for fiber into the building main telecommunication room.

A telecommunication duct bank system should be extended to any new construction. This duct bank will be extended as each new building is constructed. This duct bank system should be comprised of a series of maintenance holes and concrete encased conduit. At a minimum four 4" conduits should be routed into each building. Within this duct bank system, a redundant fiber ring should be created across the campus for various low voltage system interconnections. Ideally, each fiber ring should be physically segregated into separate conduit to reduce the possibility of interrupting network services because of a isolated fiber cut. Minimally, 24 to 48 strands of single mode fiber, depending upon the building function, should be installed from the campus network hub to each building.

Within each new building, a structured cabling system should be installed. This system will handle voice and data connectivity within and between buildings. The cabling should meet the most recent approved cabling system performance standards at the time of installation. Presently, Category 6 cabling should be installed in any new construction. Careful planning should be given to the cabling system as it acts as the central nervous system for the technology in the building.

The cost of gigabit Ethernet ports has been reduced significantly to the point that it is economically feasible to provide 1Gbps uplinks from each building. As the cost of high speed ports is reduced in the future, an assessment can be made by VSU about how far into the network these ports should be implemented.

As the size of the campus increases so to will the number of students accessing the network and the Internet. As traffic increases, the PeachNet connection bandwidth will need to be monitored for bottlenecks.

2.2 Wireless Connectivity

VSU is ahead of many peer institutions in the pervasiveness of wireless connections. As new buildings are constructed, wireless access points should be added to maintain the campus wide coverage of HallNet. As the number of students who use the wireless network increases, access points using the higher bandwidth 802.11g protocol can be installed to be backwards compatible with all of the installed base of wireless cards.

Additionally, the coverage of the network in the residence halls should be verified. During a meeting with students, several expressed displeasure at the coverage pattern in some of the residence halls.

2.3 Voice Network

The Board of Regents (BoR) is evaluating packetized voice technology (voice over IP) and has not made a recommendation about its use. VSU should monitor progress with this technology and follow BoR guidelines for implementing this technology.

2.4 Distance Learning Classrooms

As VSU increases the number of programs that it offers and examines different ways to present these programs, distance learning will be at the forefront of delivery mechanisms. IP based videoconferencing and the ability to interface with The Georgia Statewide Academic & Medical System (GSAMS), currently T-1 based, should be investigated. Developing a campus wide IP based videoconferencing network that can interface with both GSAMS and outside ISDN networks via gateways would provide the most flexibility for connection to the outside world.

2.5 Web-Based Learning

Further development of WebCT courses will increase the reach of the college to non-traditional students. Utilizing technologies such as streaming video and web conferencing would allow web based courses to be offered both synchronously (two way interactive sessions) and asynchronously (classes are stored digitally and viewed later) providing the most flexibility for students. Training should be provided to educate faculty about creating course material for WebCT.

An edit suite and voice-over booth should be programmed in one of the new buildings on campus to allow easy creation of on-line content. These rooms can be economically constructed and are presently being installed on campuses throughout the state for this purpose.

2.6 Media Distribution

Two-way broadband cable on campus fed to classrooms and offices would allow for viewing and origination of programming. Commercial cable TV could also be added to the distribution system if this is desired for use as a program source in the classroom setting.

2.7 Multi Media Presentation Systems in Classrooms

These systems should be designed and installed in a way that creates a technology standard for all classrooms. The systems should be ubiquitous so that faculty can instruct in any room without having to learn different systems or waiting for portable equipment to be delivered. The systems should allow control and monitoring from a central location where technicians can have access to all of the systems for maintenance and trouble shooting purposes. Each classroom should have a way to connect the instructor with a help desk that can aid trouble shooting the system.

Space planning for new classrooms as well as the lighting and acoustics should be designed with AV presentation in mind. The lights should be controlled in zones to allow the lights over the projection screen to be turned off while maintaining adequate light for note taking. These steps will result in a high percentage of use of the system and an overall enhancement of the learning experience provided at VSU.

Date February 2004
 Project Valdosta State University Master Plan Update
 Subject IV.F Proposed Land Acquisition / Disposition
 From John Portman & Associates
 To Dr. Marsha V. Krotseng, Chief Planning Officer

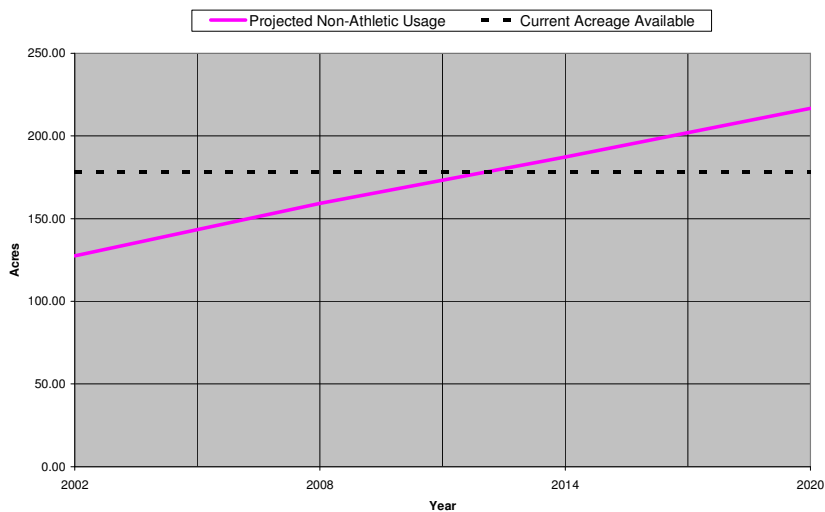
The following memorandum projects future campus growth and identifies potential land acquisitions and dispositions to meet future requirements.

1. CURRENT LAND HOLDINGS & PROJECTED NEEDS

Valdosta State University currently has 178 acres of land that is used for athletics, parking, vehicular and pedestrian circulation, built structures, and outdoor congregation space. Projected acreage need is determined by combining athletic, building footprint, and parking needs. A percentage of the total need is then added to approximate the amount of acreage needed for circulation and congregation space. These four values are then added together to determine the total number of acres needed to comfortably support the projected student body within the universities built context. An analysis of similar types of universities revealed that circulation and open space was typically one half of the total university property. Therefore, we used the 50% value as our factor in this master plan.

As illustrated in the attached diagram, the University would run out of acreage somewhere around 2011 if no new land was purchased and expansion of facilities and parking continued to accommodate the projected growth in enrollment at the expense of the athletic programs and student housing.

Projected Acreage Maxout



303 Peachtree St., NE
 Suite 4600
 Atlanta, GA 30308
 TEL: 404-614-5555
 FAX: 404-614-5553

The following chart shows the total acreage projected for each benchmark year if the University continues to provide the current and projected athletic programs and accommodates all student housing on campus.

Total Acreage	2002	2008	2014	2020
Projected Parking Acreage	46.55	60.08	68.29	78.46
Projected Building Acreage	20.66	30.99	42.47	58.54
Projected Field Acreage	11.41	19.13	22.82	26.52
Subtotal	78.62	110.20	133.58	163.51
Minimum % Projected Circulation & Open Space	50.0%	50.0%	50.0%	50.0%
Projected Circulation & Open Space Acreage	78.62	110.20	133.58	163.51
Total Projected Acreage	157.24	220.40	267.16	327.03
% Growth		40.2%	69.9%	108.0%
Estimated Existing Acreage	178.00	178.00	178.00	178.00
Surplus / Deficit (-)	20.76	-42.40	-89.16	-149.03

The following charts shows the total acreage projected for the first three acreage uses in the chart above.

Parking Acreage	2002	2008	2014	2020
Projected Parking Need	6,337	8,179	9,296	10,680
Total SF @ 320 SF per space	2,027,840	2,617,280	2,974,720	3,417,600
Projected Acreage (43,560 sf/acre)	46.55	60.08	68.29	78.46
% Growth		29.1%	46.7%	68.5%
Estimated Existing Acreage (For Parking)	0.00	0.00	0.00	0.00
Surplus / Deficit (-)	-46.55	-60.08	-68.29	-78.46

Building Acreage	2002	2008	2014	2020
Total Projected ASF Need	1,067,340	1,586,432	2,187,508	3,021,231
Net/Gross Ratio	0.60	0.60	0.60	0.60
Total Projected Gross SF Need	1,778,899	2,644,053	3,645,847	5,035,385
Average SF/Building	100,000	100,000	100,000	100,000
Minimum # of Buildings Needed	18	27	37	51
Maximum Height/Building (in floors)	2	2	2	2
Average Footprint/Building	50,000	50,000	50,000	50,000
Total Project Footprint SF	900,000	1,350,000	1,850,000	2,550,000
Projected Acreage (43,560 sf/acre)	20.66	30.99	42.47	58.54
% Growth		50.0%	105.6%	183.3%
Estimated Existing Acreage (For Buildings)	0.00	0.00	0.00	0.00
Surplus / Deficit (-)	-20.66	-30.99	-42.47	-58.54

Field Acreage	2002	2008	2014	2020
Baseball Fields	1	1	1	1
Projected SF (177000 SF/Field)	177,000	177,000	177,000	177,000
Softball Fields	1	2	3	4
Projected SF (105000 SF/Field)	105,000	210,000	315,000	420,000
Soccer Fields	0	2	2	2
Projected SF (112000 SF/Field)	0	224,000	224,000	224,000
Football Fields	2	2	3	4
Projected SF (56000 SF/Field)	112,000	112,000	168,000	224,000
Tennis Fields	7	8	8	8
Projected SF (7200 SF/Field)	50,400	57,600	57,600	57,600
Outdoor Basketball	0	0	0	0
Projected SF (3870 SF/Field)	0	0	0	0
Outdoor Volleyball	0	0	0	0
Projected SF (7200 SF/Field)	0	0	0	0
Track & Fields	0	0	0	0
Projected SF (60000 SF/Field)	0	0	0	0
Multi-purpose Field	1	1	1	1
Projected SF (52500 SF/Field)	52,500	52,500	52,500	52,500
Total Projected SF	496,900	833,100	994,100	1,155,100
Projected Acreage (43,560 sf/acre)	11.41	19.13	22.82	26.52
% Growth		67.7%	100.1%	132.5%
Estimated Existing Acreage (For Fields)	0.00	0.00	0.00	0.00
Surplus / Deficit (-)	-11.41	-19.13	-22.82	-26.52

2. RECOMMENDED DIRECTION OF CAMPUS GROWTH

The Valdosta State University campus outgrew the original campus land, defined by North Paterson Street, Georgia Avenue, Oak Street and Brookwood Drive, many years ago. New properties were purchased by the VSU Foundation to expand the campus to the west along Bay Tree Road, to the north along Georgia Avenue and to the south beyond Brookwood Drive. In addition, three major facilities were acquired for University use, an old shopping center on North Patterson which has become University Center, the old Georgia Power facility on North Patterson which currently houses the Continuing Education Center, and a large warehouse facility north of the North Campus near North Ashley Street which is now Physical Plant Operations.

It is in the best interest of VSU, through its Foundation, to consolidate its holdings in these areas in the near future so that an organized planned approach to expansion may occur. New buildings and facilities will replace existing parking lots and small inefficient residential structures. The lack of available property at present necessitates the construction of parking decks to provide for the immediate 10-year period. It is imperative that the campus develop a clear focused strategy for land acquisition so that future needs can be met.

While the acquisition of land along North Patterson Street is difficult and expensive, it is essential that the university maintain the campus core west of North Patterson Street and consolidate its holdings along the street to establish a uniform presence in Valdosta and its historic residential districts. North Patterson Street is a State Highway and a major arterial street in the city. Pedestrian crossings at grade must be limited in number and signalized to provide safe crossing. Expansion of academic facilities east of North Patterson is strongly discouraged except for the areas immediately adjacent to the University Center.

2.1 Campus Expansion to the North : Georgia Avenue to Moore Street

Expansion at the northern edge of the campus has extended the campus beyond the original boundary established along Georgia Avenue. Additional land to the north up to Moore Street from Patterson on the east to Oak on the west should be considered to complete the academic core and provide the needed parking.

The consolidation of this area will provide for a balanced planning approach to the completion of the academic core of VSU and provide a clear edge to the surrounding neighborhood allowing for the creation of prominent new gateways to the University at its northern boundary.

2.2 Campus Expansion to the South : Brookwood Drive to East Mary Street

Expansion at the southern edge of the campus, beyond Brookwood Drive holds the potential for acquisition and future campus growth of the academic core south to West Mary Street. This would provide for the expansion of the academic core and parking in close proximity to University Center..

In this location there are two blocks along North Patterson which are nearly complete. Acquisition here should focus on the completion of those blocks first and then concentrate on the two adjacent blocks to the west near Sunset Hill Cemetery. These four blocks will provide significant expansion opportunities for the academic core.

2.3 Campus Expansion to the Northwest : Realignment of North Oak Street

Expansion at the northwestern edge of the campus, across North Oak Street from the historic campus core, holds the potential for the realignment of North Oak Street to direct significant traffic flows around the academic core, connecting south with Sustella Avenue.

Current land holdings in this area are beginning to suggest a near term realignment east of S. L. Mason School. Long term acquisition around the School could provide the ultimate solution of an Oak Street extension west of the School which would connect directly to Sustella Avenue.

2.4 Campus Expansion to the Southwest : Beyond Oak Street Cemetary

Expansion at the southern edge of the campus, south of West Mary Street and North of West Gordon Street holds the potential for acquisition and future residential growth. Acquisition in this area can build on the current holdings and may extend the student housing and recreational facilities that are presently being considered for the former Sunset Park property. In time the development of housing, recreational fields and parking could stretch from Sustella Avenue on the west to North Patterson on the east.

3. EXPANSION OF PARCELS EAST OF NORTH PATTERSON STREET

While the significant traffic occurring on North Patterson Street discourage future academic facilities to the east of the street, the three major holdings east of Patterson allow for non-academic facilities.

The existing Admissions Office located near Drexel Park provides opportunities for University Development and Alumni Affairs to expand in this area.

The completion of the acquisition of properties immediately adjacent to the University Center will provide for additional parking and the expansion of those facilities as it develops into an expanded continuing education and regional conferencing center.

The final acquisition of the remaining parcels adjacent to the former Georgia Power facility will allow for the development of significant new student residences and support retail at this important intersection of North Patterson Street and West Gordon Street.

4. ACQUISITION FOR THE NORTH CAMPUS

There is currently no intention to expand the north campus beyond its current boundaries. Should additional space be required for the Athletic and Recreation Center as it develops long-term, land should be considered immediately to the north of the existing facilities.

Date February 2004
Project Valdosta State University Master Plan Update
Subject V.C Comparative Assessment of Alternatives
From John Portman & Associates
To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum assesses the alternatives proposed within this Master Plan Update.

1. REVIEW OF THE 1999 MASTER PLAN

A careful review of the 1999 Master Plan identified the contributions which the master plan had made to the campus and 5 specific areas in the Master Plan which suggested further study in the development of the Master Plan Update.

1.1 Contributions

The 1999 Master Plan was instrumental in locating the Biology / Chemistry Building and the recently completed Odum Library Addition. They both occupy strategic locations in the center of the historic campus which is the heart of Valdosta State University.

The Master Plan proposed the closing of Blazer Boulevard to create a vehicle free zone for pedestrians at the heart of the campus. It also located the recently completed Student Recreation Center near Sunset Park and developed new access roads as well as student housing nearby. The Plan projected a number of new recreation fields which will become an important amenity on campus.

1.2 Specific Areas for Review

Our review of the 1999 Master Plan led the planning team to give further consideration to the following areas:

- To explore the realignment of North Oak Street further to the west to expand the academic core of the university and to relieve vehicular pedestrian conflicts within the academic core.
- To define a specific land use for each of the VSU Foundation properties located at the periphery of the main campus within the context of a long-term master plan.
- To explore expanding the academic core through the application of the clear grid pattern of the original historic campus.
- To expand the pedestrian friendly attitude established with the closing of Blazer Boulevard to other key areas of the campus.
- To balance the parking options around the academic core to encourage the full use of the University facilities and reduce the impact of student parking within the residential neighborhoods surrounding the main campus.

2. MAIN CAMPUS : OPTIONS 1, 2 AND 3

Each of these options takes a different approach to the alignment of North Oak Street which establishes the western boundary of the academic core on the main campus of Valdosta State University. All of the options assume that the VSU Foundation will be successful in land acquisition and that the parcels critical to the consolidation of key city blocks can be completed in a reasonable time frame. Critical new facilities for the main campus in the near future include new classroom buildings, a new general use building with large auditoriums appropriate for the scale of the university, a major new Student Center, new surface parking lots at the periphery of the core and at least two new parking structures, as well as new student housing.

2.1 Option 1

This option keeps North Oak Street in its current position. This arrangement limits the expansion of the Academic core and suggests that the northern expansion of the campus between Georgia Avenue and Moore Street will be limited to academic facilities. The new Student Center is located on axis with Bay Tree Road to terminate the view and create a new west entrance to the campus. This requires the demolition of the Old Gym and the old Physical Plant building. It also includes the construction of a new Field House near the football practice field. New classroom facilities with a large auditorium and multi-purpose gathering spaces will be located near Fine Arts so that they may also serve recital and informal performance needs and be proximate to a future performing arts center.

New student housing facilities will be developed adjacent to the academic core south of Brookwood Drive. Two locations are designated for future parking structures at opposite ends of the campus academic core. Additional surface parking lots will be provided to the north and south of the academic core where future academic buildings will be located.

2.2 Option 2

This option realigns North Oak Street to the east of S.L. Mason Elementary School. This arrangement allows for the expansion of the academic core and slows the traffic along Oak Street by making the traffic discontinuous. A major new classroom facility is located in the northern expansion of the campus between Georgia Avenue and Moore Street, as a terminus to Blazer Boulevard. The new Student Center is located on axis with Bay Tree Road to create a new west entrance to the campus and terminate the view. This requires the demolition of the Old Gym and the old Physical Plant building. It also includes the construction of a new Field House near the football practice field. New classroom facilities with a large auditorium and multi-purpose gathering spaces will be located near Fine Arts so that they may also serve recital and informal performance needs and be proximate to a future performing arts center.

New student housing facilities will be developed adjacent to the academic core between Georgia Avenue and Moore Street and south of Brookwood Drive near West Mary Street. Two locations are designated for future parking structures centrally located in the campus along Oak Street. Additional surface parking lots will be provided to the north and south of the academic core where future academic buildings will be located.

2.3 Option 3

This option realigns North Oak Street to the west of S.L. Mason Elementary School. This arrangement allows for maximum future expansion of the academic core and closes Oak Street from Brookwood Drive to Georgia Avenue. A major new classroom facility is located in the northern expansion of the campus between Georgia Avenue and Moore Street, as a terminus to Blazer Boulevard. The new Student Center is located on axis with Oak Street. A new west entrance to the campus will be created at the new intersection of North Oak Street, Baytree Road and Sustella Avenue. The Old Gym and the old Physical Plant building may remain in their positions until the future Library expansion is required. New classroom facilities with a large auditorium and multi-purpose gathering spaces will be located near Fine Arts so that they may also serve recital and informal performance needs and be proximate to a future performing arts center.

New student housing facilities will be developed adjacent to the academic core between Georgia Avenue and Moore Street and south of Brookwood Drive near West Mary Street. Two locations are designated for future parking structures centrally located in the campus along Oak Street. Additional surface parking lots will be provided to the north and south of the academic core where future academic buildings will be located.

3. NORTH CAMPUS : OPTIONS 1, 2 AND 3

These three options study the development of the North Campus in the context of an expanding educational role with a new Health Science facility programmed to complement the regional hospital, South Georgia Medical Center, located across Pendleton Drive, immediately south of the existing North Campus.

3.1 Option 1

In this option, the new Health Sciences building is located in the southwest corner of the site near North Patterson Street and the existing parking. Additional parking has been added to serve the new building. The existing playing field to the east of the historic campus quadrangle remains.

3.2 Option 2

In this option, the new Health Sciences building is located on the east side of the historic quadrangle. Barrow Hall must be demolished to accommodate this option. Additional parking adjacent to the existing parking has been added to serve the new building. The existing playing field to the east of the historic campus quadrangle remains.

3.3 Option 3

In this option, the new Health Sciences building is located in the southeast corner of the site towards North Ashley Street. Additional building footprints are available for future construction in a formal arrangement which complements the historic quadrangle.

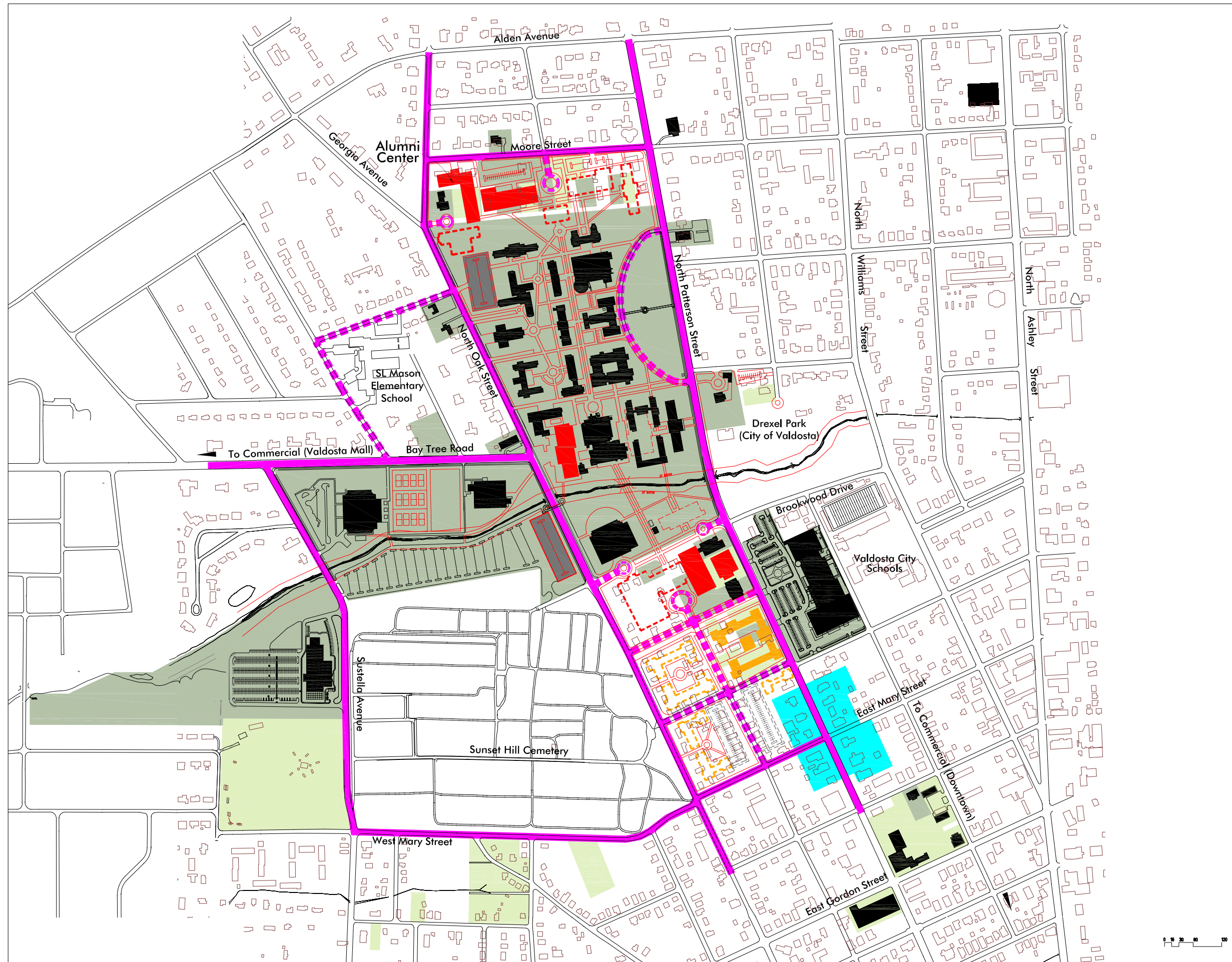
This option provides for new student housing on the campus utilizing the smaller scale of residential buildings to complement and consolidate the historic quadrangle. Additional parking has been added to serve the new buildings, eliminating the existing playing field to the east of the historic quad.

Main Campus Option 1

Ten Year Plan - 16,200 Students

Legend

- Existing Buildings
- New Buildings Academic
- New Buildings Residential
- Site Improvements
- VSU Foundation Properties
- VSU Properties
- North Patterson Historic District
- Parking Garages
- Surrounding Homes/Houses
- Primary Circulation
- Secondary Circulation



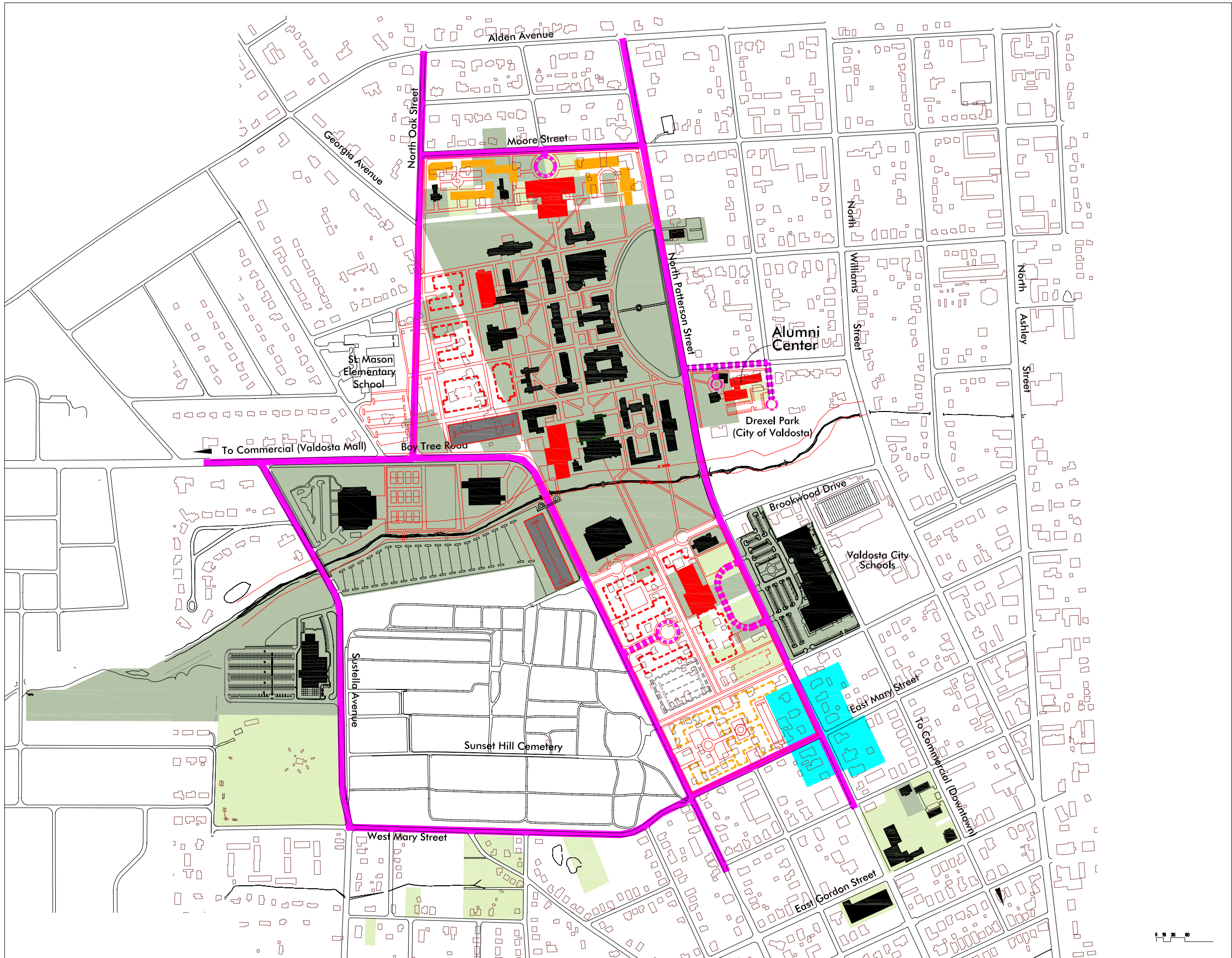
Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004





Main Campus Option 2

Ten Year Plan - 16,200 Students

- Legend
- Existing Buildings
 - New Buildings Academic
 - New Buildings Residential
 - Site Improvements
 - VSU Foundation Properties
 - VSU Properties
 - North Patterson Historic District
 - Parking Garages
 - Surrounding Homes/Houses
 - Primary Circulation
 - Secondary Circulation



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004

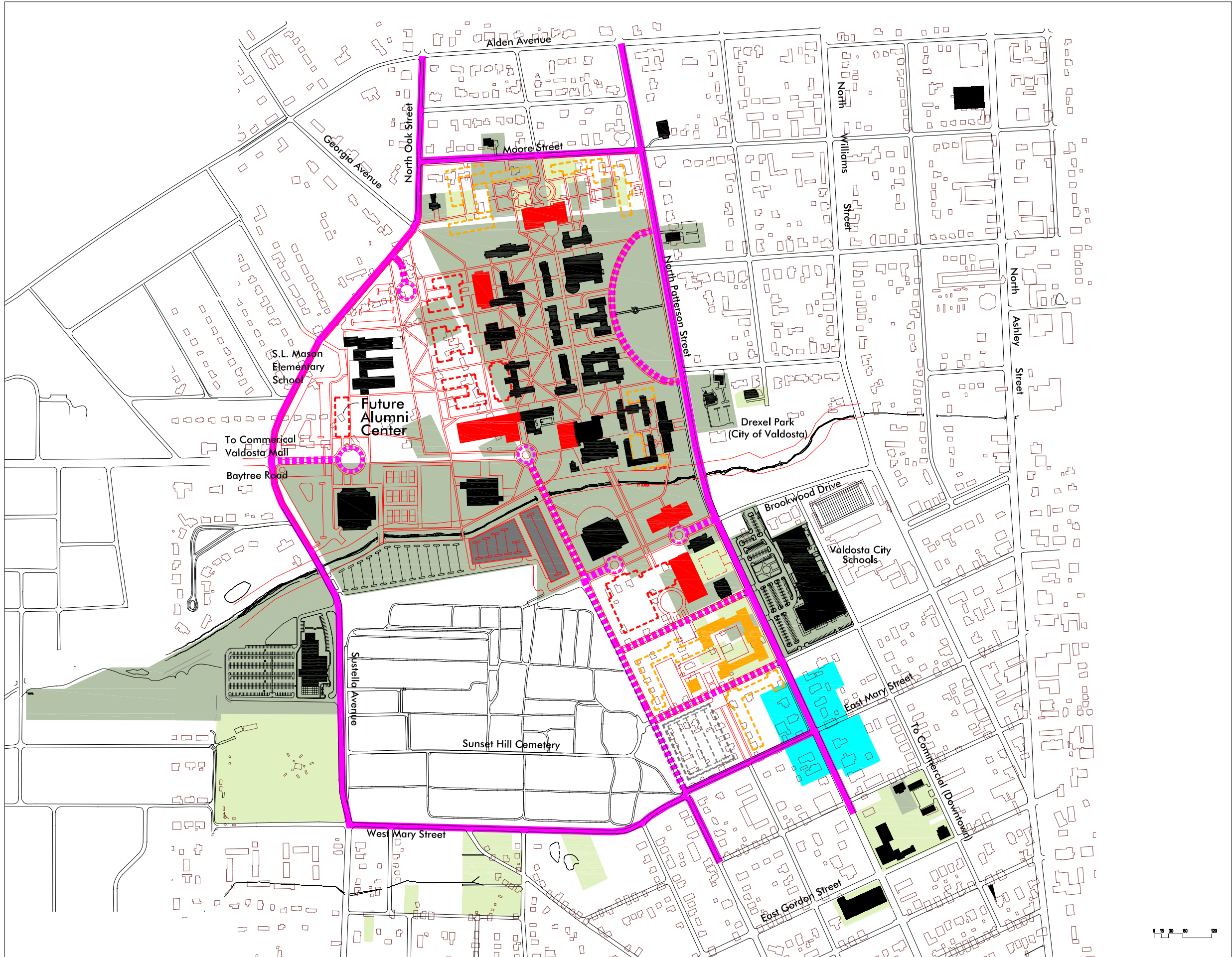


Main Campus Option 3

Ten Year Plan - 16,200 Students

Legend

-  Existing Buildings
-  New Buildings Academic
-  New Buildings Residential
-  Site Improvements
-  VSU Foundation Properties
-  VSU Properties
-  North Patterson Historic District
-  Parking Garages
-  Surrounding Homes/Houses
-  Primary Circulation
-  Secondary Circulation

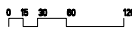


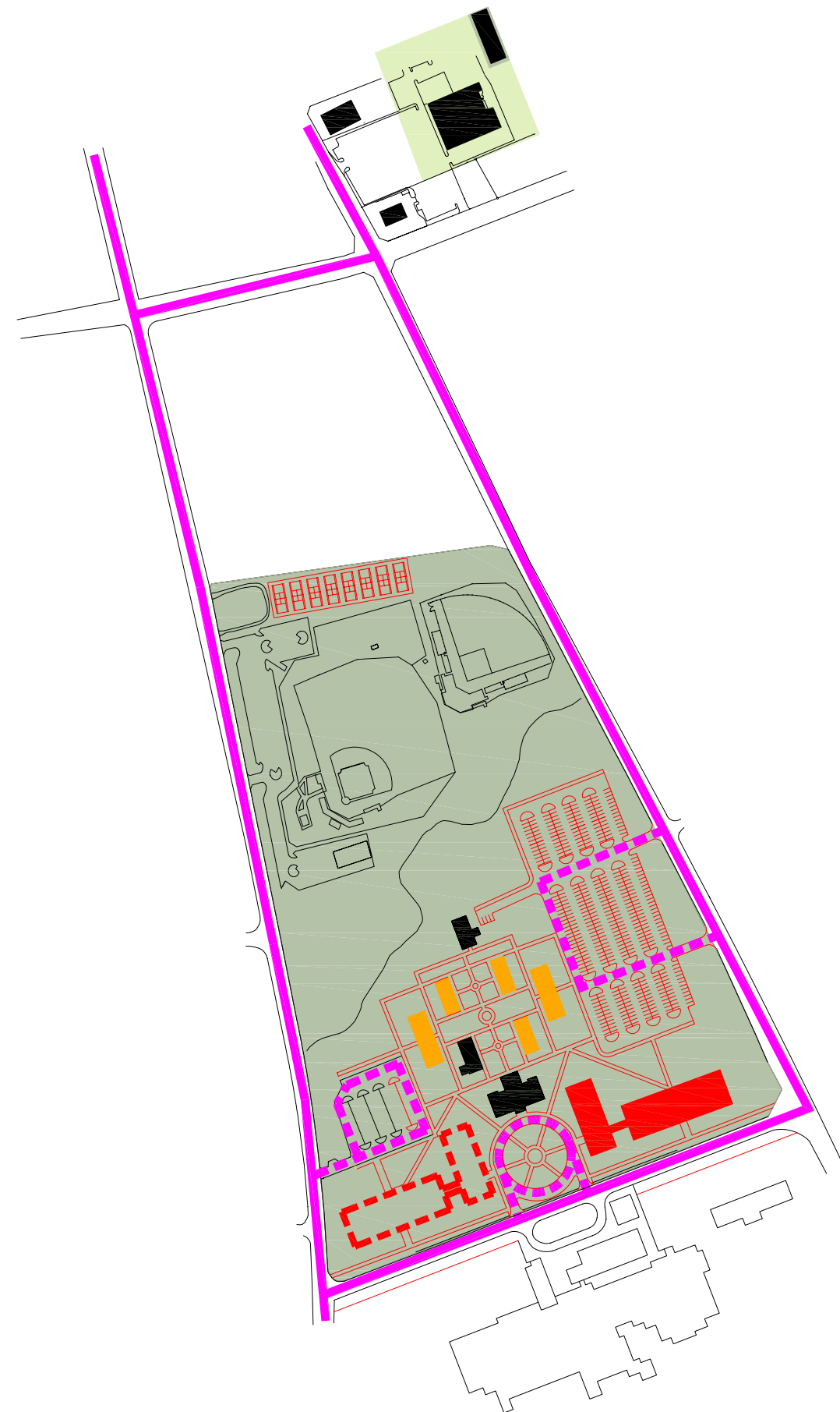
Valdosta State University

VALDOSTA, GEORGIA










John Portman & Associates
INGRAM PARRIS GROUP

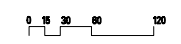
Draft
February 2004





North Campus Option 3
 Ten Year Plan - 16,200 Students

- Legend
-  Existing Buildings
 -  New Buildings Academic
 -  New Buildings Residential
 -  Site Improvements
 -  VSU Foundation Properties
 -  VSU Properties
 -  Parking Garages
 -  Primary Circulation
 -  Secondary Circulation

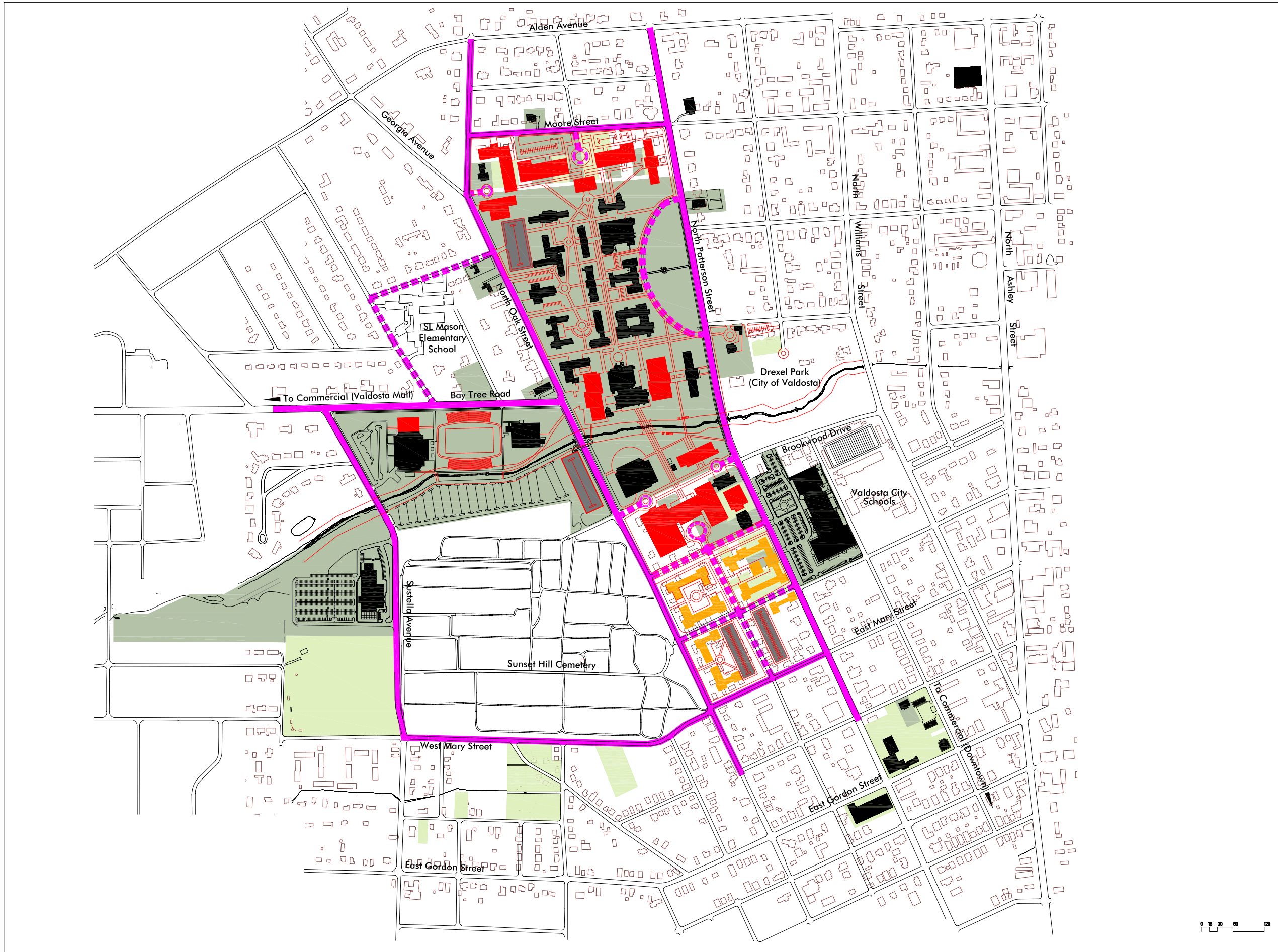


Valdosta State University
 VALDOSTA, GEORGIA

John Portman & Associates
 INGRAM PARRIS GROUP

Draft
 February 2004















Main Campus

Option 1

Legend

-  Existing Buildings
-  New Buildings Academic
-  New Buildings Residential
-  Site Improvements
-  VSU Foundation Properties
-  VSU Properties
-  Parking Garages
-  Surrounding Homes/Houses
-  Primary Circulation
-  Secondary Circulation

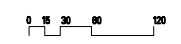


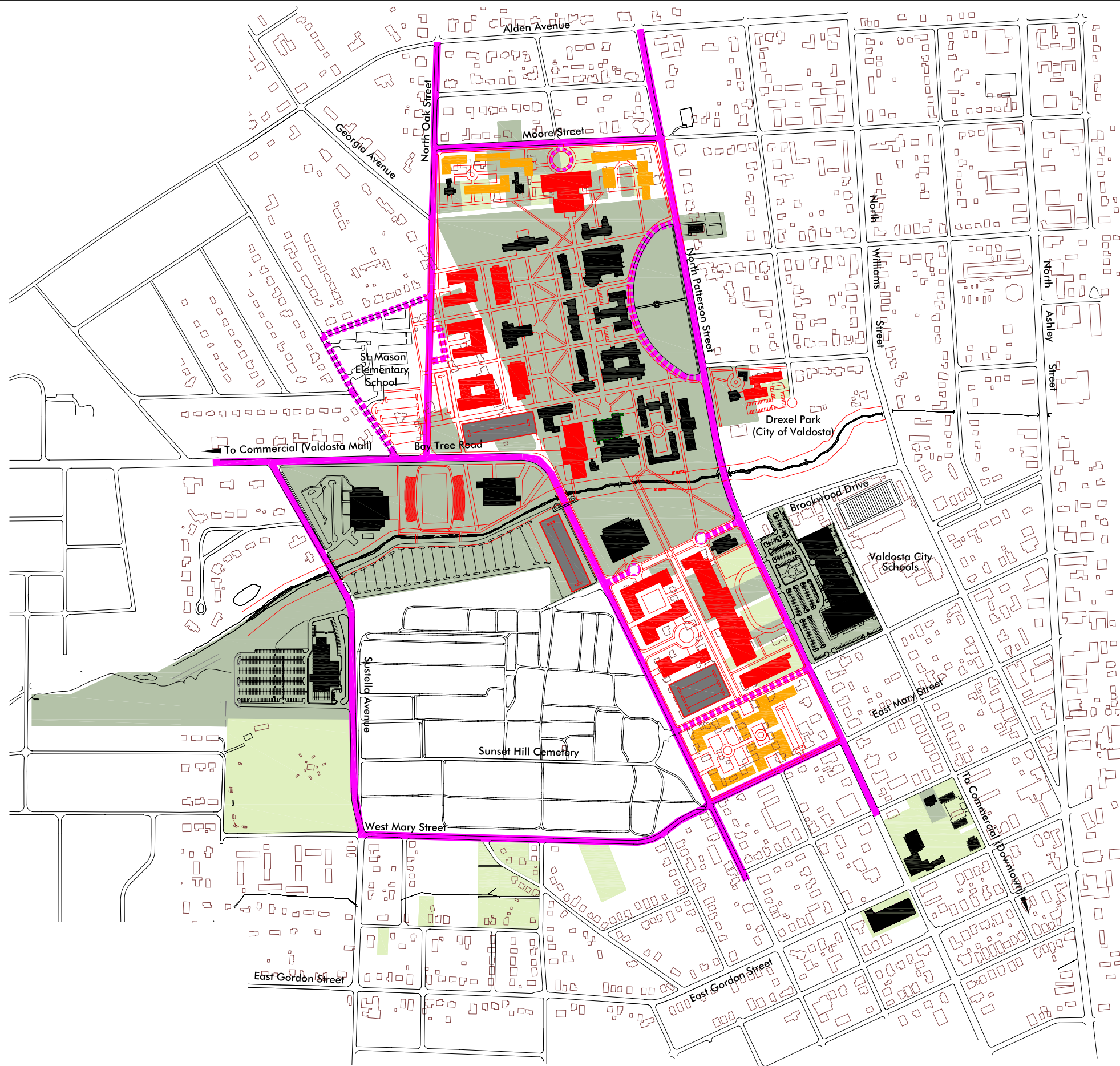
Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004















Main Campus

Option 2

Legend

-  Existing Buildings
-  New Buildings Academic
-  New Buildings Residential
-  Site Improvements
-  VSU Foundation Properties
-  VSU Properties
-  Parking Garages
-  Surrounding Homes/Houses
-  Primary Circulation
-  Secondary Circulation

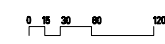


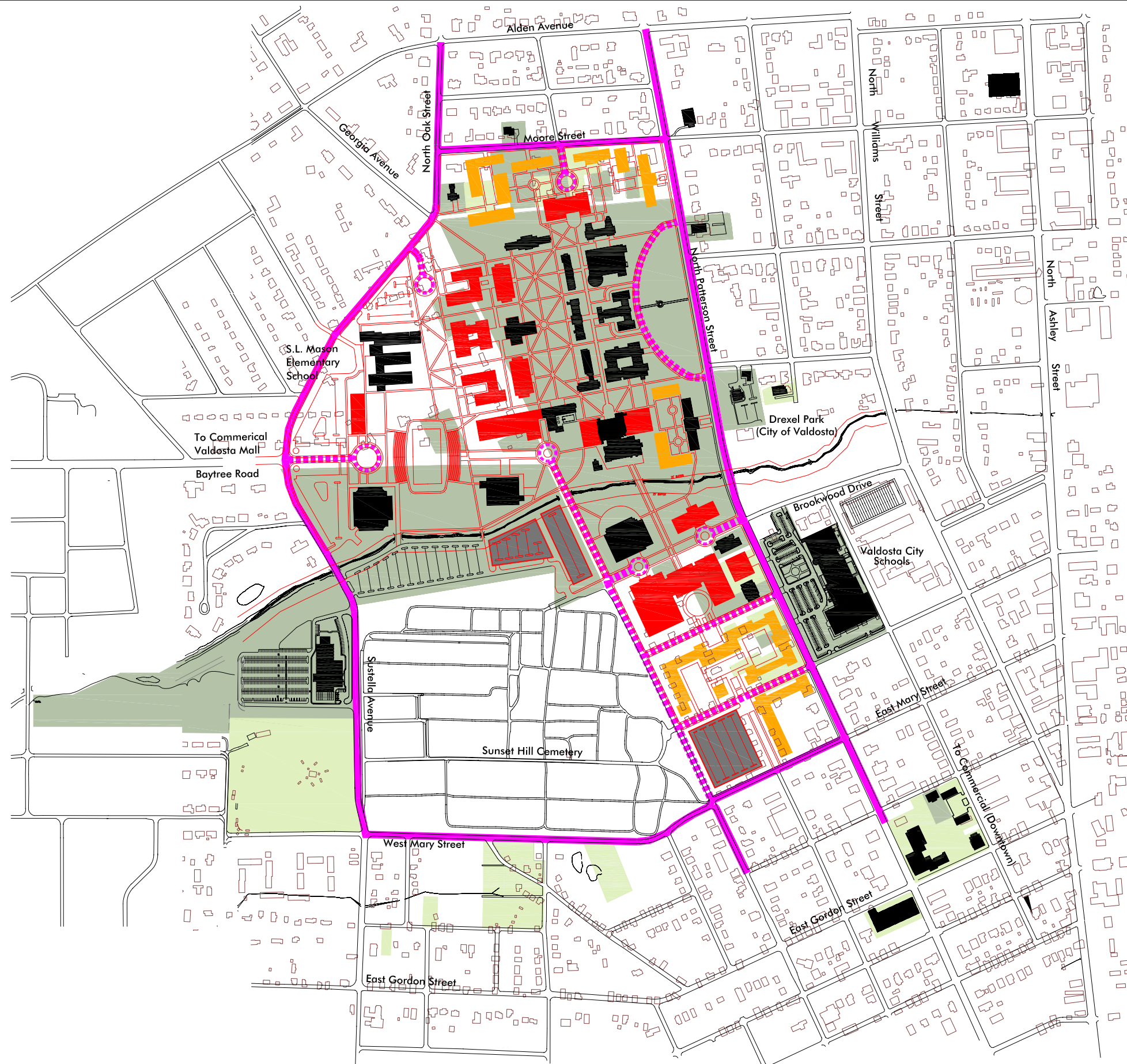
Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004















Main Campus

Option 3

Legend

-  Existing Buildings
-  New Buildings Academic
-  New Buildings Residential
-  Site Improvements
-  VSU Foundation Properties
-  VSU Properties
-  Parking Garages
-  Surrounding Homes/Houses
-  Primary Circulation
-  Secondary Circulation

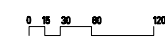


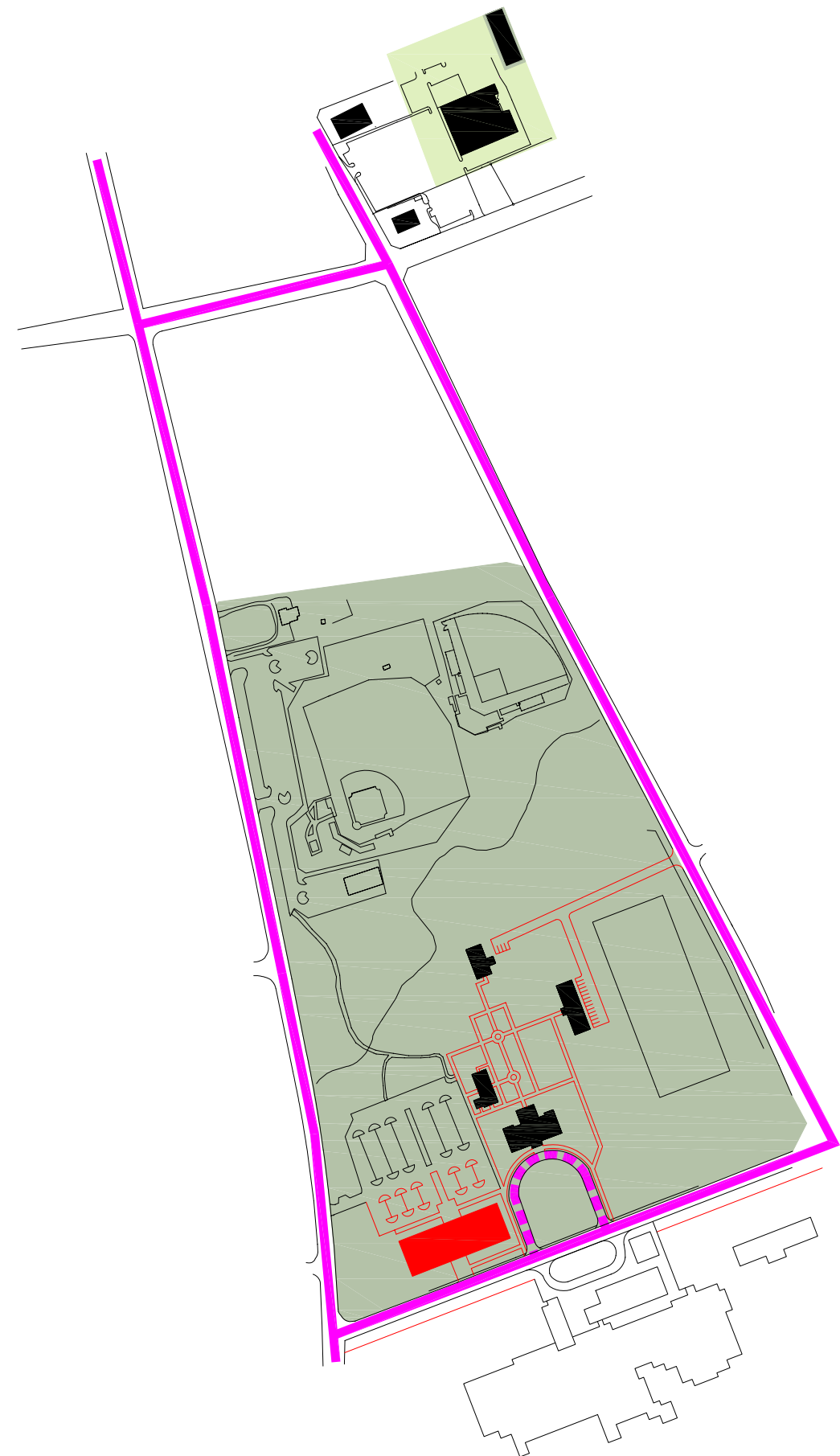
Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004





North Campus

Option 1

Legend

-  Existing Buildings
-  New Buildings Academic
-  New Buildings Residential
-  Site Improvements
-  VSU Foundation Properties
-  VSU Properties
-  Parking Garages
-  Primary Circulation
-  Secondary Circulation

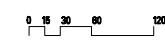


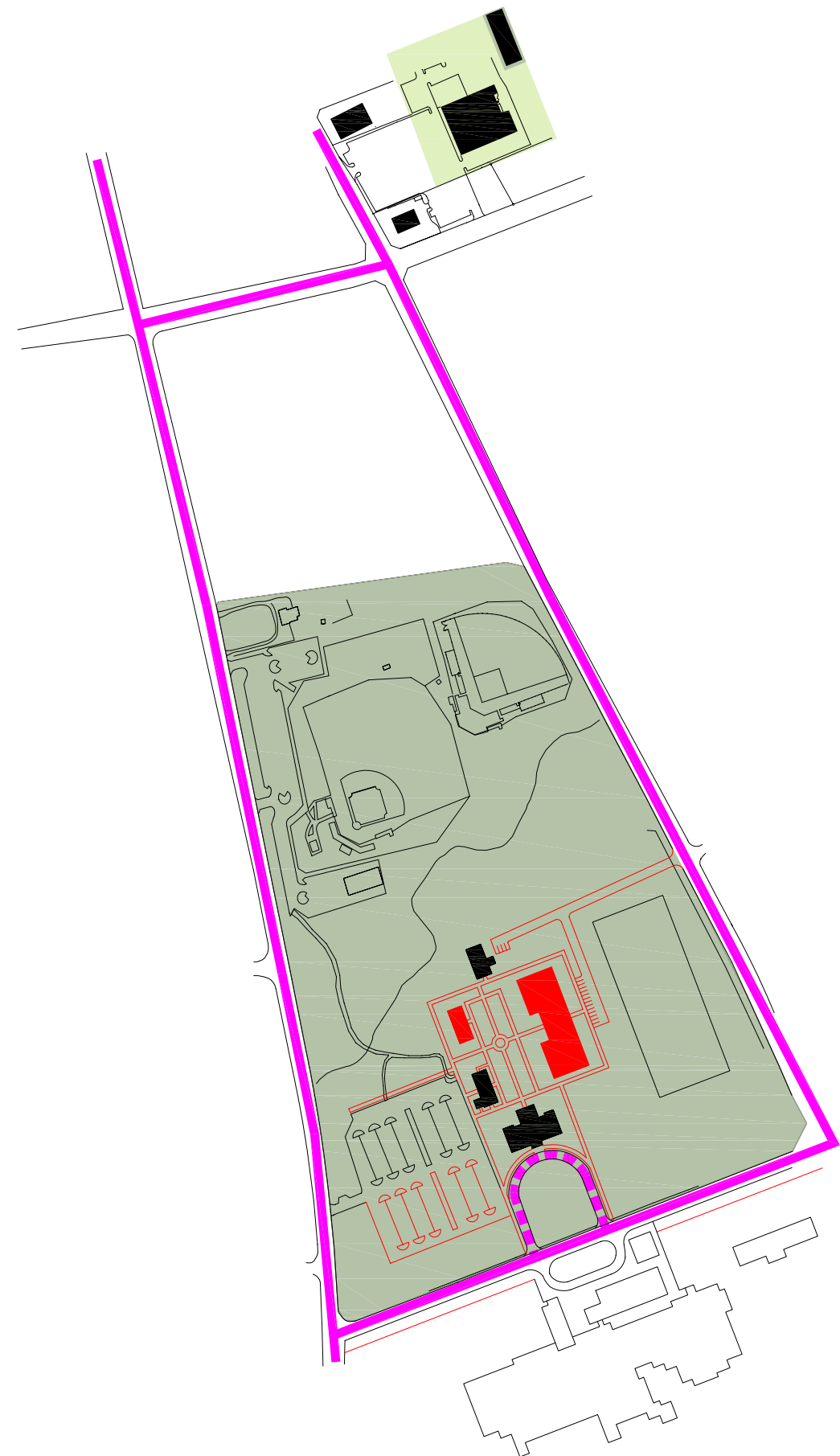
Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004





North Campus

Option 2

Legend

-  Existing Buildings
-  New Buildings Academic
-  New Buildings Residential
-  Site Improvements
-  VSU Foundation Properties
-  VSU Properties
-  Parking Garages
-  Primary Circulation
-  Secondary Circulation

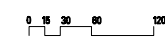


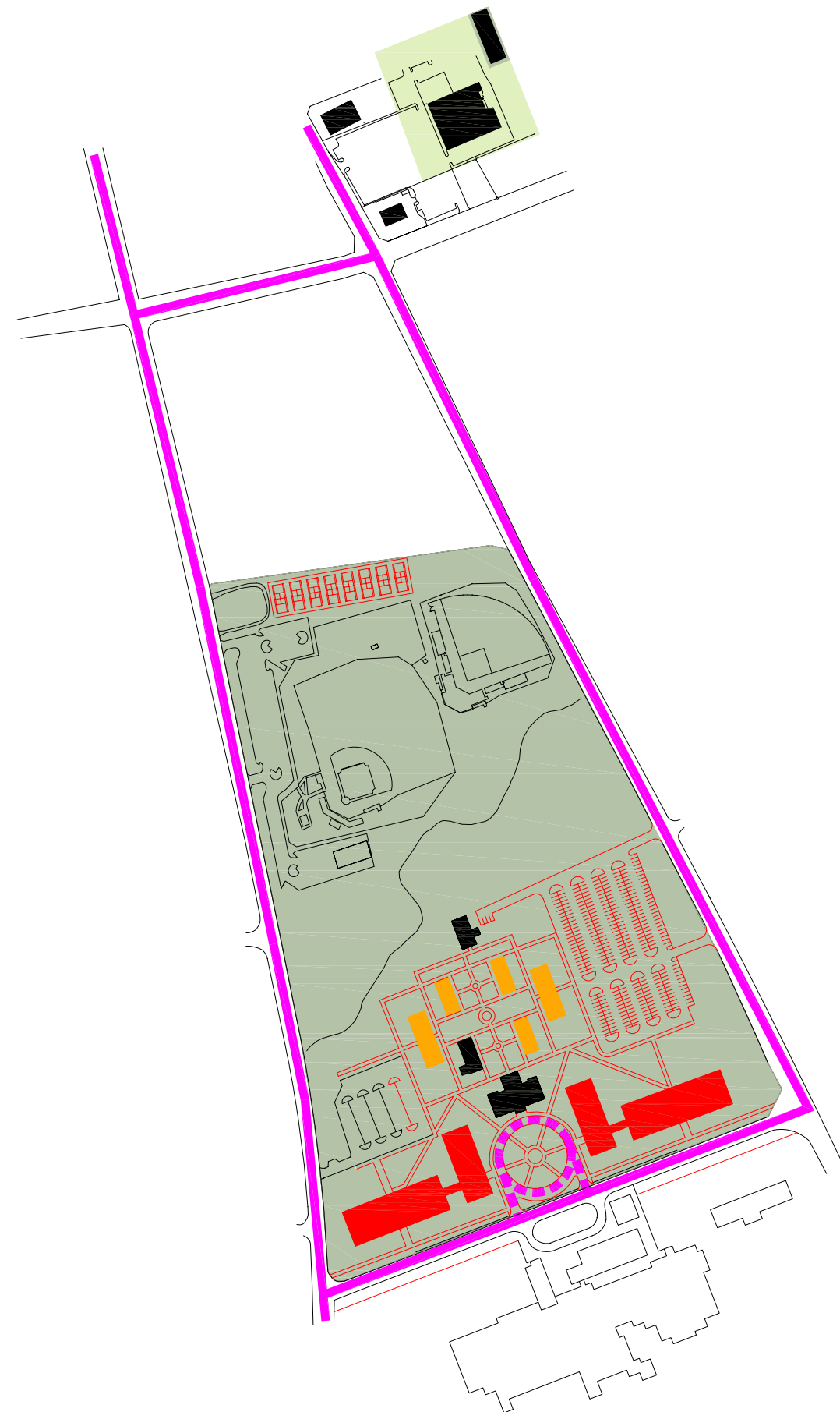
Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004



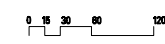


North Campus

Option 3

Legend

-  Existing Buildings
-  New Buildings Academic
-  New Buildings Residential
-  Site Improvements
-  VSU Foundation Properties
-  VSU Properties
-  Parking Garages
-  Primary Circulation
-  Secondary Circulation



Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates
INGRAM PARRIS GROUP

Draft
February 2004



Date May 2004
Project Valdosta State University Master Plan Update
Subject V.D Selection of Preferred Alternative
From John Portman & Associates
To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum explains the rationale for selecting the preferred alternative.

1. DEFINING THE GROWTH PATTERN FOR VALDOSTA STATE UNIVERSITY

One of the major concerns which prompted the update of the master plan was the need to consolidate the land acquired by the Valdosta State University Foundation and direct the acquisition strategy to best serve the long term planning for the university campus.

Given the close proximity of significant historic residential districts, the North Patterson Historic District and the Brookwood North Historic District, the growth of the university campus is limited in direction. This is further complicated by the close proximity of the campus to the Sunset Hill Cemetery located southwest of the Main Campus. This leaves the west side as the primary direction for future growth, together with the limited option to grow to the south side, working around the North Patterson Historic District and Sunset Hill Cemetery.

2. PREFERRED ALTERNATIVE: Master Plan for 16,200 Students (2014)

2.1 MAIN CAMPUS

The Master Plan developed as a combination of the many ideas explored in the three options put forward. The final plan developed is most similar to Option 1 with several modifications. Brookwood Drive is reconfigured to slow traffic and allow for pedestrian crossings without closing the street completely. The plan develops both city blocks along North Patterson Street opposite the University Center for academic facilities and allows for limited student housing opportunities at the north end of campus in the Georgia Avenue – Moore Street corridor. All of the existing residence halls on campus are to be maintained for the foreseeable future. The university currently plans to lease the existing Valdosta City Schools' football stadium on a game by game basis.

This option keeps North Oak Street in its current position. While the opportunity to relocate North Oak Street and realign it with Sustella Avenue in the future remains, it is beyond the timeframe of this master plan. This arrangement limits the expansion of the Academic core in the short term. The new Student Center is located on axis with Baytree Road to terminate the view and create a new west entrance to the campus. This requires the demolition of the Old Gym and the construction of a new Field House near the football practice field to provide space for the Athletic Department which is currently

housed in the Old Gym. The Physical Plant buildings will remain.

New classroom facilities with a large auditorium and multi-purpose gathering spaces will be located on Brookwood Drive near Fine Arts so that they may also serve recital and informal performance needs and be proximate to a future performing arts center.

New student housing facilities will be developed adjacent to the Student Recreation Center and on the Foundation Property at the corner of North Patterson and East Gordon Street. Two locations are designated for future parking structures at opposite ends of the campus. The larger facility will occur in a more central location at the corner of North Oak Street and Brookwood Drive with the secondary facility occupying the Farber Health Center site. Additional surface parking lots will be provided to the north and south of the academic core where future academic buildings will be located.

2.2 NORTH CAMPUS

The North Campus Master Plan combines many of the ideas explored in the three options. The final plan developed is most similar to Option 3 with one significant modification, the plan to relocate the tennis courts from the Main Campus to North Campus has been eliminated.

The new Health Sciences Building is located in the southeast corner of the site, towards North Ashley Street and the South Georgia Medical Center. Additional building footprints are available to the southwest for future construction in a formal arrangement which complements the historic quadrangle defined by Pound and Thaxton Halls.

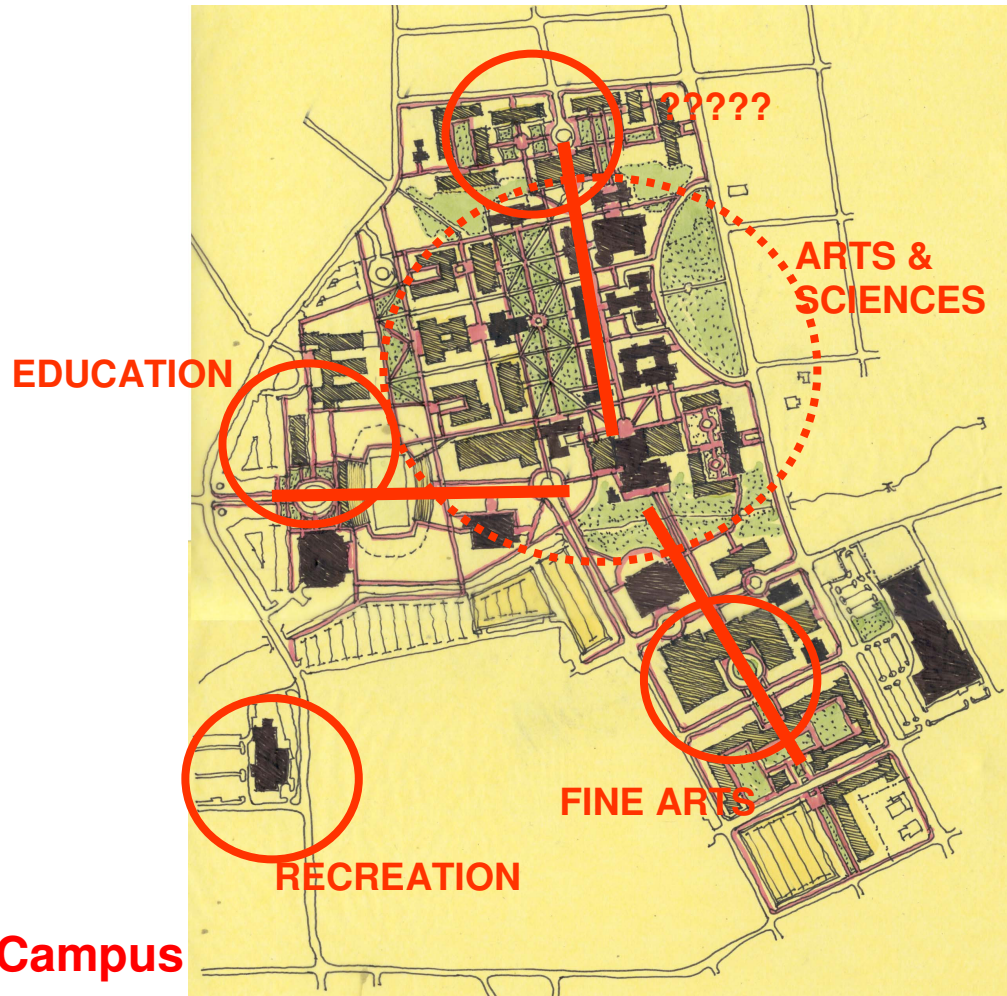
This plan provides for new student housing on the North Campus utilizing the smaller scale of residential buildings to complement and consolidate the historic quadrangle. Additional parking has been added to serve the new buildings, eliminating the existing playing field to the east of the historic quad.

The existing house, formerly occupied by Institutional Research, will be renovated as part of the addition of a Women's Locker Facility to the North Campus athletic complex. Additional parking spaces will be added near the locker facility to serve the needs of the complex.

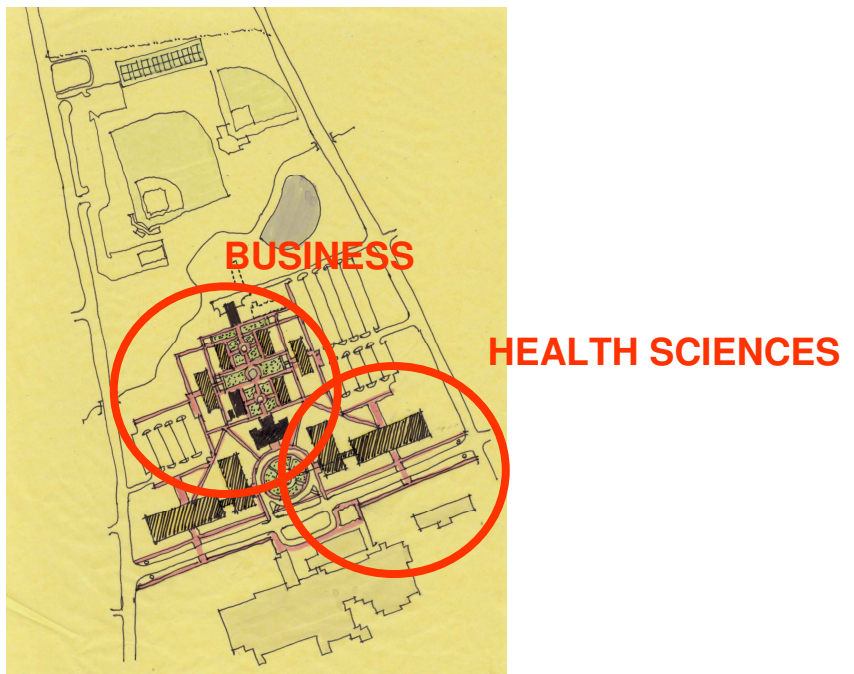
2.3 SECTOR PLANS

The planning took into consideration some of the key functional adjacencies to allow for creation of academic zones. These zones would allow for the major academic priorities to be clustered and consolidated in an area and yet be part of the overall campus. The following diagram illustrates this concept that laid the foundation for the plan to evolve.

SECTOR PLAN



Main Campus



North Campus

Date May 2004
Project Valdosta State University Master Plan Update
Subject VI.A Physical Master Plan: Land and Building Use
From John Portman & Associates
To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum describes the physical master plan on the basis of land use and long term growth considerations for the campus.

1. OVERVIEW OF THE PHYSICAL MASTER PLAN

The physical master plan accommodates projected campus needs and presents a vision for the future of Valdosta State University. Its design directs new growth that will enhance the functional and physical relationships that form the basis of the university.

1.1 Land Use

1.1.1 Main Campus

The physical master plan consolidates the academic core of the Main Campus with the addition of new buildings to the north, along the Georgia Avenue – Moore Street corridor. In general, parking is consolidated at the perimeter of the academic core. Parking lots in the heart of the academic core are relocated and landscaped green spaces will replace the parking. To balance the loss of on grade parking a small parking deck is planned to replace the Farber Health Center.

The residential areas within the core academic zone are to be maintained. While at least one new residential facility is planned to the north of the Georgia Residence Hall, the majority of the new housing development on the Main Campus will occur near the Student Recreation Center.

The physical master plan accomplishes the following key features:

- The master plan re-establishes the historical grand entrance to the campus via North Patterson Street, defining the Front Lawn and culminating at the entrance to West Hall. The Front Lawn, together with the core campus area along Blazer Boulevard, is to be restored and preserved as a historic district.
- The plan reinforces the growing importance of the new entrance to the Campus via Baytree Road by planning for a new Student Center to mark the termination of Baytree at North Oak Street and establishing a new Welcome Center at the corner of Baytree and Sustella Avenue.
- The master plan preserves the existing Green Way along One Mile Branch running the east-west length of the campus from North Patterson Street to Sustella Avenue.

The extension and enhancement of this Green Way will be accomplished through the reinforcement of the edges with naturalized, in-fill landscaping.

- New academic buildings will be located first to the north end of the academic core along the Georgia Avenue – Moore Street corridor. This will complete the symmetry established by the historical plan and minimize walking times between classes. Buildings will be carefully positioned to create pleasant secondary spaces and quadrangles between buildings.
- Small inefficient parking lots between the core academic buildings will be phased out as new parking is provided at the perimeter of the academic core. This will consolidate the academic core while providing opportunities for green space.
- Athletic and recreational facilities will be consolidated in three distinct locations: near the PE/ Athletic Complex, the Student Recreation Center and south of Sunset Cemetery in a new recreation Complex.

1.1.2 North Campus

The physical master plan consolidates the academic core of the North Campus with the addition of new buildings at the south side, along the Pendleton Drive corridor. In general, parking is consolidated at the perimeter of the academic core. Significant new parking lots at the periphery of the campus are added.

New residential areas within the academic core are to be developed. This will occur immediately north of Pound Hall in the heart of the North Campus.

The physical master plan for the North Campus accomplishes the following key features:

- The master plan re-establishes the historical grand entrance to the campus via Pendleton Drive, re-defining the front lawn with a new circular drive which will serve all of the new academic buildings..
- The plan reinforces the importance of the new entrance to the North Campus, as well as the growing importance of the South Georgia Medical Center through the integrated streetscape development along Pendleton Drive.
- The master plan preserves the existing Green Way along Two Mile Branch running the length of the campus from North Ashley Street south to North Patterson Street. The extension and enhancement of this Green Way will be accomplished through the reinforcement of the edges with naturalized, in-fill landscaping.
- New academic buildings will be located southeast of the academic core along the Pendleton Drive corridor. This will complement the symmetry established by the historical plan and minimize walking times between buildings and the hospital. Buildings will be carefully positioned to create pleasant secondary spaces and quadrangles between buildings.
- Athletic and recreational facilities will be consolidated in the northern areas of the North Campus. The existing facilities will remain in their current locations and be supported by a new Women's Locker Facility and additional surface parking.

1.2 Building Use

1.2.1 Main Campus

The physical master plan accomplishes the following additions and modifications of building use on the Main Campus:

- The physical master plan envisions two new Academic Buildings at the north end of the campus within the Georgia Avenue – Moore Street corridor. Two additional Academic Buildings are located to the south of the academic core along Brookwood Drive and North Patterson Street opposite the University Center. A new Student Center is located adjacent to the existing facility at the terminus of Baytree Road. A new Field House is located adjacent to the PE/Athletics Complex and a new Welcome Center is located nearby at the intersection of Sustella and Baytree. Future expansion of the University Foundation and Alumni Center located north of Drexel Park is also planned.
- New housing development is planned to occur adjacent to the Student Recreation Center, south of the campus at the corner of North Patterson and East Gordon Street and in the northwest corner of the campus in the Georgia Avenue – Moore Street corridor.
- Two new parking decks are planned, the first major facility to be located at the corner of North Oak Street and Brookwood Drive and the second at the Farber Health Center site.
- The ten-year timeframe of the Physical Master Plan assumes the completion of the Nevins renovations and the renovation of the following buildings:
Pine Hall for Information Technology, and Ashley Hall
- Buildings which may be considered for renovation include:
Old Gymnasium, Palms Dining Center (Auxiliary Services), Hopper Hall (Auxiliary Services), Georgia Hall (Auxiliary Services), Converse Hall (Auxiliary Services), University Union, Former President's Home, Fine Arts Building, Odum Library, Reade Hall (Auxiliary Services), Langdale Hall (Auxiliary Services), and University Bookstore (Auxiliary Services)
- The following buildings will be demolished during the ten-year timeframe of the Master Plan: the Old Gymnasium, Farber Health Center, the Parking Services house, 204 Georgia Avenue, Williams House, 1206 N. Patterson, Housing and Residence, Bursary Drive-up T, 107 Jane Street, Auxiliary Services and University Honors (2 Brookwood Circle). Based on cost and functional evaluation, the University may decide to renovate the Old Gymnasium.
- Martin Hall is proposed for demolition beyond the 10-year time frame. This demolition could be expedited if the University has the need and capacity to build at its current location.
- To reconfigure Brookwood Drive it will also be necessary to demolish Brookwood Radio and 201 West Brookwood.

- The historic Seago House will need to be relocated to an appropriate site.

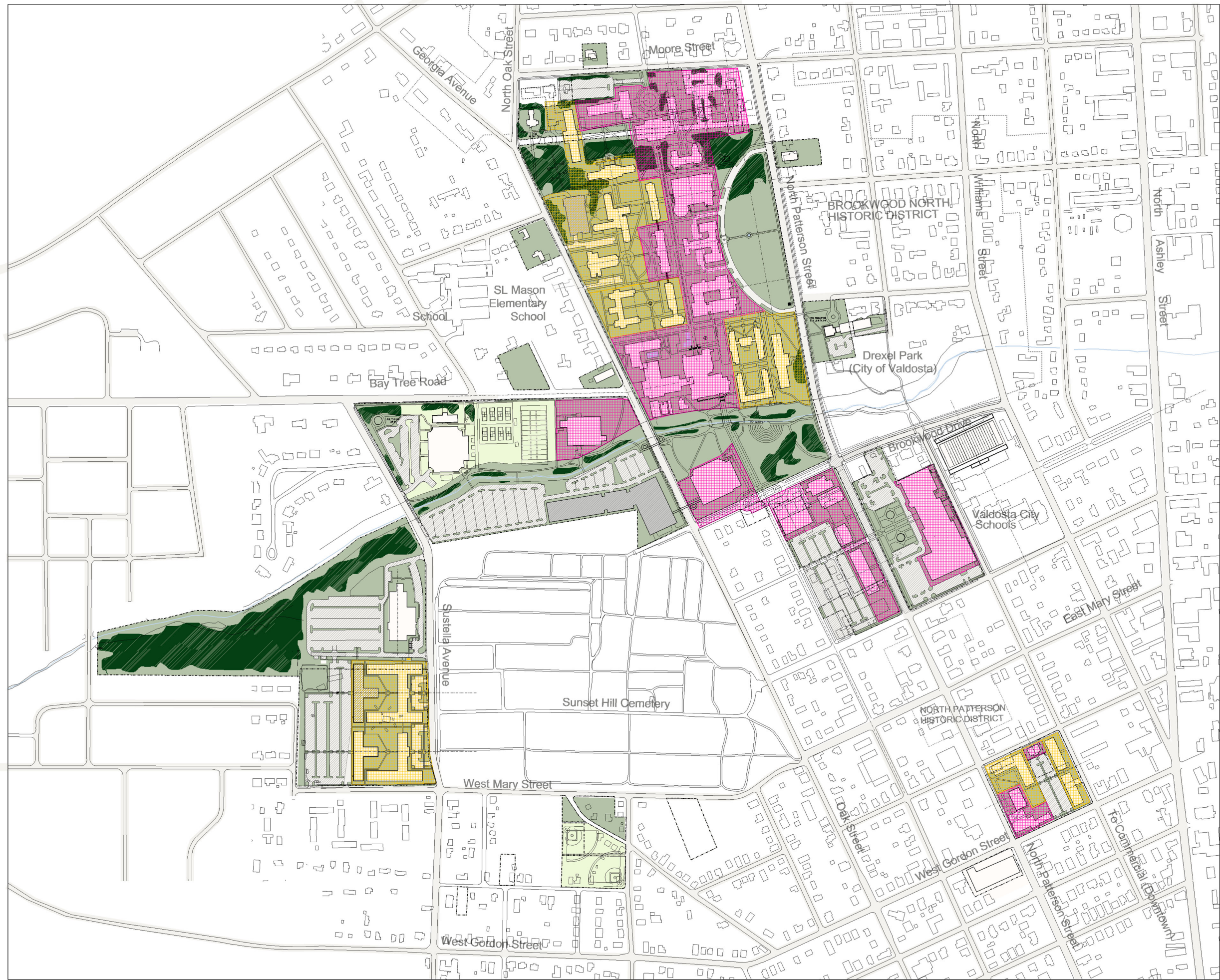
1.2.2 North Campus

The physical master plan accomplishes the following additions and modifications of building use on the North Campus:

- The physical master plan provides for a new Health Sciences Building together with a new Residential Complex at the existing academic core. A new Warehouse is needed and could be constructed; possibly adjacent to the existing Plant Operations facility, or at a location to be determined by the University.
- The ten-year timeframe of the Physical Master Plan assumes the renovation of the former Institutional Research house as part of the new Women's Locker facility.
- During the ten-year timeframe of the Master Plan Barrow Hall and the White Warehouse will be demolished and the Maintenance Greenhouse relocated.
- The ten-year timeframe of the Physical Master Plan assumes the following demolitions and relocations:







Bldg. No.	Building Name	Date of Const.	ASF	GSF	No. of Stories	Comments
Proposed 10 Year Demolition						
MAIN CAMPUS						
658	Parking Services	1945	1,403	1,780	1	
45	204 Georgia Avenue	1948	3,068	4,691	1	
2	2 Brookwood Circle	1950	1,599	2,200	1	
17	Gymnasium	1953	21,001	35,724	2	Possible Renovation
204	Williams House	1955	1,626	2,588	1	
63	1206 N. Patterson St. (Vehicle Maintenance)	1960	7,492	8,926	1	
13	Farber Health Center	1961	4,112	6,900	1	
208	Bursary Drive-Up T	1974	1,125	1,185	1	
107	107 West Jane	1975	765	3,011	1	
201	Housing and Residence	1917	2,189	2,669	1	
61	201 W. Brookwood	1953	1,636	1,917	1	
60	Brookwood Radio	1986	1,459	1,876	1	
53	Auxiliary Services	1962	2,198	2,677	1	
NORTH CAMPUS						
104	Warehouse NC2	1946	4,992	5,449	1	
101	Barrow Hall	1951	6,689	12,201	2	

Bldg. No.	Building Name	Date of Const.	ASF	GSF	No. of Stories
Proposed 10 Year Relocation					
MAIN CAMPUS					
	Seago House	1926	3,431	5,541	2
NORTH CAMPUS					
105	Greenhouse	1984	2,880	2,997	1



Land Use
10 YEAR PLAN: MAIN CAMPUS

Legend

-  Academic Core
-  Woodlands
-  Open Space
-  Recreation Open Space
-  Campus Residential
-  Parking



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates

May 2004



T e c h n i c a l M e m o r a n d u m

Date May 2004
Project Valdosta State University Master Plan Update
Subject VI.C. Open Space and Pedestrian Circulation
From Henry Arnold, Arnold & Associates Landscape Architects
To Dr. Marsha V. Krotseng, Chief Planning Officer

1. Open Space & Landscape Plan Concept

1.1 Landscape Approach

The *Landscape Plan Concept* is a diagrammatic study to show how planting, circulation and other major site elements, along with the building arrangement, determine the character of the campus. All of these elements are used to enrich and define outdoor spaces. Planting is not simply added as decoration, but actually gives the campus form and spatial dimension. The campus landscape design needs to be planned and developed as an integral part of a comprehensive master plan. To achieve this objective the landscape should be treated as part of the "infrastructure" along with roads, utilities and lighting.

The *Landscape Plan Concept* uses the central academic area of the Preferred Alternative to illustrate the way landscape design can dramatically improve the campus. This plan emphasizes the design principles. Later, more definitive designs and detailed plans can be prepared when new building and activity programs have been developed. The same landscape planning and design principles illustrated in this Concept Plan are applicable to the North Campus.

1.2 General Landscape Design Principles

Valdosta State University is in an excellent position to create a landscape that competes favorably with the best in the country. It can capitalize on the campus density, the climate, the unity of style, and planting resources. The pedestrian scale makes walking practical. The climate creates a favorable outdoor environment. The Spanish Mission style is visually unifying, and trees can be used to shade walkways, making walking enjoyable. (Site Sections B & B')

To take full advantage of the pedestrian assets, automobile parking within the campus center needs to be greatly reduced. There is a minimal need to drive into the academic center other than for the physically disadvantaged and service access. Alternative vehicular parking space is planned within easy access of all the campus buildings.

The landscape concept calls for formal organization of open space using large deciduous shade trees to mitigate the heat in summer and admit sunlight in winter. Low plantings, water features, appropriate ground materials, and public outdoor art all enrich the

ARNOLD ASSOCIATES
Landscape Architects
40 Witherspoon Street
Princeton, NJ 08542
TEL: 609-924-4047
FAX: 609-924-3052

outdoor spaces. Shady enclaves on the campus invite formal and informal gathering and accommodate outdoor learning. These elements are composed to give the entire campus an artful coherence that makes it a very special environment.

1.3 Outdoor Spaces

The campus green spaces may be divided into four categories. These four types of outdoor space are discussed as they apply to our conceptual plan for the central academic area using the Preferred Alternative as a model.

1.3.1 Ceremonial Spaces

The large existing ceremonial space on North Patterson Street is reinforced with a double curved row of Live Oak trees and taller deciduous trees on the inside of the walkway that doubles as a service driveway. Benches under the Oak trees and large scale sculpture, further embellish the use of this space. The area accommodates large functions such as band concerts and possibly graduation ceremonies, but is also important symbolically as the main campus gateway. (Site Section A')

Smaller ceremonial spaces are fashioned within the campus, represented in the plan by the Amphitheater in front of Palms Dining Hall and the Formal Plaza space in front of Odum Library, for example. (Site Section A & Photo 1)

1.3.2 Formal Incidental Gathering Space

These spaces occur throughout the campus and are characterized by the tree grove area between Langdale and Reade Halls, and the Fountain Plaza at the north end of Blazer Walkway. The ample space in front of Odum Library is also a formal incidental gathering space and therefore fits both *Ceremonial* and *Incidental* space categories. (Photos 13 & 16)

These formally designed spaces, distributed throughout the campus, are usually built as part of a specific building project, and add generously to the campus experience by providing places on the campus where everyone can meet casually. (Photo 2) To a large degree these incidental spaces are what give the campus its special identity and social ambiance. They are the nodes of spontaneous daily social interaction. (Photo 10)

1.3.3 Interstitial Spaces

The immediate surrounding landscape determines whether the campus appears coherent or disjointed. The connecting spaces give a welcoming continuity and character. The best examples in this plan might be Blazer Walkway treated as a tree shaded avenue, the narrow spaces between buildings, and the landscape configuration at building entries. (Photos 7 & 8) The most impressive example is the treatment of the edges of surrounding streets planted with Live Oak trees that give a powerful definition to the linear spaces. (Photos 4 & 9)

1.3.4 Informal Spaces

These consist of two types of less organized spaces, namely *designed* and *naturalistic*. The latter are the areas of the campus that may be the most characteristic of the local

climate and vegetation. Both provide a visual contrast to the more formal spaces.

The first sub-category *designed spaces*, as represented on the existing campus is Camellia Walk, laid out in an irregular pattern with paths running through it. Proposed informal designed spaces are shown in the plan along North Oak Street, and north of Powell Hall next to the existing exceptional stand of Longleaf Pine. (Photo 18)

The other sub-category of informal space, *naturalistic*, is characterized by land immediately abutting One-Mile Branch. This undeveloped part of the site, though heavily man-influenced, is grown up in wild vegetation.

Such naturalistic spaces raise a number of philosophical design questions that hinge on the degree of disturbance, the impact of urbanization on the natural processes, and how the spaces can best be used as a functional part of the campus. One-Mile Branch, perhaps once considered only a problem confronting the builder of bridges, is now seen as a teaching resource. It may need more protection from siltation; littering and stream bank erosion, and yet be kept accessible to students for learning and enjoyment. (Appendix A)

1.4 Movement & Open Space

Since the basic structure of the campus is circulation dependent, pedestrian and vehicular traffic and parking are fundamental to the landscape plan. The scale of the campus makes walking the most efficient and desirable means of personal transportation for central campus trips. The landscape plan employs trees to reinforce walking by delineating the major pedestrian routes, shading walkways that link buildings, and not least, by making the campus delightful.

The proposed expansion of the campus south of Brookwood Drive and north of Georgia Avenue to Moore Street will extend daily walking distances beyond ten minutes for more students. The lengthened travel distance then makes bicycle travel more appealing and effective. Therefore, north/south travel would greatly benefit by the creation of a properly designed bikeway near the center of campus. Since bicycles are less compatible with pedestrian traffic than with motor vehicle traffic, separation of the bikeway from the main stream of pedestrians will be important where it coincides with the busy central walkway. Along the main axial walkway between the proposed fountain court and Odum Library it might simply be a designated bike lane within a wider pedestrian walk.

Increased north/south campus traffic also requires that both North Oak Street and North Patterson Street be made bicycle accessible in accordance with the latest AASHTO or State bicycle planning guidelines. This should be accomplished early on in conjunction with road modifications that are being planned now for all the roads abutting the campus. Likewise current campus planning needs to be coordinated with plans for a bikeway proposed by the City for One Mile Branch. This will be an especially important connection between the student and faculty parking west of North Oak Street and the academic and residential areas to the east.

To supplement walking and bicycling, a direct transit linkage between the north and south ends of the campus is necessitated by the Plan. A parking structure for faculty, staff, students, and visitors at Oak Street and Brookwood Drive will handle the large vehicle storage requirement. A transit link would be beneficial here to serve commuter students who use this lot.

The at-grade parking lot will require extensive shade tree planting to mitigate the heat island effect and visual impact. A minimum of fifty percent of the pavement needs to be shaded if the University wishes to meet minimum green building objectives. In this climate for such an extensive area, 80 percent cover would be a more responsible objective. Achieving such extensive planting in paved areas requires the employment of unconventional techniques of both parking layout and tree installation.

In the paved parking area a minimum rainfall runoff reduction of 25 percent is called for on this type of site. The runoff reduction requires the use of techniques such as permeable paving, underground water retention and bio-retention swales. There are also didactic implications for employing these state-of-the-art ecologically sound methods. Students will be appropriately educated by the way the environment is treated in expanding the campus. Standards for more environmentally sound parking have been generated for LEED certification of new building construction *

Dealing with these motor car issues has cost implications that need to be responsibly addressed by the University as an environmental commitment. Once environmental constraints are considered, it may be less costly and more effective to house most of the automobile parking within parking structures.

1.5 Trees and Plantings

Selecting from the rich pallet of plants that grow in the region there may be only one or two trees that are appropriate for a specific use or design intent. Rather than duplicate the many plant lists that have already been published for this region, the *Landscape Concept Plan* identifies plant types in an abstract way. At this scale and stage of development, greater specificity is not productive. The key design principles are illustrated in the way trees are used in lines and groves to shade walks, reinforce circulation and create and define outdoor spaces. The *Site Sections and Landscape Plan Concept*, illustrate the height, branch spread, and form that are intended for appropriate design effects in different typical areas of the Campus.

In selecting tree type, the first principle is size at maturity. Only large spreading deciduous shade trees meet the scale requirement for cooling by shading broad areas of pavement. The trees need to be deciduous to provide summer cooling and allow penetration of solar heat in the winter. In dealing with what environmental engineers call the "heat island effect", trees with wide crowns, closely spaced over pavement are most effective. When judiciously planted and closely enough spaced, large trees can result in microclimatic temperature drops of as much as 10 degrees in summer. The rapid growth rate of trees in this climate is particularly helpful in accelerating these

environmental benefits.

An important objective of the Plan is to preserve as many of the most valuable trees as possible when the campus expands and changes. The following tree types prevalent on the campus are of special value in fulfilling the landscape design intent and should be preserved wherever practical. For example: Live Oak, Sycamore, Willow Oak, Bald Cypress, Lacebark Elm and Black Gum.

Other prevalent types like Sabal Palmetto, Sago Palm and Crape Myrtle, usually found on the campus as single specimens, are more effectively utilized to shape the campus landscape by transplanting into groups or patterns. As individual trees these less spreading types have little shade value.

The large stand of mature Longleaf Pine north of the Campus Green is of particular value as a coniferous forest, representative of one type of climax forest. Saving this valuable tree grove justifies additional expense to assure their survival.

Trees are used in patterns that give a structure to the outdoor spaces, employing devices such as rhythm, texture, repetition, and variation in scale. On the most elemental level, this design approach is represented on the plan by lines, groves and circles of trees. Refinements such as texture; spacing and tree type are not easily indicated at this scale of drawing. However, certain species are uniquely appropriate to carry out the plan, such as Live Oak for strong spatial enclosure, Sycamore and Tupelo for flood plain planting, Tulip Poplar, and Elm, for tall allees, and Palms for accent plantings when used in group

1.6 Landscape and Lighting

Incorporating the principles in the University's Outdoor lighting policy, there are certain landscape guidelines that are recommended to complement the landscape concept. Recognize the need for darkness. Plants and animals are less likely to suffer ill effects from under lighting than from over lighting. Generally, for a non-commercial place such as a university campus, lower light levels are preferable than are recommended by the lighting industry, such as IES standards.

Here are key site lighting recommendations:

Light down from pole top fixtures with light sources located in the lower tree canopy level to direct light onto the ground. This reduces light pollution, keeps the light source out of the direct view and shines the light directly on the walking surfaces.

Use pole top fixtures in pedestrian areas that are in the 12 to 16 foot high range. Space these fixtures along walkways so that they are integrated with the tree spacing.

Give preference to light sources for a color range closest to the natural light

spectrum using metal halide fixtures as an alternative to incandescent or HPS bulbs to meet cost constraints.

Limit the light intensity from individual fixtures to 150 watts, and space fixtures to produce a reasonably uniform illumination along walking paths and in pedestrian plazas used at night.

For most pedestrian areas avoid the use of bollard type light fixtures that range in height between 18 and 48 inches. These tend to clutter the ground plane when used at an effective spacing, and are often visually objectionable by not directing the light away from the viewer. Also, they are generally an inefficient way to distribute light.

Avoid light fixtures mounted in or at ground level that shine light upward. Such light sources shine directly into the personal cone of vision and interfere with the natural ability of the human eye to adjust to desired lower levels of site lighting.

Do not light trees from underneath by shining lights up into the canopy. This is a very inefficient way to employ outdoor lighting, and produces significant light pollution.

Light only areas of the campus where it is desirable to encourage night time use. In other areas, if security is a real concern, employ motion sensors to turn lights on if an area is transgressed.

Avoid the now popular tendency to string low wattage lights in tree branches for decorative effect. The exception might be Christmas tree or special event short term lighting, limited to certain special trees. Turning trees into light fixtures is damaging to the trees, which people forget are living organisms. The wires and clips often strangle the tree cambium that is the living tissue of the tree trunk and branches. Even more damage is done in installing the electrical junction boxes near the tree trunk base. Both the wires and the electrical boxes compromise the appearance of trees treated this way.

1.7 Landscape and Noise

Outdoor noise has an impact on the way we experience the environment. Although the effects of incidental campus sounds on people are not easily quantified, it is known that noise has both psychological and physiological effects on sentient beings. We know that quiet can have a profound impact on our moods and perception of nature.

The two forces most useful for attenuating sound are distance and mass. Considerable reduction in volume of outside noise occurs on the main campus spaces by virtue of their distance from abutting roads. This is abetted in the Plan by reducing internal vehicular traffic. Building walls around courtyard spaces create much quieter places. This is reflected in the Plan Concept where buildings protect shaded outdoor spaces for study or casual social contact.

In carrying out the Plan, noise levels can be controlled by the design of outdoor spaces in relation to sources of noise, taking advantage of building location for example. In certain circumstances even walls lower than five feet in height can be built close to busy roads to intercept the noise of vehicular traffic. Most traffic sound originates at road level, produced by the friction of tires on the road surface. An even more effective means of reducing road noise is to slow traffic by instituting lower speed limits.

Another source of objectionable noise is produced by mechanical equipment, most notably exhaust fans. Here the problem is best solved when new buildings are designed, by locating exhaust stacks on the roof or in a location where walls can deflect sound away from habitable spaces.

1.8 Visualizing the Landscape

The accompanying drawings and illustrations discussed in this document show an approach to the landscape and open space design for the Valdosta State University Campus. The plan is based on a single scenario for expanding the Main Campus. It uses the central academic area as a model to show how the open space and landscape relate to the proposed building expansion.

1.8.1 Landscape Plan Concept

The Plan has been described in general terms, but shows only a two dimensional map of what is recommended. Tree massing, pedestrian paths and landscape features are represented schematically. The intended visual design experience is made clearer by looking at the site sections. These slices through areas of the central campus are taken at the locations shown by lines on the Plan.

1.8.2 Site Sections

The two **A** sections are cut east and west through West Hall. The two **B** sections are cut south from Moore Street continuing on the axis of Blazer Walkway (Boulevard) to a point opposite Ashley Hall showing in the background.

The sections illustrate the scale of the trees in relation to the buildings, and how, at eye level, high tree canopies permit unobstructed views. While this form of illustration is only accurate in showing height and breadth, it supplements the plan in portraying the missing third dimension, height.

1.8.3 Photograph Examples

The two pages of photographs, keyed to the accompanying Plan and this text, give a more life-like idea of how the different spaces could appear. The illustrations, mostly from other campus settings, demonstrate the kinds of special places that could be created here. Since most of the VSU spaces remain to be designed, these are meant to aid the imagination by invoking spatial quality.

1.9 Conclusion

The use of large shade trees to create inspiring spaces is part of our heritage. In this climate, shading hard surfaces makes the outdoor experience more enjoyable and sustainable. It also contributes to improving the environment by reducing the build up of solar heat to actually save energy used in cooling buildings. The soundness of these recommendations is given support by the contemporary “green building” movement.

Increasing awareness of our environmental responsibility nation-wide is evident in the growing requirement to have LEED* certification for new construction. Many institutions and even some corporations have adopted these certification requirements, a large step in achieving protection for our environmental resources. No great educational institution can afford to ignore the didactic benefits of sustainable building, or the more quotidian public relations value of this important national trend.

The major thrust of the recommendations contained in the *Open Space & Landscape Plan Concept* is to create an attractive, comfortable and ecologically sound campus that will contribute to the community and learning. These changes to the landscape will require some initial effort to upgrade the existing campus. Most of the recommended landscape design can be accomplished as the campus expands.

With the growth of the University, many new buildings will be added to the Valdosta State campus. It is important that an integral attractive landscape be part of this growth to enhance the adjacent residential neighborhood. Having a carefully conceived Campus Plan to guide the expansion will allow more coherent layout of the outdoor spaces as well as the buildings. Water, sculpture, trees and other living plants are the protoplasm for this reticulum of vital spaces. Rather than growth by simple accretion, there can be an organic ordering of the entire composition according to artistic principles. In this scenario the campus becomes an ideal setting for imparting culture and knowledge. The Campus is then a garden for learning in the best tradition of civic design.

* The **Leadership in Energy and Environmental Design**, Green Building Rating System, was produced by The U. S. Green Building Council in an effort to establish a national standard for rating new construction on its environmental merits. The recommendations implicit in their rating system are a good starting point for improving both public and private new development. When dealing more specifically with open space issues, there are many published works that deal with landscape planning issues. However, these reference materials are largely focused on one or several of the many disciplines involved in altering landscapes. A good starting point is *Landscape Planning* by William H. Marsh for a survey of the specialized disciplines and references.

Open Space/Pedestrian Circulation
10 YEAR PLAN: MAIN CAMPUS

Legend

-  Open Space
-  Woodlands
-  Primary Pedestrian Walkways
-  Secondary Pedestrian Walkways



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates

May 2004



Open Space/Pedestrian Circulation
10 YEAR PLAN: NORTH CAMPUS

Legend

-  Open Space
-  Woodlands
-  Primary Pedestrian Walkways
-  Secondary Pedestrian Walkways

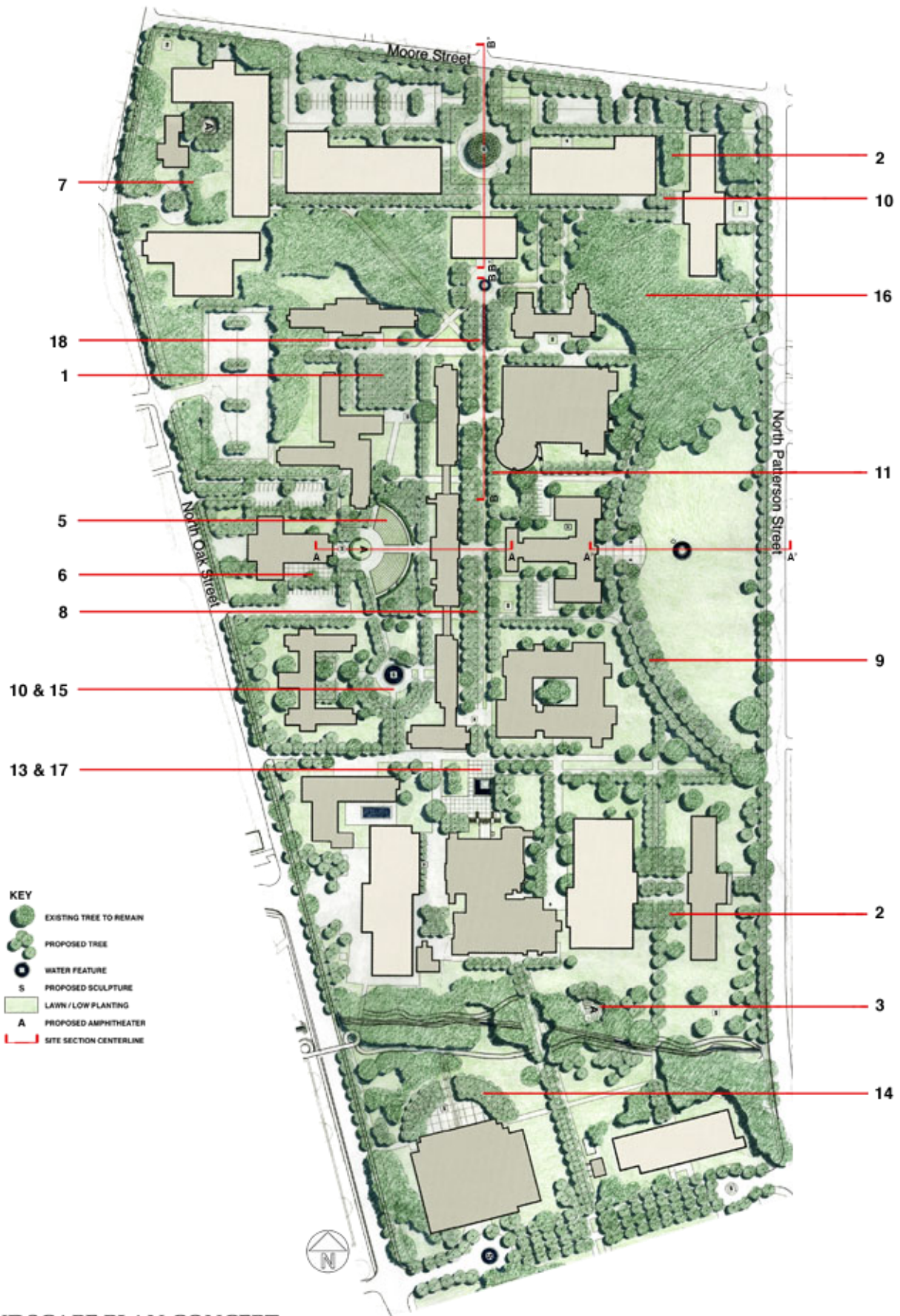


Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates

May 2004

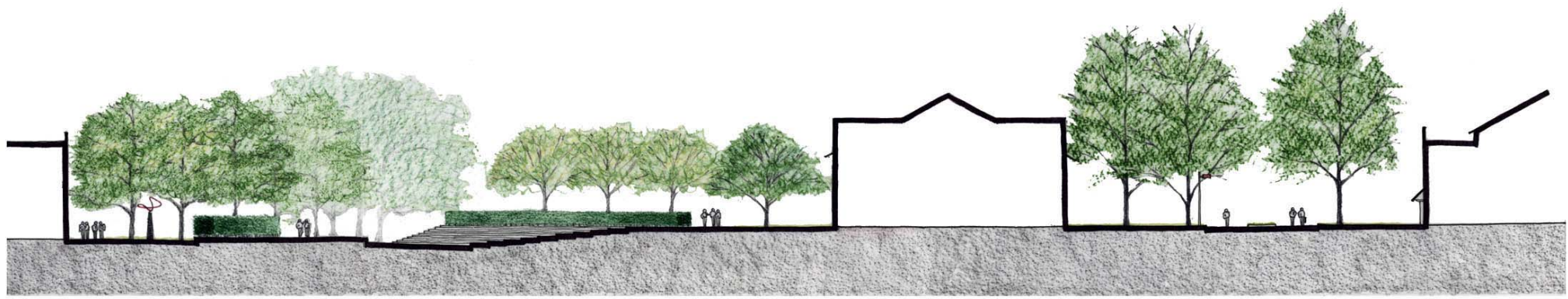




**LANDSCAPE PLAN CONCEPT
CENTRAL AREA CAMPUS
MAIN CAMPUS**

ARNOLD ASSOCIATES
Landscape Architecture and Urban Design
40 Wilkinson Drive Princeton, NJ 08542
P: 609.984.4047 F: 609.984.3052
1 March 2004

0 200 400



PALMS DINING HALL SCULPTURE HEDGE STAGE EXISTING OAKS BEYOND AMPHITHEATER HEDGE MEDIUM HEIGHT SHADE TREES ASHLEY RESIDENCE TREE ALLEE (PREVIOUS BLAZER BLVD) WEST HALL

SECTION A

East/West from Palms Dining Hall to West Hall



WEST HALL NARROW UPRIGHT TREES MAIN ENTRY DRIVE SCULPTURE PROPOSED LIVE OAKS EXISTING LIVE OAK FOUNTAIN EXISTING LIVE OAKS IN FRONT LAWN WALK NORTH PATTERSON STREET STREET TREE

SECTION A'

East/West from North Patterson Street to West Hall



ARCADE EXISTING LIVE OAK EXISTING LIVE OAK READE RESIDENCE EXISTING LIVE OAK DECIDUOUS TREE ALLEE FOUNTAIN WALK AT GRADE FOUNTAIN

SECTION B

North/South from proposed fountain through centerline of Blazer Walkway



EXISTING PINES BEYOND PROPOSED BUILDING CIRCLE DRIVE SCULPTURE RELOCATED PALMS ENTRY DRIVE MOORE STREET

SECTION B'

North/South from Moore Street to Proposed Building

PLAN & TEXT PHOTOGRAPHIC ILLUSTRATIONS



1 Campus plaza with trees in granular paving



2 Academic Building entry space defined by tree grove



3 Outdoor classroom space near academic buildings



4 Street lined with Live Oak trees



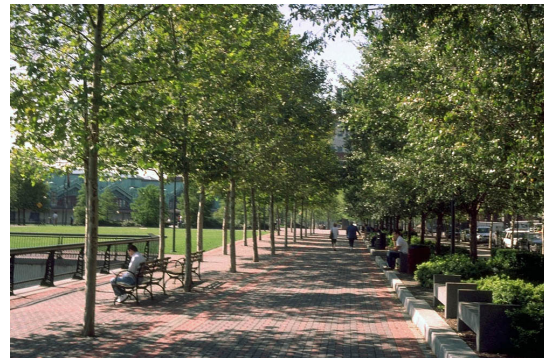
5 Campus amphitheater in academic area lawn



6 Outdoor dining under trees



7 Campus space reinforced with informal tree planting



8 Tree lined central pedestrian way

PLAN & TEXT PHOTOGRAPHIC ILLUSTRATIONS



9 Alle' of Live Oak trees bordering campus



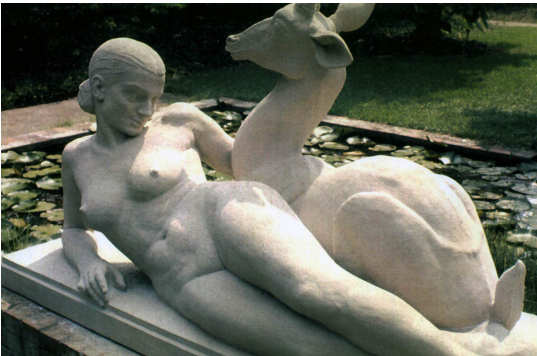
10 Classroom building courtyard with trees and low planting



11 Tree lined walk connecting to adjacent Library



12 Campus sculpture displayed against vine covered backdrop



13 Sculptural feature in pool with water lilies



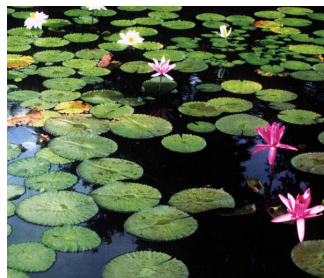
14 Tree grove on terrace with grass jointed pavers



15 Kinetic water sculpture as campus art



16 Informal designed campus space



17 Water lilies in campus pond



18 Line of fountain jets in paving

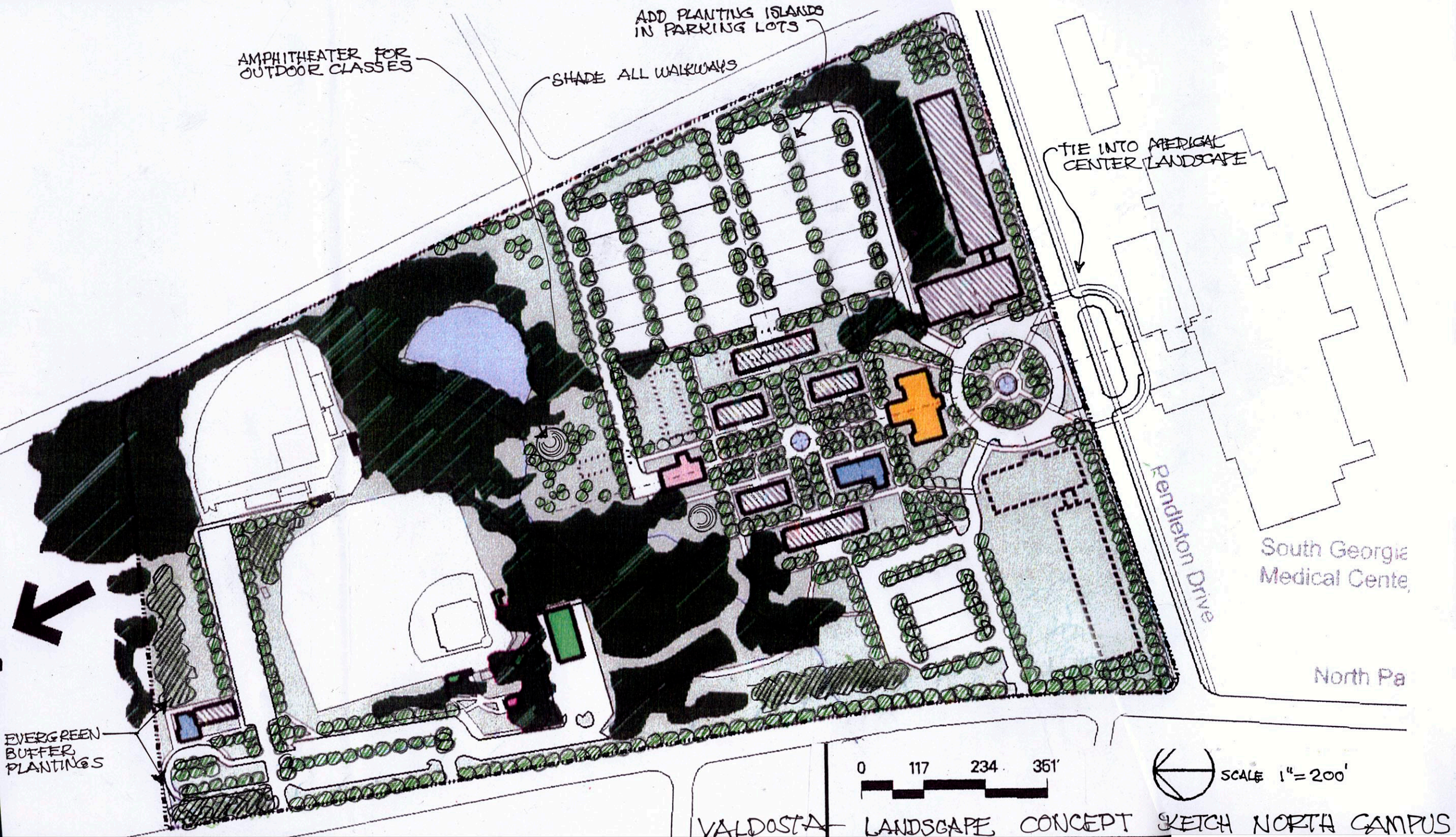
AMPHITHEATER FOR OUTDOOR CLASSES

ADD PLANTING ISLANDS IN PARKING LOTS

SHADE ALL WALKWAYS

TIE INTO MEDICAL CENTER LANDSCAPE

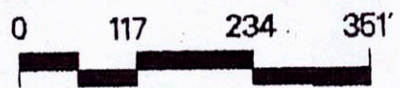
EVERGREEN BUFFER PLANTINGS



South Georgia Medical Center

Pendleton Drive

North Pa



SCALE 1" = 200'

VALDOSTA LANDSCAPE CONCEPT SKETCH NORTH CAMPUS

Date May 2004
 Project Valdosta State University Master Plan Update
 Subject VI.B Physical Master Plan: Vehicular Circulation and Parking
 From John Portman & Associates
 To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum details the physical master plan's vehicular circulation and parking design with relationship to land use and open space concepts.

1. VEHICULAR CIRCULATION

1.1 Main Campus

The physical master plan proposes a simplification of vehicular circulation in and around the campus by eliminating internal campus roads and using the existing city streets to provide vehicular circulation around the campus.

Individual campus entrance roads and cul-de-sacs provide access to the heart of the campus without circulating traffic through the campus. Major entries include the re-established loop drive to the west of the Front Lawn and shorter loops at the existing Student Center and on both sides of The Palms Dining Hall. New cul-de-sac entrances are planned at the west end of Georgia Avenue and off Moore Street at Jeanette at the north end of the campus.

The master plan proposes the closing of Georgia Avenue from North Patterson Street to North Oak Street, the closing of Blazer Boulevard through the middle of the campus, and the closing of Jane Street from North Patterson Street to Toombs Street. Brookwood Drive will be modified to include a wide median feature to slow traffic and establish a major pedestrian crossing at Toombs Street.

The following table lists the circulation modifications and changes in road alignment proposed in the physical master plan for the Main Campus.

303 Peachtree St., NE
 Suite 4600
 Atlanta, GA 30308
 TEL: 404-614-5555
 FAX: 404-614-5553

Vehicular Modifications: Main Campus

Area	Physical Master Plan
Front Lawn Loop Rd Carter Drive	Restore & preserve. Eliminate intersection with closing of Carter Drive.
Blazer Boulevard	Convert to Pedestrian Mall from Student Center to Georgia Avenue
Georgia Avenue	Close to Traffic and integrate into campus landscape from N. Patterson Street to N. Oak Street

Area	Physical Master Plan
Hopper Circle	Close and re-landscape for Pedestrian Quad
Langdale Circle	Close and re-landscape for Pedestrian Quad
Brookwood Drive	Reconfigure to add wide median and pedestrian crosswalks at Toombs Street
Toombs Street	Close at intersection with Brookwood Drive
Jane Street	Close from N. Patterson Street to Toombs Street

1.2 North Campus

The physical master plan proposes a simplification of vehicular circulation in and around the North Campus by eliminating some internal campus roads and using the existing city streets to provide the vehicular circulation around the campus.

The entrance loop in front of Pound Hall has been formalized with the creation of a full circle drive allowing direct access from the two parking areas to the east and west of the campus core. Likewise, at the far north of the campus, the drive servicing the former Institutional Research house has been integrated into the on-campus circulation pattern to simplify access to the new Women’s Locker Facility.

2.0 PARKING

The campus parking lots currently provide a total of 3,505 spaces. Of those spaces, 3,113 are located on the Main Campus and 392 are located on the North Campus. Surface lots in the Physical Master Plan provide for a total of 4,240 spaces with 3,200 spaces on the Main Campus and 1,040 spaces on the North Campus. To reach the goal of approximately 7,000 total spaces to serve a campus of 16,200 students, it will be necessary to provide an additional 2,700 spaces in parking decks located on the Main Campus.

2.1 Main Campus

Of the total 3,113 existing spaces, 1,978 are designated for students, 215 are timed spaces, 473 are reserved, 340 are for staff, and 107 are handicapped spaces. In general, around the academic core, the larger lots are for student use, and the smaller lots for faculty, staff, and visitors.

In the Physical master plan, parking lots have been consolidated and are moved to the exterior of the campus academic core wherever possible. The number of proposed parking spaces is based on analysis described in Section IV-C of this master planning report, “Parking Space Projections”. Below are the characteristics, locations, and number of existing and proposed surface parking areas:

	Student	Timed	Reserved	Staff	Handicap	Total 2002	TOTAL 2014
Oak Street	986	88	89	70	24	1257	854
University Center	232	0	40	33	12	317	296
Bursary	0	12	5	26	2	45	378
Printing	0	0	2	8	0	10	0
Martin Hall	80	0	28	9	2	119	140
Bookstore	0	20	10	13	4	47	0
Jeanette Lot	0	4	80	0	2	86	150
PE Complex	95	0	25	13	2	135	146
Pine Hall - Old Gym	0	0	14	10	3	27	0
Union	0	3	0	0	0	3	30
Hopper	0	32	13	30	3	78	0
Palms Dining	0	5	0	0	1	6	34
Infirmary	0	3	4	24	3	34	0
Library / Brown	0	14	0	0	1	15	0
Lowndes / Brown	0	10	2	0	1	13	0
Patterson	0	11	1	0	0	12	0
Nevins	0	0	31	16	4	51	33
West	0	0	30	0	4	34	33
Powell	0	3	5	6	4	18	0
Baytree13	0	0	6	5	0	11	11
Georgia	33	0	0	0	0	33	0
Conference	0	0	33	0	0	33	0
Continuing Education	73	0	10	10	4	97	148
Sustella	378	6	7	6	15	412	412
Admissions	0	1	21	34	3	59	48
Fine Arts	0	3	3	0	2	8	0
University Park	16	0	0	12	0	28	0
Alumni House	0	0	14	15	1	30	30
Sunset Park	85	0	0	0	3	88	457
Converse	0	0	0	0	7	7	0
Total	1978	215	473	340	107	3113	3200

Given the need for approximately 2,800 additional spaces on the Main Campus, the Physical Master Plan provides for two new parking decks. The larger of the two parking decks will be located at the intersection of North Oak Street and Brookwood Drive, and will accommodate approximately 2,200 vehicles. The smaller parking deck located, at the Farber Health Center site, will accommodate an additional 530 vehicles.









2.2 North Campus

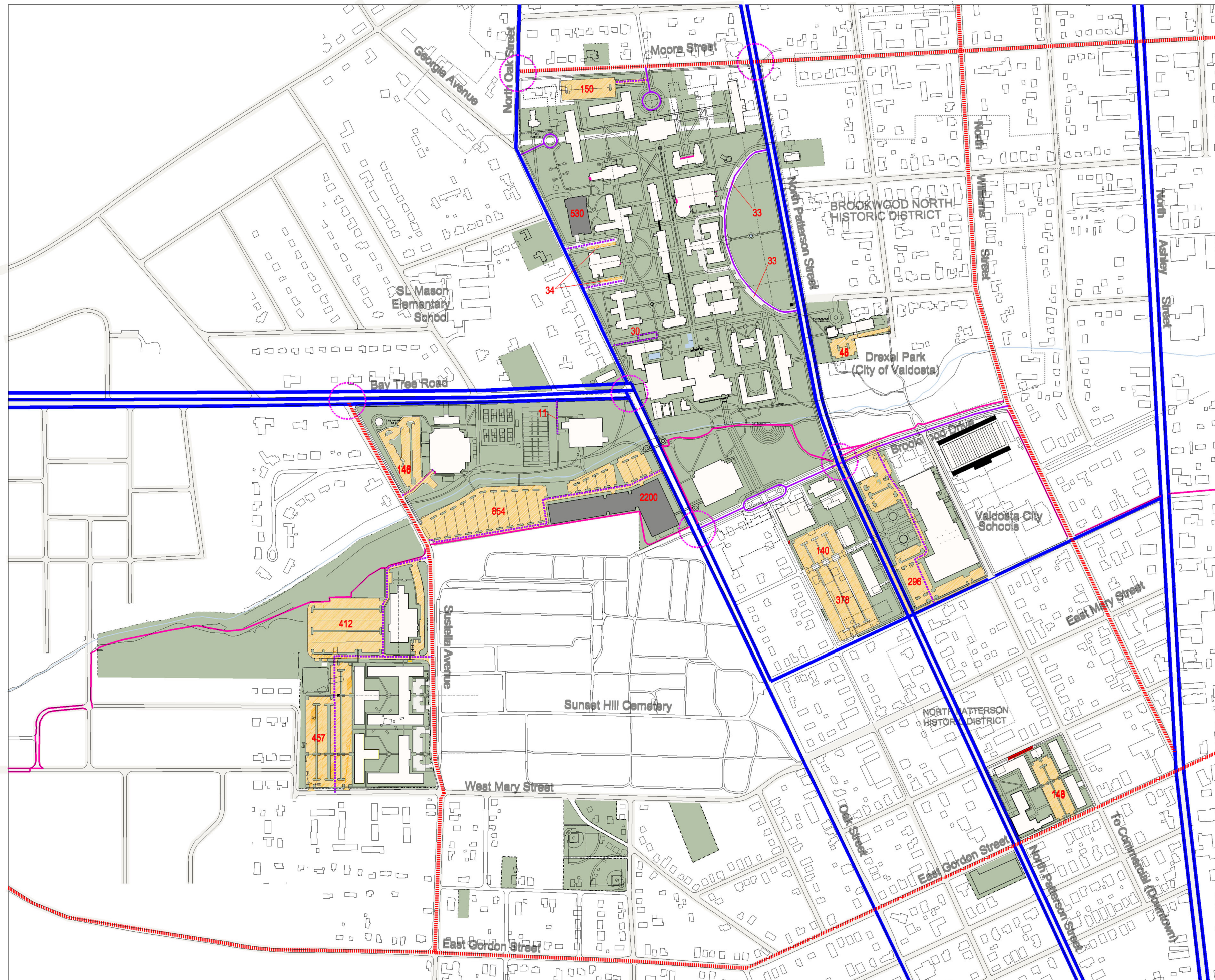
The physical master plan maintains the present parking on the North Campus and adds two new lots. A major new parking lot to hold 564 cars is located to the east of the campus core. A smaller lot at the north end of the campus between the new Women's Locker Facility and the Softball Stadium will accommodate an additional 84 cars, bringing the total capacity on the North Campus to 1,040 cars.

	Student	Timed	Reserved	Staff	Handicap	Total 2002	Total 2014
Baseball Lot	132	0	9	5	4	150	150
Softball Lot	-	-	-	-	-	-	84
North Campus South	191	0	15	32	4	242	242
North Campus North	-	-	-	-	-	-	564
Total	323	0	24	37	8	392	1040

Vehicular Circulation and Parking 10 YEAR PLAN: MAIN CAMPUS

Legend

-  City Arterials
-  Secondary City Arterials
-  Primary Campus Drives
-  Service and Access Roads
-  Bike Trail
-  Primary Parking Area
-  Traffic Signals
-  Parking Deck



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates







May 2004

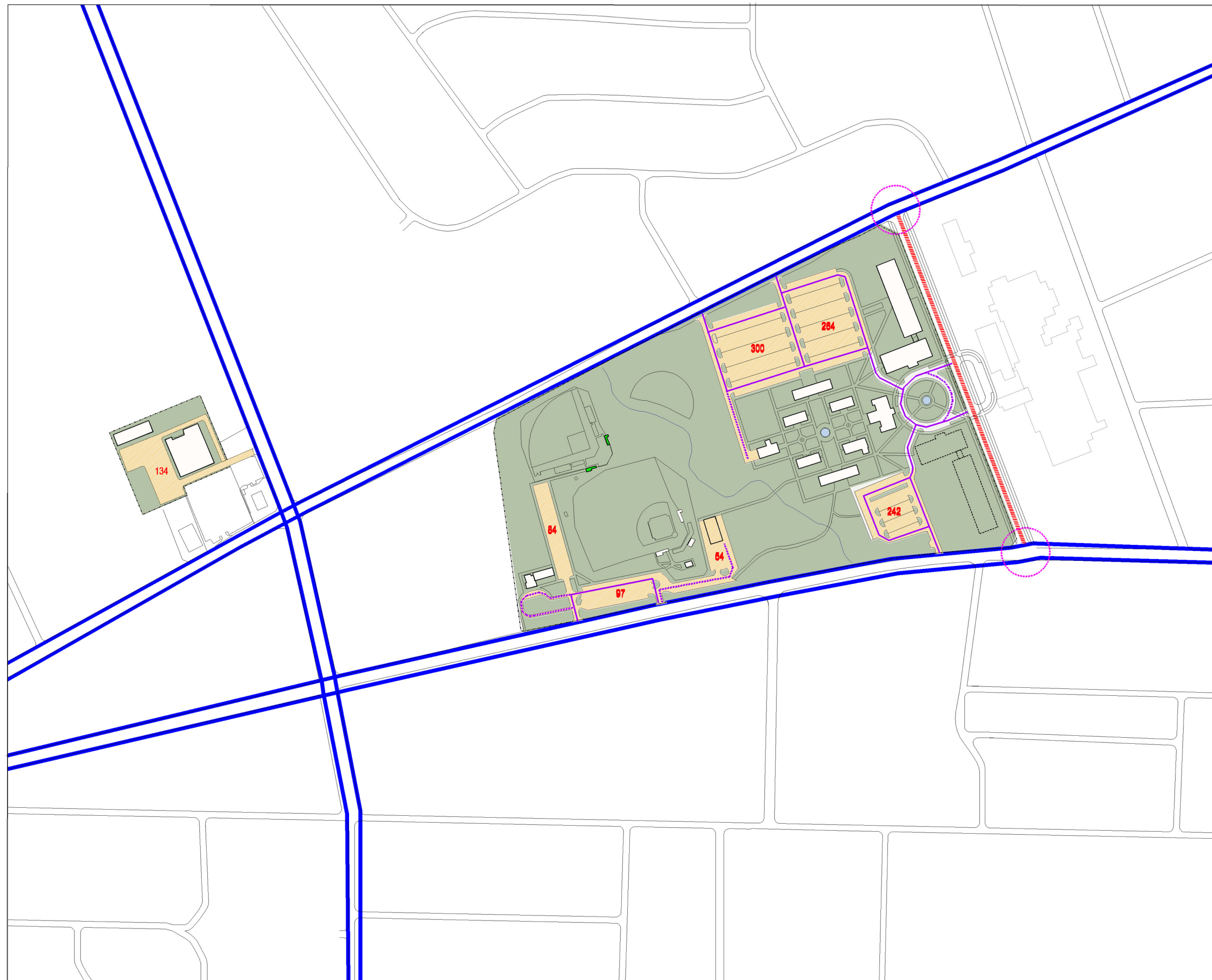


Vehicular Circulation and Parking

10 YEAR PLAN: NORTH CAMPUS

Legend

-  City Arterials
-  Secondary City Arterials
-  Primary Campus Drives
-  Service and Access Roads
-  Primary Parking Area
-  Traffic Signals



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates

May 2004



Date May 2004
Project Valdosta State University Master Plan Update
Subject VI.D Athletic and Recreational Facilities
From John Portman & Associates
To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum explains the adjustments made to sports and recreation areas and buildings in the physical master plan for both campus locations.

1. OVERVIEW OF THE MASTER PLAN : MAIN CAMPUS

The master plan for the Main Campus provides the athletic and recreation areas in three distinct locations: near the PE/ Athletic Complex, the Student Recreation Center and south of Sunset Cemetery in a new recreation Complex. The recreation facilities and Football Office currently located in the Old Gymnasium are to be phased out by 2008.

It is currently impossible to significantly expand the recreation facilities on campus without either destroying woodland areas which the university prefers to preserve, or acquiring additional property. The new athletic and recreation facilities needed, based on the space needs analysis for the year 2014, include 1 new soccer field, 2 additional softball fields, one football field and at least one multipurpose field. A minimum of 2 new tennis courts are also needed. In the master plan for 2014, only the addition of two softball fields has been accomplished because of the lack of space available. Additional tennis courts could be accommodated in proximity to the existing courts, but the preference has been to plan for a new tennis center south of Sunset Cemetery.

The needs analysis also demonstrated a significant deficit in the special amenity space category. In the future landscaping plans for Valdosta State University, special attention needs to be given to the creation of additional walking and fitness trails, picnic areas, and additional informal recreation areas. It is also envisioned that as new student housing is developed, additional leisure and recreation facilities will be incorporated into the housing plans.

1.1 Athletic Fields

The needs of the athletic programs for field space on campus are currently met, with the exception of football and soccer. The current plan, at least in the short term, is for VSU to share the existing football stadium owned by Valdosta City Schools. The limited use of this facility does not provide sufficient field time for practice and consequently, the football program will need at least one additional field in the future.

The University currently plans to lease the existing Valdosta City Schools' football stadium on a game by game basis. VSU plans to conduct a feasibility study regarding the long-term placement of a football facility. The initial study will review the following two locations: (1) the site of the current practice field on Baytree and (2) south of the cemetery.

While there is interest in developing soccer programs there currently is no available space in which to do so.

1.2 Recreation Areas

The master plan locates all new recreation field development to the south side of the campus, south of Sunset Cemetery. Two new softball fields are currently planned for this new recreation area on land currently owned by the VSU Foundation. Future expansion of this area to include soccer fields and tennis courts is encouraged.

The general recommendation of the master plan is for the continued development of informal recreation areas throughout the campus. In particular, the open wooded character of the campus along One Mile Branch has the potential to provide many opportunities for walking, jogging, nature study and picnics.

1.3 Buildings

A new field house facility is to be located immediately north of the existing Physical Education Center. This will house the Football Offices currently located in the Old Gym.

2. OVERVIEW OF THE MASTER PLAN : NORTH CAMPUS

The master plan consolidates the athletic areas in the northernmost portion of the North Campus, just north of Two Mile Branch.

It is currently impossible to significantly expand the athletic facilities on the North Campus without either destroying woodland areas which the university prefers to preserve, or acquiring additional property. The needs analysis for VSU also demonstrated a significant deficit in the special amenity space category. In the future landscaping plans for the North Campus, special attention needs to be given to the creation of additional walking and fitness trails, picnic areas, and additional informal recreation areas. It is also envisioned that as new student housing is developed, additional leisure and recreation facilities will be incorporated into the housing plans.

2.1 Athletic Fields

The existing Billy Grant Field and the recently completed Softball stadium will remain in their current locations.

2.2 Recreation Areas

The general recommendation of the master plan is for the continued development of informal recreation areas throughout the North Campus. The open, wooded character of the campus situated on Two Mile Branch provides many opportunities for walking, jogging and picnics throughout the campus grounds.

While there is no plan for permanent recreation fields on the existing North Campus property, a temporary multipurpose field could be located at the open grassed area at the corner of North Patterson Street and Pendleton Drive





2.3 Buildings

The master plan provides for the location of a new Women's Locker Facility as an expansion of the existing house which most recently housed Institutional Research.

Athletics and Recreation

10 YEAR PLAN: MAIN CAMPUS

Legend

-  Athletic and Recreation Fields
-  Athletic and Recreation Courts
-  Athletic and Recreation Buildings
-  New Athletic and Recreation Buildings



Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates





May 2004



Athletics and Recreation

10 YEAR PLAN: NORTH CAMPUS

Legend

-  Athletic and Recreation Fields
-  Athletic and Recreation Courts
-  Athletic and Recreation Buildings
-  New Athletic and Recreation Buildings



Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates

May 2004



T e c h n i c a l M e m o r a n d u m

Date May 2004
Project Master Plan Update
Subject VI.E– Physical Master Plan (Steam, Chilled Water, Electrical)
From Nottingham, Brook & Pennington
To Valdosta State University

1. STEAM, CHILLED WATER, ELECTRICAL

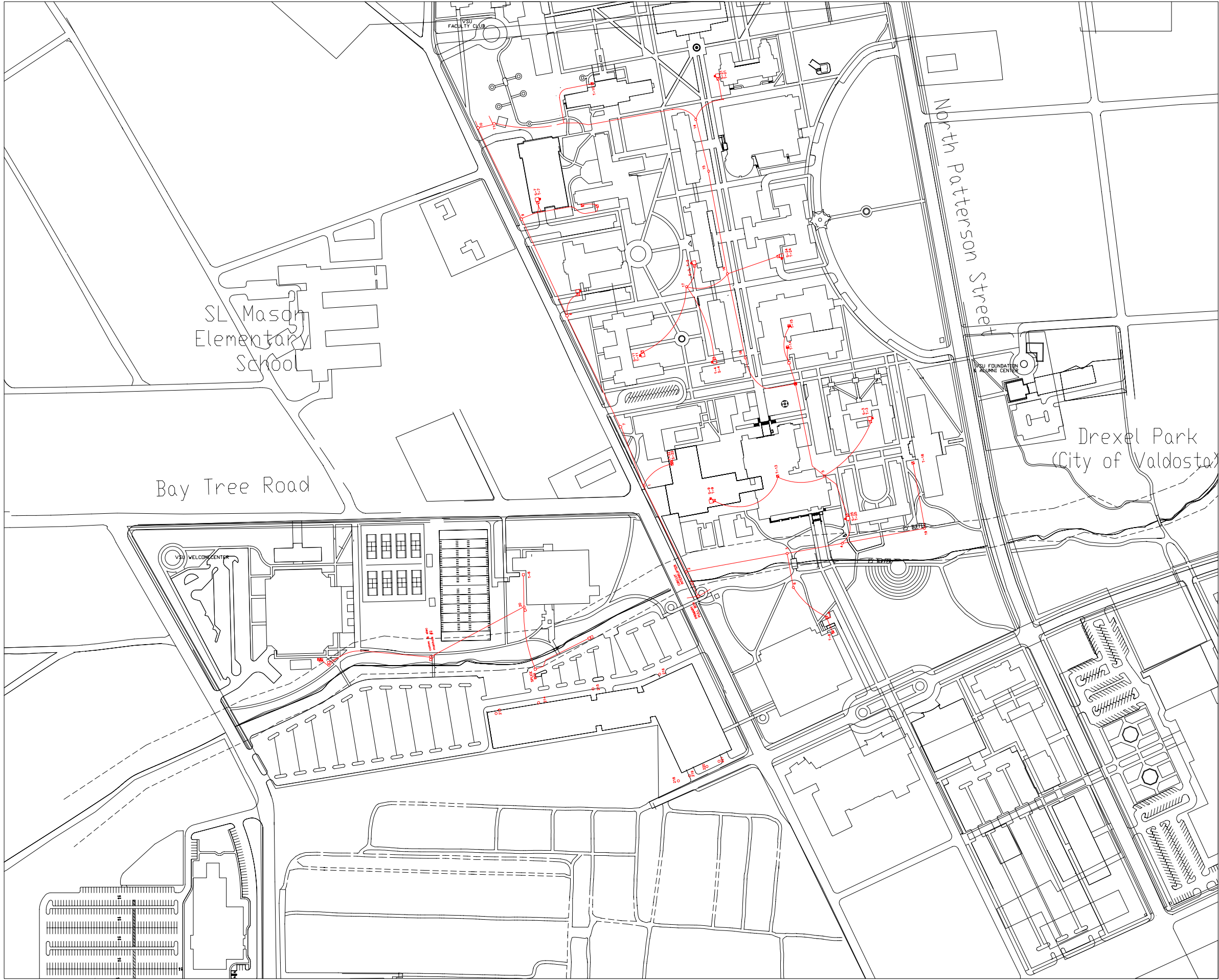
Attached are drawings of existing campus chilled water satellite plants and distribution systems; central steam plant and distribution system; and primary electrical distribution system for the Main Campus. No future systems are contemplated to serve the new facilities. There are no existing campus distribution systems for the North Campus and none are contemplated for future growth.

Nottingham, Brook & Pennington
316 Corporate Parkway
Macon, GA 31210-1152
Phone: (478) 745-1691

Main Campus
Electrical Power Distribution - 10 Year Plan

Legend

 Electrical Conductors



Connections to the campus electrical grid system are shown.
Power connections provided and maintained by Georgia Power are
not shown due to restriction of information by Georgia Power.

Valdosta State University
VALDOSTA, GEORGIA

Nottingham, Brook, and Pennington, Inc.

May 2004





Main Campus
Chilled Water Piping - 10 Year Plan

Legend

— Chilled Water Piping

Valdosta State University
VALDOSTA, GEORGIA

Nottingham, Brook, and Pennington, Inc.

May 2004





Main Campus
Steam Distribution - 10 Year Plan

Legend

— Steam Distribution Piping

Valdosta State University
VALDOSTA, GEORGIA

Nottingham, Brook, and Pennington, Inc.

May 2004



T e c h n i c a l M e m o r a n d u m

Date June 2004
September 2004 - Revised

Project Valdosta State University Master Plan Update

Subject VI E. Water, Sanitary Sewer and Storm Drain

From Jordan, Jones & Goulding, Inc.

To Valdosta State University

The final layouts for utility systems for the 10-year plan and the future plan are shown here. Utility extensions will be concentrated around the campus to coincide with the majority of proposed improvements.

The evaluation was performed with limited base data. Information on pressures available in the water system and capacities of existing storm drain and sanitary sewer systems was minimal. Anecdotal evidence indicates there have not been any major concerns regarding available gas capacity but actual campus wide usage was unavailable at the time of this update.

In order to adequately identify major utility upgrades necessitated by the proposed facility upgrades, certain assumptions have been made regarding usage requirements at each of the facilities. These are based primarily on historical data and standard engineering practice. The expected peak flow requirements are based on square footages and use categories.

1. **WATER SYSTEM**

Fire flows in excess of 1000 gpm are possible throughout the campus. In some areas, fire flows exceed 1500 gpm. This flow rate is considered adequate for fire protection needs for the proposed improvements.

The University provides potable water to the campus through connections from the City of Valdosta.

Main Campus

Campus potable water supply is provided through several connections to the City of Valdosta. The City's mains around campus should be able to provide adequate potable water supply throughout the planning period. This can be verified by performing several fire flow tests on the campus periphery. Even with an increase in campus population of over 6,000 individuals, fire flow requirements will still make the biggest demands on the system.



945 Broadway
Suite 222
Columbus, GA 31901
TEL: 706-324-3213
FAX: 706-322-4562

The 10-year plan for main campus water requires extensions of the existing City systems to meet the daily and emergency requirements of the new facilities. The largest extension anticipated is centered around the new housing proposed on Sustella Avenue. Because of its closely spaced buildings used for housing, a looped system is considered important. To a lesser extent, housing proposed along East Gordon Street and North Patterson also requires enhancements.

All proposed improvements anticipate 8-inch diameter ductile iron pipe in configurations shown on the drawings. Fire hydrants are included as needed.

North Campus

The north campus is also served by City owned systems along North Patterson and North Ashley Streets. Since significant new development is proposed on this site, extensions of water service throughout the property are proposed. The main building complex will be served by extensions to the system from Pendleton Drive. In addition, the proposed ball field complex will require extensions from existing mains on North Ashley Street and North Patterson Street. New lines to the building complex should be a minimum 8-inch diameter ductile iron pipe. The ball field complex could be served by 6-inch diameter piping as demands will not be as high for these areas. As with the main campus, hydrants are proposed in strategic locations to allow quick response in the event of emergency.

2. SANITARY SEWER

Flows generated by the proposed improvements to the interior portion of the main campus will likely be collected by the existing sewer collection system.

Main Campus

Since this peak flow rate to the existing collection system will be spread around campus and collected at different locations, it should not significantly impact the existing system. As such, additional major trunk lines will not be required interior to the campus. This assumes that final building elevations are set so that gravity flow is possible to the existing system.

Capacity of 8" diameter sanitary sewer at minimum 0.5% grade is approximately 450 gpm. Therefore, while new collector lines will be required and have been identified on the attached drawings, significant capital outlays for major collectors will not be required. Also, given the locations of existing collectors, gravity collection is considered a viable option.

The expansion along Brookwood Drive shows sanitary sewer extension back to the trunk main located along One Mile Branch. Existing sanitary sewer data was minimal in the area so a conservative assessment called for the extension. If adequate sanitary sewer is found in Brookwood Drive, a large portion of this proposed extension may be avoided.

North Campus

Sanitary Sewer Service to the new building complex along Pendleton Drive will be provided as shown in the attached drawings. It is assumed that adequate existing facilities exist on Pendleton Drive although existing information is sketchy. Gravity systems are assumed.

The ball field complex is not shown to have an sanitary sewer connections. If facilities at the new ball fields develop needing sanitary sewer service, the existing 24-inch trunk main along Two Mile Branch will be easily accessible and have sufficient capacity.

3. STORM DRAIN SYSTEM

The proposed expansions will require extensions of the existing storm drain systems. Pipe sizes vary with existing drainage area and available grades but in general, 24-inch diameter reinforced concrete pipe is used for these extensions.

Main Campus

Much of the planned expansion occurs on property already developed. Therefore, storm drainage systems consist of pipe and inlets carrying runoff towards One Mile Branch. On the north side, along Moore Street, it is anticipated that adequate storm conveyance capacity exists.

The new housing complex and associated parking along Sustella Avenue increases the density of the existing site. Therefore, runoff will likely increase. A detention pond is proposed for the housing area and parking to mitigate effects to One Mile Branch. Ultimate discharge is to One Mile Branch after appropriate detention.


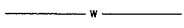









North Campus

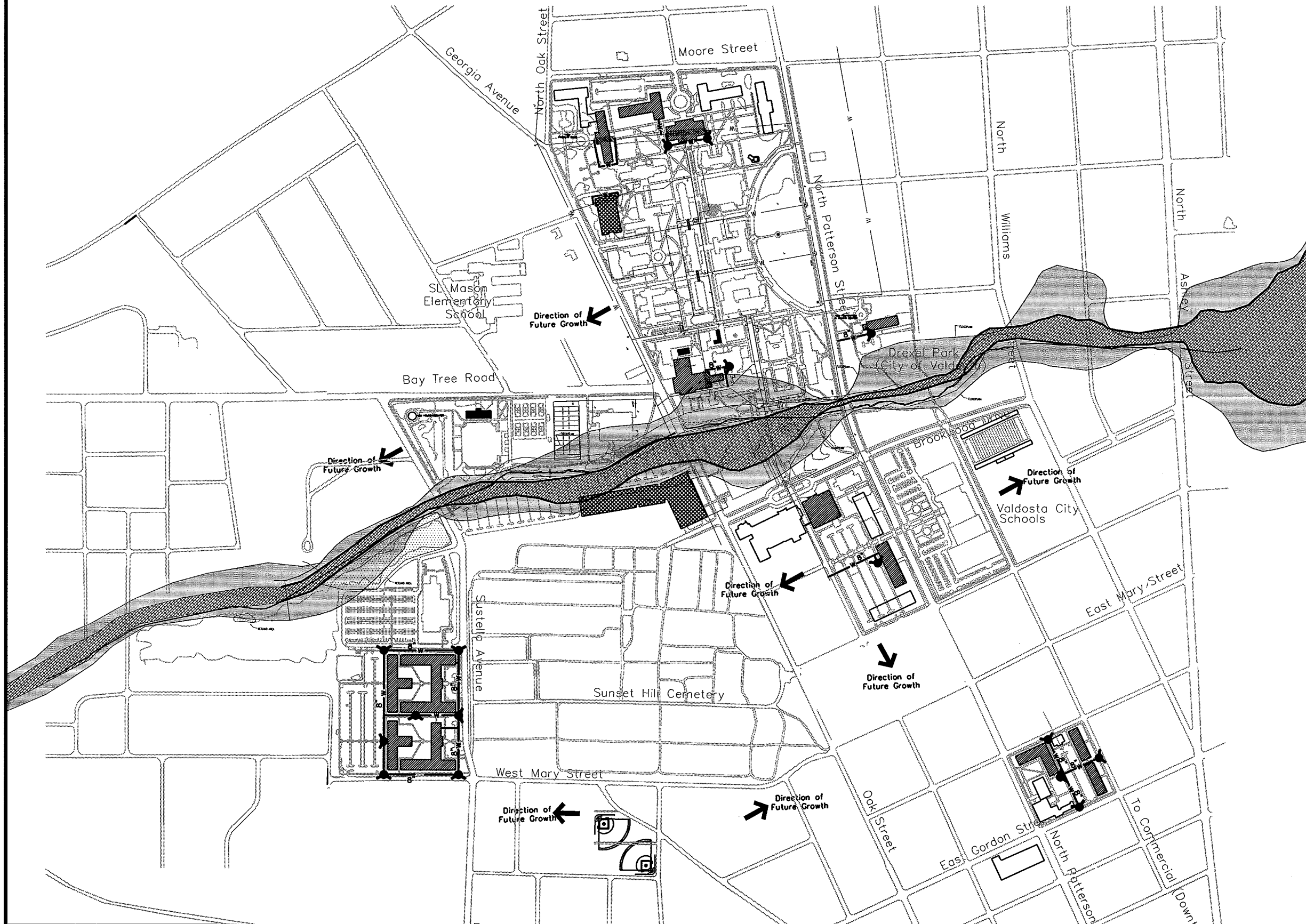
The significant development on the north campus also requires stormwater detention. A detention pond is anticipated adjacent to Two Mile Branch, on the north side. The ball fields on the south side of the stream will not increase runoff significantly and the overland flow to the stream can help mitigate excessive runoff. Therefore, no pond is anticipated for this portion of the site. However, final determination as to hydrologic effects should be made during the design phase of each of the improvements.

It should also be noted that new stormwater regulations being adopted at the State level may impact retention/detention requirements. Controls of pollutants including oils and greases, heavy metals and turbidity both during and after construction will soon be mandated. The existence of wetland areas in a portion of the campus could serve as an excellent stormwater cleansing area. Consideration should be given to utilizing the wetlands in future development.

**MAIN CAMPUS
10 YR. PLAN
PROPOSED WATER LINE**

Legend

-  Proposed Water Line
-  Existing Water Line
-  Manhole
-  Demolition
-  Fire Hydrant
-  Existing Buildings
-  Future Building Site
-  Parking Deck
-  Floodplain
-  Floodway
-  Wetlands



Valdosta State University

VALDOSTA, GEORGIA











Jordan Jones & Goulding

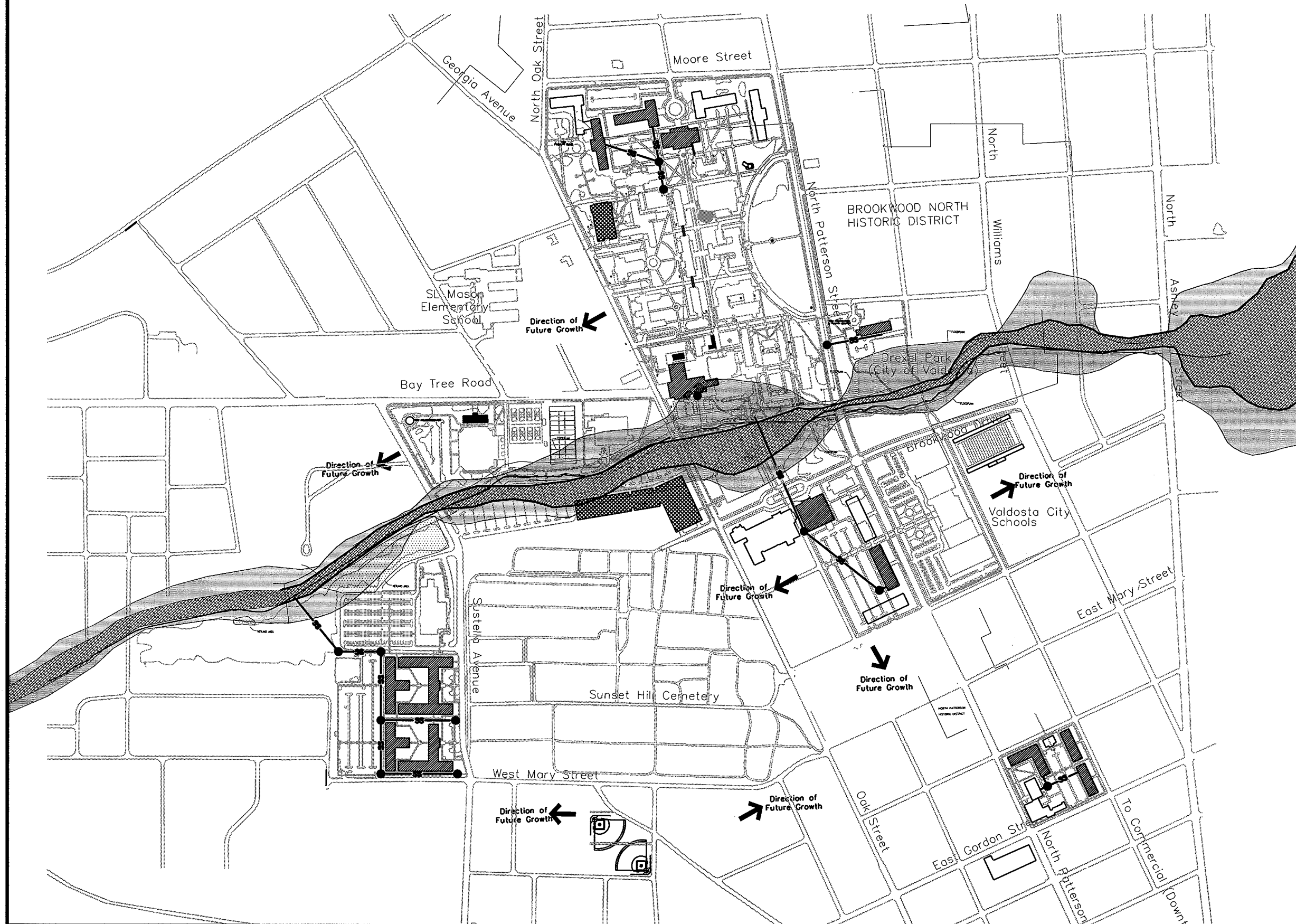
MAY 2004



**MAIN CAMPUS
10 YR. PLAN
PROPOSED SANITARY SEWER**

Legend

-  Proposed Sanitary Sewer
-  Existing Sanitary Sewer
-  Manhole
-  Demolition
-  Existing Buildings
-  Future Building Site
-  Parking Deck
-  Floodplain
-  Floodway
-  Wetlands



**Valdosta State
University**

VALDOSTA, GEORGIA

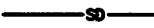
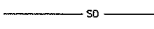









Jordan Jones & Goulding

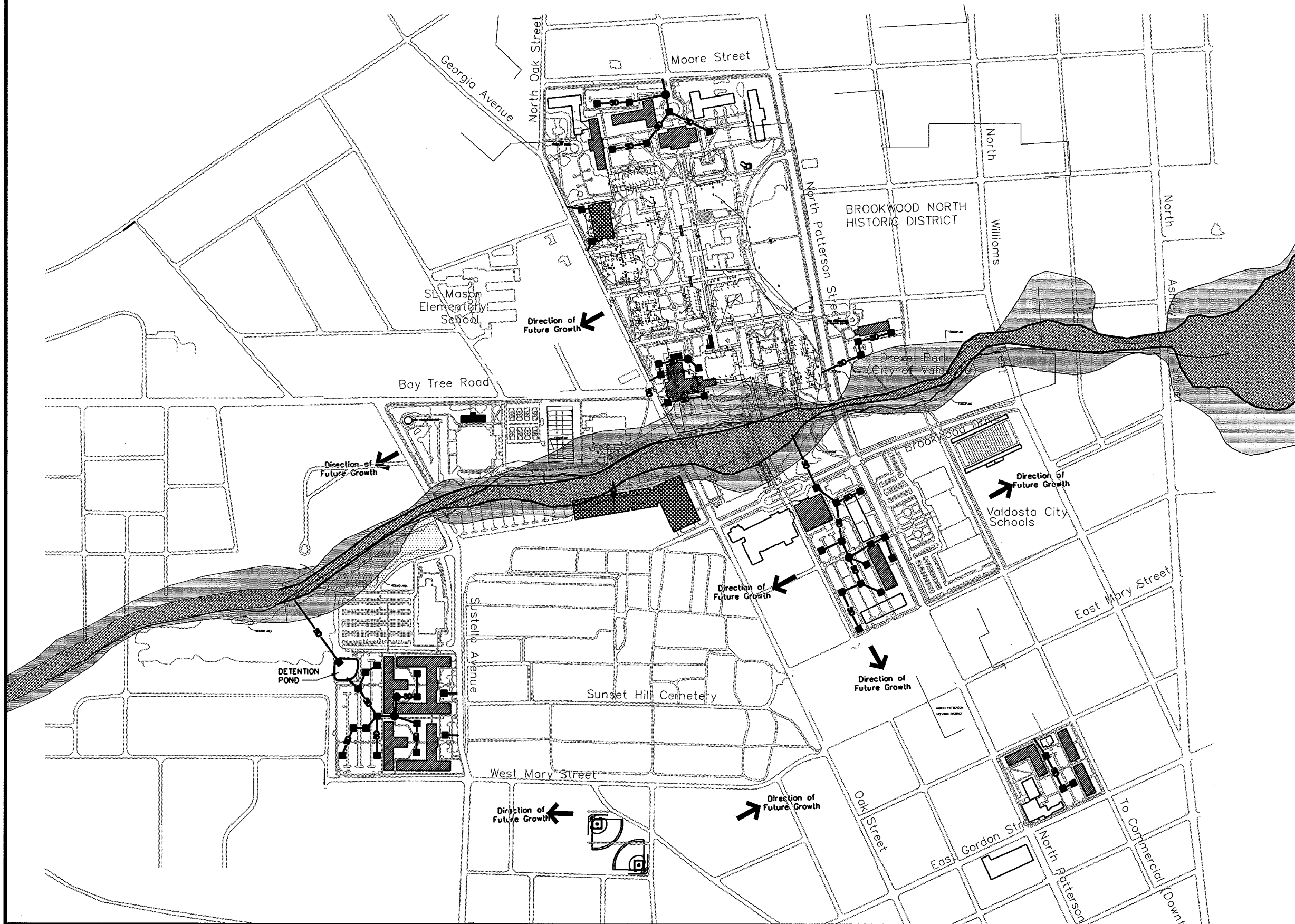
MAY 2004



**MAIN CAMPUS
10 YR. PLAN
PROPOSED STORM DRAIN**

Legend

-  Proposed Storm Drain
-  Existing Storm Drain
-  Manhole
-  Storm Drain Inlet
-  Demolition
-  Existing Buildings
-  Future Building Site
-  Parking Deck
-  Floodplain
-  Floodway
-  Wetlands



**Valdosta State
University**

VALDOSTA, GEORGIA


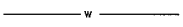







Jordan Jones & Goulding

MAY 2004



**NORTH CAMPUS
10 YR. PLAN
PROPOSED WATER LINE**

Legend

-  Proposed Water Line
-  Existing Water Line
-  Manhole
-  Fire Hydrant
-  Existing Buildings
-  Future Building Site
-  Floodplain
-  Floodway
-  Wetlands



Valdosta State
University

VALDOSTA, GEORGIA


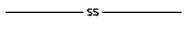






Jordan Jones & Goulding

MAY 2004



**NORTH CAMPUS
10 YR. PLAN
PROPOSED SANITARY SEWER**

Legend

-  Proposed Sanitary Sewer
-  Existing Sanitary Sewer
-  Manhole
-  Existing Buildings
-  Future Building Site
-  Floodplain
-  Floodway
-  Wetlands



Valdosta State
University

VALDOSTA, GEORGIA

Jordan Jones & Goulding

MAY 2004



**NORTH CAMPUS
10 YR. PLAN
PROPOSED STORM DRAIN**

Legend

- SD— Proposed Storm Drain
- Manhole
- Storm Drain Inlet
- Existing Buildings
- ▨ Future Building Site
- ▩ Floodplain
- ▤ Floodway
- ▧ Wetlands



Valdosta State
University

VALDOSTA, GEORGIA

Jordan Jones & Goulding

MAY 2004



Date May, 2004

Project Valdosta State University - Master Plan

Subject VI.E. Master Plan Requirements - Technology

From Waveguide Consulting, Incorporated

To Dr. Marsha Krotseng, Chief Planning Officer

This section of the Master Plan presents an overview of the requirements for the instructional technology and technology infrastructure to support the 10 year Master Plan for Valdosta State University.

1. GENERAL OVERVIEW OF INSTRUCTIONAL TECHNOLOGY

As stated in the Existing Conditions, like most peer institutions, Valdosta State University (VSU) is in a state of evolution with regard to instructional technologies. The main goal should be to deploy standardized systems and equipment across the campuses and classrooms. This will reduce ownership and maintenance costs of the equipment and enhance learning opportunities. These enhancements will allow VSU to stay current to peer institutions.

2. REQUIREMENTS FOR SPECIFIC TECHNOLOGY SYSTEMS

2.1 Network Infrastructure

One of the main issues facing VSU as the University grows toward the 10 year target is providing physical space and reliability for the data network. Presently the hub room in Pine Hall does not allow for substantial expansion of the fiber optic cable from campus buildings. The campus network servers are being relocated from Ashley Hall to the Library and some of the IT resources are located in Nevins Hall.

Requirements for a successful master plan include space to consolidate the IT functions at one location. Space should be provided to co-locate the PeachNet connection, the fiber connections from campus buildings and the enterprise servers. Providing proper infrastructure for these services and locating these services together will provide better reliability for the network, better response time for network issues and timely reallocation of resources. One possible location for the consolidation of resources is Pine Hall. Adequate space would need to be provided in the existing building for the consolidation to make a positive impact on the IT services.

Additionally, the feasibility of adding a redundant PeachNet connection should be examined. As more applications are accessed remotely and impact the daily operation of the University, the connection to the external applications over PeachNet becomes mission critical making a redundant connection imperative to eliminate avoidable down time.

Waveguide

Waveguide Consulting, Inc
1075 Zonolite Road
Suite 6
Atlanta, GA 30306
TEL: 404-815-1919
FAX: 404-815-1901

All new campus buildings should be connected to the existing campus infrastructure, via fiber. Presently the network infrastructure operates over single mode fiber. Single mode fiber provides greater bandwidth than multi-mode fiber and is a good investment of infrastructure. The new construction should be designed to accommodate a redundant path for fiber into the building main telecommunication room.

A telecommunication duct bank system should be extended to any new construction. This duct bank will be extended as each new building is constructed. This duct bank system should be comprised of a series of maintenance holes and concrete encased conduit. At a minimum four 4" conduits should be routed into each building. Within this duct bank system, a redundant fiber ring should be created across the campus for various low voltage system interconnections. Ideally, each fiber ring should be physically segregated into separate conduit to reduce the possibility of interrupting network services because of an isolated fiber cut. Minimally, 24 to 48 strands of single mode fiber, depending upon the building function, should be installed from the campus network hub to each building.

In locations where it is impractical or economically infeasible to extend a duct bank to new buildings, fiber may be leased from a provider to connect those buildings to the campus network. Within each new building, a structured cabling system should be installed. This system will handle voice and data connectivity within and between buildings. The cabling should meet the most recent approved cabling system performance standards at the time of installation. Presently, Category 6 cabling should be installed in any new construction. Careful planning should be given to the cabling system as it acts as the central nervous system for the technology in the building.

The cost of gigabit Ethernet ports has been reduced significantly to the point that it is economically feasible to provide 1Gbps uplinks from each building. As the cost of high speed ports is reduced in the future, an assessment can be made by VSU about how far into the network these ports should be implemented.

As the size of the campus increases so too will the number of students accessing the network and the Internet. As traffic increases, the PeachNet connection bandwidth will need to be monitored for bottlenecks.

2.2 Wireless Connectivity

VSU is ahead of many peer institutions in the pervasiveness of wireless connections. As new buildings are constructed, wireless access points should be added to maintain the campus wide coverage of HallNet. As the number of students who use the wireless network increases, access points using the higher bandwidth 802.11g protocol can be installed to be backwards compatible with all of the installed base of wireless cards.

Additionally, the coverage of the network in the residence halls should be verified. During a meeting with students, several expressed displeasure at the coverage pattern in some of the residence halls.

2.3 Voice Network

The Board of Regents (BoR) is evaluating packetized voice technology (voice over IP) and has not made a recommendation about its use. VSU should monitor progress with this technology and follow BoR guidelines for implementing this technology.

2.4 Distance Learning Classrooms

As VSU increases the number of programs that it offers and examines different ways to present these programs, distance learning will be at the forefront of delivery mechanisms. IP based videoconferencing and the ability to interface with The Georgia Statewide Academic & Medical System (GSAMS), currently T-1 based, should be investigated. Developing a campus wide IP based videoconferencing network that can interface with both GSAMS and outside ISDN networks via gateways would provide the most flexibility for connection to the outside world.

2.5 Web-Based Learning

Further development of WebCT courses will increase the reach of the University to non-traditional students. Utilizing technologies such as streaming video and web conferencing would allow web based courses to be offered both synchronously (two way interactive sessions) and asynchronously (classes are stored digitally and viewed later) providing the most flexibility for students. Training should be provided to educate faculty about creating course material for WebCT.

An edit suite and voice-over booth should be programmed in one of the new buildings on campus to allow easy creation of on-line content. These rooms can be economically constructed and are presently being installed on campuses throughout the state for this purpose.

2.6 Media Distribution

Two-way broadband cable on campus fed to classrooms and offices would allow for viewing and origination of programming. Commercial cable TV could also be added to the distribution system if this is desired for use as a program source in the classroom setting.

2.7 Multi Media Presentation Systems in Classrooms



These systems should be designed and installed in a way that creates a technology standard for all classrooms. The systems should be ubiquitous so that faculty can instruct in any room without having to learn different systems or waiting for portable equipment to be delivered. The systems should allow control and monitoring from a central location where technicians can have access to all of the systems for maintenance and trouble shooting purposes. Each classroom should have a way to connect the instructor with a help desk that can aid trouble shooting the system.

Space planning for new classrooms as well as the lighting and acoustics should be designed with AV presentation in mind. The lights should be controlled in zones to allow the lights over the projection screen to be turned off while maintaining adequate light for note taking. These steps will result in a high percentage of use of the system and an overall enhancement of the learning experience provided at VSU.

FUTURE DUCTBANK TELECOMMUNICATIONS

10 YEAR PLAN: 16,200 STUDENTS

Legend

-  TELECOMMUNICATION PULL BOX
-  FOUR 4" CONCRETE ENCASED PVC CONDUITS WITH THREE 1" INNER DUCT PER CONDUIT



Physical Master Plan
 -Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates



May 2004





**FUTURE DUCTBANK
TELECOMMUNICATIONS**

10 YEAR PLAN: 16,200 STUDENTS
Legend

-  TELECOMMUNICATION PULL BOX
-  FOUR 4" CONCRETE ENCASED PVC CONDUITS WITH THREE 1" INNER DUCT PER CONDUIT

TELECOMMUNICATIONS
DUCTBANK - NORTH CAMPUS

Physical Master Plan
-Valdosta State University

VALDOSTA, GEORGIA

John Portman & Associates

May 2004

Date May 2004
Project Valdosta State University Master Plan Update
Subject VI.F Comprehensive Plan
From John Portman & Associates
To Dr. Marsha V. Krotseng, Chief Planning Officer

The following memorandum explains the comprehensive illustrative plan used in the Final Physical Master Plan. Two separate drawings depict the Main Campus and the North Campus.

The Illustrative Plan is organized to explain ownership, function and phasing. The overall campus is rendered medium green, following the property lines of Valdosta State University. Properties currently owned by the Foundation are rendered in a slightly darker green. Areas that remain white are properties not owned by the university.

Existing buildings are color coded to describe building use. Existing facilities that are to be demolished in the ten year time frame of the master plan are shown dotted. New facilities that are planned for the 10-year time frame, are shown as white and crosshatched to distinguish them from existing buildings. Parking Decks are shown in gray and also crosshatched. Additional future building locations are shown with a dashed line.

The Illustrative Plan depicts how each of the campus locations are to be completed with the addition of new campus buildings. It also illustrates how vehicular and pedestrian conflicts have been minimized and parking is relocated outside of the academic core along the periphery roads.

**ILLUSTRATIVE PLAN
12,800 STUDENTS (2008)
5-Year Plan – Main Campus**

LEGEND

- Classroom Facilities (100)
- Laboratory Facilities (200)
- Office Facilities (300)
- Library Facilities (400)
- Special Use Facilities (500)
- General Use Facilities (600)
- Support Facilities (700)
- Residential Facilities (900)
- Future Parking Deck
- Future Building Site

Campus Buildings

- | | |
|-------------------------------|---------------------------------|
| 1. West Hall | 205. Seago House |
| 2. Brookwood Circle | 206. University Bursary |
| 2A. Nevins Hall | 208. Bursary Drive-Up |
| 3. Brown Residence Hall | 210. UC #3 |
| 4. Patterson Residence Hall | 211. UC #2 |
| 5. Lowndes Residence Hall | 212. UC #1 |
| 6. Odum Library | 213. UC #4 |
| 6A. Odum Library Addition | 652. University Bookstore |
| 7. Converse Apartments | 655. Itramura's Shed |
| 8. Ashley Offices | 659. University Park 1 |
| 9. Reade Residence Hall | 660. University Park 2 |
| 10A. Powell Hall | 661. Masonic Lodge |
| 11. Georgia Residence Hall | 808. Hellig Meyers Building |
| 12. Langdale Residence Hall | 1300. Student Recreation Center |
| 13. Farber Health Center | 1308. Special EdComm. Dis. |
| 14A. Palms Dining Center | 1528. 1528 Oak Street |
| 15. Hopper Residence Hall | 2100. 210 W. Moore |
| 16. University Union | |
| 18. Pine Hall | |
| 19. Boiler House | |
| 20. Fine Arts Building | |
| 29. BiologyChemistry Building | |
| 31. Education Center | |
| 32. P.E. Complex | |
| 40. 300 Baytree Office | |
| 41. Carswell House | |
| 43. President's Home | |
| 51. Alumni House | |
| 53. Auxiliary Service | |
| 54. Admissions | |
| 60. Brookwood Radio | |
| 61. 201 W. Brookwood | |
| 62. Martin Hall | |
| 63. 1206 N. Patterson | |
| 107. 107 W. Jane | |
| 109. 109 W. Moore | |
| 111. 111 W. Moore | |
| 198. Psychology Class B | |
| 199. Psychology Office | |
| 200. Regional Education | |
| 201. Housing & Residence | |
| 202. Brown House | |
| 204. Williams House | |



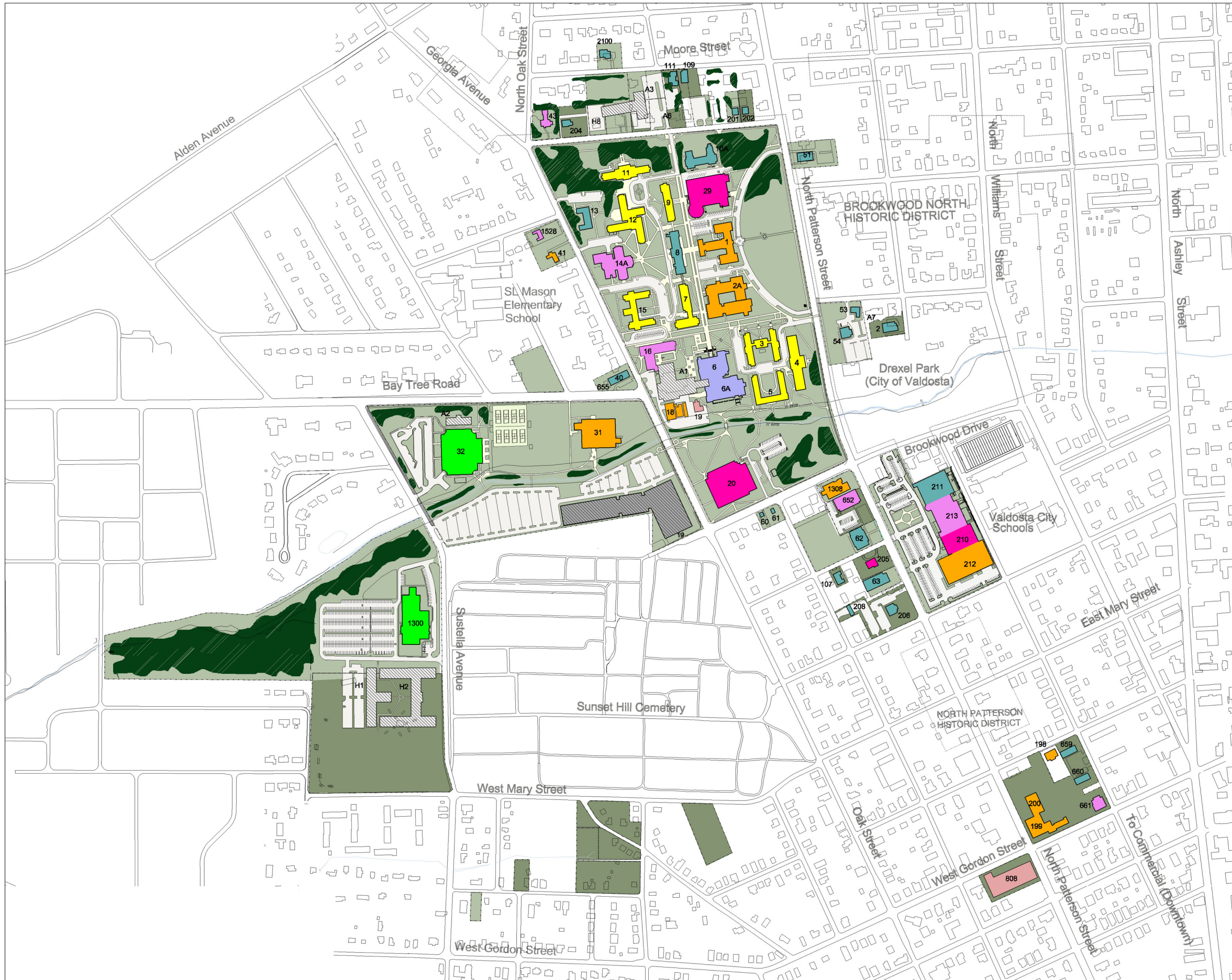
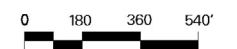
Valdosta State University

Valdosta, Georgia

Campus Master Plan

John Portman & Associates
Ingram Parris Group

May 2004



**ILLUSTRATIVE PLAN
12,800 STUDENTS (2008)
5-Year Plan - North Campus**

LEGEND

- Classroom Facilities (100)
- Laboratory Facilities (200)
- Office Facilities (300)
- Library Facilities (400)
- Special Use Facilities (500)
- General Use Facilities (600)
- Support Facilities (700)
- Residential Facilities (900)
- Future Parking Deck
- Future Building Site

Campus Buildings

- 100. Pound Hall
- 102. Thaxton Hall
- 103. Warehouse NC 1
- 106. NOCO Concessions
- 644. Ticket Booth Lad
- 645. Ladies Softball
- 650. Institutional Research
- 653. Billy Grant Field
- 2839. Baseball Fieldhouse
- 2903. Plant Operation
- 2904. Plant Operations Storage



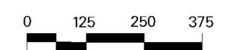
Valdosta State University

Valdosta, Georgia

Campus Master Plan

John Portman & Associates
Ingram Parris Group

May 2004



ILLUSTRATIVE PLAN
16,200 STUDENTS (2014)
10 Year Plan – Main Campus

LEGEND

- Classroom Facilities (100)
- Laboratory Facilities (200)
- Office Facilities (300)
- Library Facilities (400)
- Special Use Facilities (500)
- General Use Facilities (600)
- Support Facilities (700)
- Residential Facilities (900)
- Future Parking Deck
- Future Building Site

Campus Buildings

1. West Hall
- 2A. Nevins Hall
3. Brown Residence Hall
4. Patterson Residence Hall
5. Lowndes Residence Hall
6. Odum Library
- 6A. Odum Library Addition
7. Converse Apartments
8. Ashley Offices
9. Reade Residence Hall
- 10A. Powell Hall
11. Georgia Residence Hall
12. Langdale Residence Hall
- 14A. Palms Dining Center
15. Hopper Residence Hall
16. University Union
18. Pine Hall
19. Boiler House
20. Fine Arts Building
29. Biology/Chemistry Building
31. Education Center
32. P.E. Complex
40. 300 Baytree Office
41. Carswell House
43. President's Home
51. Alumni House
54. Admissions
62. Martin Hall
198. Physiology Class B
199. Physiology Office
200. Regional Education
206. University Bursary
210. UC #3
211. UC #2
212. UC #1
213. UC #4
652. University Bookstore
655. Intramurals Shed
808. Hellig Meyers Building
1300. Student Recreation Center
1308. Special Ed/Comm. Dis.
1528. 1528 Oak Street
2100. 210 W. Moore



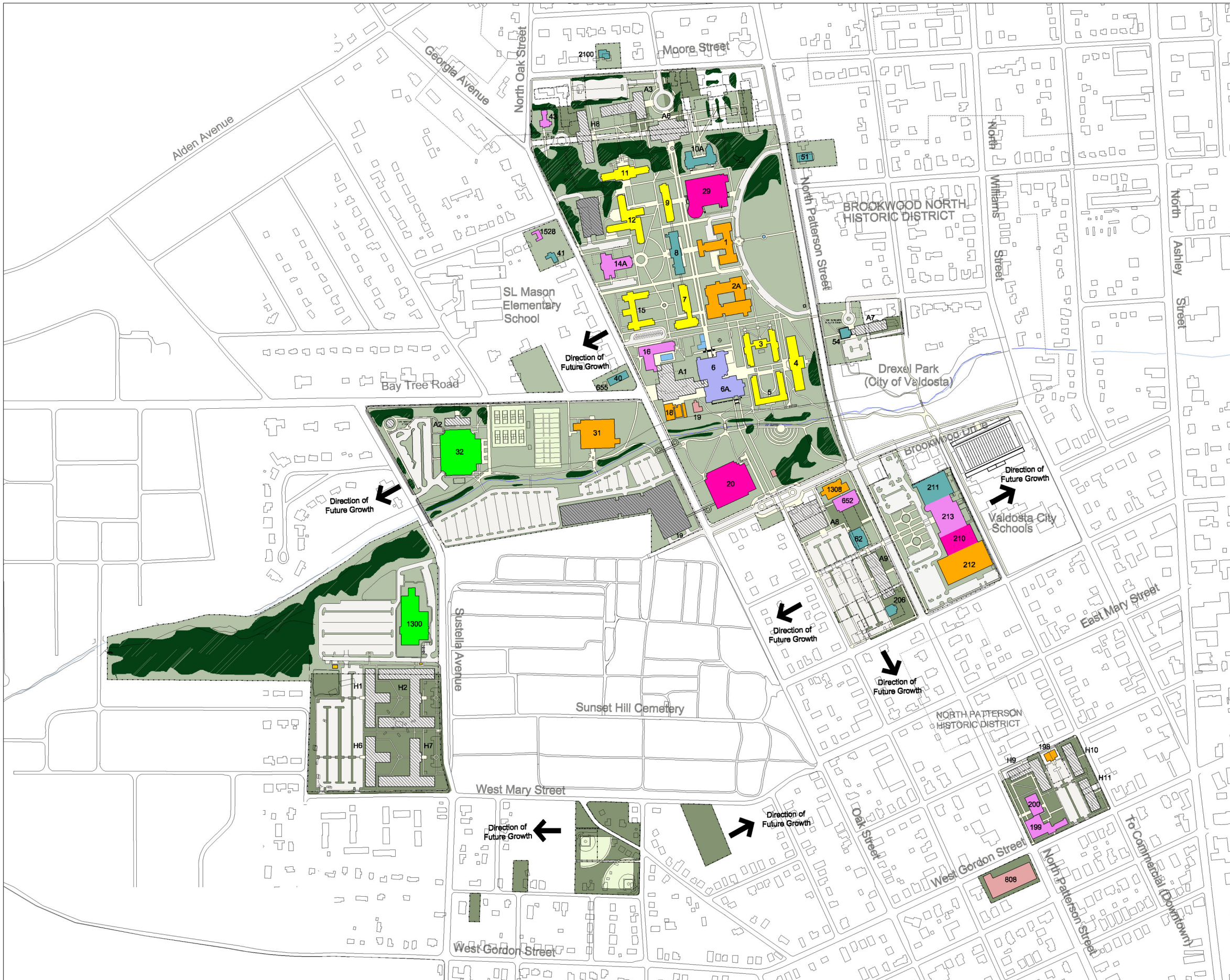
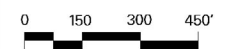
Valdosta State University

Valdosta, Georgia

Campus Master Plan

John Portman & Associates
 Ingram Parris Group

May 2004



**ILLUSTRATIVE PLAN
16,200 STUDENTS (2014)
10-Year Plan – North Campus**

LEGEND

- Classroom Facilities (100)
- Laboratory Facilities (200)
- Office Facilities (300)
- Library Facilities (400)
- Special Use Facilities (500)
- General Use Facilities (600)
- Support Facilities (700)
- Residential Facilities (900)
- Future Parking Deck
- Future Building Site

Campus Buildings

- 100. Pound Hall
- 102. Thaxton Hall
- 103. Warehouse NC 1
- 106. NOCO Concessions
- 644. Ticket Booth Lad
- 645. Ladies Softball
- 650. Institutional Research
- 653. Billy Grant Field
- 2839. Baseball Fieldhouse
- 2903. Plant Operation
- 2904. Plant Operations Storage



Valdosta State University

Valdosta, Georgia

Campus Master Plan

John Portman & Associates
Ingram Parris Group

May 2004





T e c h n i c a l M e m o r a n d u m

Date May 2004

Project Master Plan Update

Subject VII.A Implementation – Cost Estimates for Building, Infrastructure and Site Improvements

From Ingram Parris Group

To Dr. Marsha Krotseng, Chief Planning Officer, Valdosta State University

The following construction budget has been prepared for the physical master plan as presented in Section VI. The building costs are based on the 2004 Edition of RS Means construction cost data and, as the exact date for each building is not known, no inflation factor was added. Estimates are also based on current conditions and construction market conditions existing at the time of the estimates. The budget includes allowances for indirect costs and a 15% overall contingency. Site improvement costs were also based on current cost, and inflation was not added. The landscaping contingency is calculated with a 25% contingency (prior to the overall budget's 15% contingency) due to the fact that specific anticipated materials; i.e., trees and air entrained soil, have been in short supply greatly inflating costs beyond reasonable expectations. It is expected that when building programming is complete, there will be modifications to building square footage and cost estimates in keeping with construction costs in the future. The following is a summary of the cost variations by major category.

1. SITE IMPROVEMENTS

The cost associated with site improvements includes new surface parking lots and parking decks. Additionally, a landscaping cost estimate is given which includes trees, shrubs, groundcover, lawn, fine grading, outdoor amphitheaters, fountains, demolition of pedestrian walks, and newly proposed pedestrian walks comprised of pervious pavers and PIP concrete.

2. UTILITY DISTRIBUTION

Utility distribution for new construction will be provided by local utility companies. Steam, chilled water, and electrical requirements for future facilities will be included as part of the building construction. While the existing campus electrical system has spare capacity, these systems do not extend into most areas where the new facilities are proposed, and the University does not wish to extend existing campus utilities to the new facilities. The University will benefit if the local Georgia Power Company provides the primary construction, maintenance, and the transformers for the new facilities. Existing chilled water satellite plants and the existing steam plant are all operating at or near capacity.

*IPG Incorporated
807 Northwood Park Drive
Valdosta, GA 31602
Phone: (229) 242-3557
Fax: (229) 242-4339*

3. NEW BUILDING CONSTRUCTION

New building construction includes a total of ten (10) new academic facilities and thirteen (13) new student housing buildings located on both Main Campus and North Campus. These new facilities will be constructed over the course of the 10-year master plan.

The ten year plan allows for approximately 696,700 GSF of new construction of academic space against the projected need of 530,000 GSF within the same time frame. This is broken down into ten new facilities and allows for a reasonable surplus of square footage, and or, flexibility for locating the new facilities. The five year plan allows for five new academic buildings while the remaining five facilities are proposed for the second half of the ten year period. The proposed facilities are discussed in the following memo (VII B).

Please note that construction of new student housing facilities is customarily not funded by the University System and is not included in the budget estimates.

4. PARKING

The ten year plan allows for additional 3,500 new parking spaces as part of surface lots and as parking decks. A detail breakdown on parking allocation and location is discussed in memo VI B.

5. RENOVATIONS

There are current renovations underway on the Main Campus of VSU. The renovation of Nevins Hall (Phase I) is currently underway. Brown Hall (residence hall) is also currently undergoing renovation. The University also expects to begin renovation of Patterson Hall and Lowndes Hall shortly.

The University's current 5-Year Capital Projects Request includes the following Minor Capital Projects: (1) Renovation of Nevins Hall Phase II; (2) Renovation of Pine Hall for Information Technology and (3) Renovation of Ashley Hall.

In addition to these projects, several other facilities are identified for potential renovation in the master plan as follows: Old Gymnasium, Palms Dining Center, Hopper Hall, Georgia Hall, Converse Hall, Reade Hall, Langdale Hall, Odum Library, University Union, Fine Arts Building, former President's Home, University Bookstore, and the building formerly housing Institutional Research.

Also, see Valdosta State University's 2005 Renovation and Rehabilitation List found after this memorandum.

6. BUILDING DEMOLITION/RELOCATION

Demolition: There are a total of 14 buildings identified for Demolition in the 10 Year Master Plan. 12 buildings are on the Main Campus and 2 buildings are on the North Campus. Many of these facilities are residential (single family) type facilities procured by VSU over a period of many years. Most of these buildings house offices for varying departments which can be consolidated into existing and new academic buildings upon completion of construction.

Relocation: Two buildings may be relocated – the historic Seago House on the Main Campus, and the Greenhouse on the North Campus.

7. LAND

There is no land acquisition cost associated with the 10-Year Master Plan. VSU does not have an abundance of open land for new construction, although several sites on the campus do have existing

facilities which are scheduled for demolition that will make way for new academic and residential facilities. Although no specific land parcels are targeted for acquisition in the 10 year plan, land costs will be a factor in the future beyond the 10 year horizon.

**Valdosta State University
2005 Renovation and Rehabilitation
Requests by Priority**

Regular Projects

Priority #	Title	Amount
1	West Hall Chiller Replacement	\$332,000.00
2	Fine Arts Building Renovations	\$310,000.00
3	P.E. Complex Chiller & Cooling Tower Replacement	\$490,000.00
4	University Center, Covered Walkway Roof Replacement	\$100,000.00
5	Building Facilities Condition Analysis	\$50,000.00
6	Campus Security Cameras Upgrades	\$125,000.00
7	Campus Wide Sidewalk Replacement	\$50,000.00
8	Main Campus Exterior Lighting Fixture Replacement	\$100,000.00
9	Campus Security Locks Refurbishment	\$50,000.00
10	Pound Hall Interior Upgrades	\$75,000.00
11	Pound Hall HVAC Controls Upgrades	\$45,000.00
12	Pound Hall Roof Replacement	\$350,000.00
13	Biology Building HVAC Controls Update	\$175,000.00
14	Campus Master Clocks Replacement	\$100,000.00
	Total	\$2,352,000.00

Regulatory Projects

1	University Center Fire Alarm Upgrades	\$200,000.00
2	Odum Library Main Floor ADA Restroom Renovations	\$100,000.00
3	ADA Automatic Doors, Pound, Thaxton & Nevins Hall	\$100,000.00
	Total	\$400,000.00

Grand Total of all Projects \$2,752,000.00

Physical Master Plan: Master Plan Comprehensive Construction Budget

	Areas	Units/Costs		Budget	Totals
Site Improvements					
Clearing & Demolition		See Backup		\$75,000	
Site Grading		See Backup		\$1,344,600	
Pavement (Demo)		See Backup		\$22,500	
Erosion Control		See Backup		\$39,000	
Roads		See Backup		\$356,500	
Landscape		See Backup		\$13,200,000	
Athletic Fields & Lawn		See Backup		\$1,000,000	
Surface Parking Lots		See Backup		\$2,133,200	
Sidewalks		See Backup		\$944,847	
Parking Decks		See Backup		\$19,145,000	
	Subtotal				\$38,260,647
Utility Distribution					
Gas		See Backup		\$39,250	
Water		See Backup		\$65,550	
Sewer		See Backup		\$89,300	
Storm Water		See Backup		\$477,100	
Electrical		No Elect Dist		\$0	
Communications		See Backup		\$1,483,475	
Site Lighting		See Backup		\$625,038	
	Subtotal				\$2,779,713
New Building Construction					
Main Campus - Housing					
Housing Building - H1	107,200	\$0 /sf		\$0	
Housing Building - H2	229,600	\$0 /sf		\$0	
Housing Building - H6	94,400	\$0 /sf		\$0	
Housing Building - H7	142,800	\$0 /sf		\$0	
Housing Building - H8	80,000	\$0 /sf		\$0	
Housing Building - H9	84,000	\$0 /sf		\$0	
Housing Building - H10	49,200	\$0 /sf		\$0	
Housing Building - H11	49,200	\$0 /sf		\$0	
North Campus - Housing					
Housing Building - H3	23,600	\$0 /sf		\$0	
Housing Building - H4	13,600	\$0 /sf		\$0	
Housing Building - H5	13,600	\$0 /sf		\$0	
Housing Building - H12	13,600	\$0 /sf		\$0	
Housing Building - H13	23,600	\$0 /sf		\$0	
Main Campus - Academic					
Academic Building - A1 (Student Union)	75,600	\$150 /sf		\$11,340,000	
Academic Building - A2 (Field House)	14,800	\$150 /sf		\$2,220,000	
Academic Building - A3 (Georgia Avenue)	69,300	\$150 /sf		\$10,395,000	
Academic Building - A6	84,000	\$150 /sf		\$12,600,000	
Academic Building - A7	45,000	\$150 /sf		\$6,750,000	

Physical Master Plan: Master Plan Comprehensive Construction Budget

Academic Building - A8	108,000	\$150	/sf	\$16,200,000	
Academic Building - A9	75,000	\$150	/sf	\$11,250,000	
Academic Building - A11 (Visitors Center)	2,500	\$150	/sf	\$375,000	
North Campus - Academic					
Academic Building - A4 (Health Sciences)	220,000	\$145	/sf	\$32,000,000	
Academic Building - A5 (Softball Lockers)	2,500	\$150	/sf	\$375,000	
Subtotal					\$103,505,000
Renovations					
Main Campus Renovations					
Bldg 2A: Nevins Hall Phase II	49,300	\$85	/sf	\$4,190,500	
Bldg 8: Ashley Hall	25,985	\$85	/sf	\$2,208,725	
Bldg 18: Pine Hall	22,940	\$85	/sf	\$1,949,900	
Bldg 17: Old Gymnasium	35,724	\$85	/sf	\$3,036,540	
Bldg 14A: Palms Dining Center	31,211	\$85	/sf	\$2,652,935	
Bldg 15: Hopper Hall	38,651	\$85	/sf	\$3,285,335	
Bldg 11: Georgia Hall	43,259	\$85	/sf	\$3,677,015	
Bldg 7: Converse Hall	42,440	\$85	/sf	\$3,607,400	
Bldg 9: Reade Hall	21,363	\$85	/sf	\$1,815,855	
Bldg 12: Langdale Hall	105,999	\$85	/sf	\$9,009,915	
Bldg 6: Odum Library	84,551	\$45	/sf	\$3,804,795	
Bldg 16: University Union	34,377	\$85	/sf	\$2,922,045	
Bldg 20: Fine Arts Building	90,354	\$45	/sf	\$4,065,930	
Bldg 43: Former President's Home	5,373	\$45	/sf	\$241,785	
Bldg 652: University Bookstore	15,057	\$45	/sf	\$677,565	
North Campus Renovations					
Bldg 650: Former Institutional Research	2,569	\$85	/sf	\$218,365	
Subtotal					\$47,364,605
Demolitions					
Main Campus Demolitions					
Bldg 658: Parking Services Building	1,780	\$5	/sf	\$8,900	
Bldg 45: 204 Georgia Avenue	4,691	\$5	/sf	\$23,455	
Bldg 2: 2 Brookwood Circle	2,200	\$5	/sf	\$11,000	
Bldg 204: Williams House	2,588	\$5	/sf	\$12,940	
Bldg 63: 1206 N. Patterson Street	8,926	\$5	/sf	\$44,630	
Bldg 13: Farber Health Center	6,900	\$8	/sf	\$55,200	
Bldg 208: Bursary Drive-Up T	1,185	\$5	/sf	\$5,925	
Bldg 107: 107 West Jane	3,011	\$5	/sf	\$15,055	
Bldg 53: Auxiliary Services	2,677	\$5	/sf	\$13,385	
Bldg 61: 201 W. Brookwood	1,917	\$5	/sf	\$9,585	
Bldg 60: Brookwood Radio	1,876	\$5	/sf	\$9,380	
Bldg No. 201: Housing & Residence	2,669	\$5	/sf	\$13,345	
North Campus Demolitions					
Bldg 104: Warehouse NC2	5,449	\$5	/sf	\$27,245	
Bldg 101: Barrow Hall	12,201	\$8	/sf	\$97,608	

Physical Master Plan: Master Plan Comprehensive Construction Budget

Relocations					
Main Campus Relocations					
Bldg 205: Seago House	5,541	\$80	/sf	\$443,280	
North Campus Relocations					
Bldg 105: Greenhouse	2,997	\$20	/sf	\$59,940	
Subtotal					\$850,873
Renovation and Rehabilitation Requests					
See List for Project Breakdown Subtotal					\$2,752,000
Construction Total					\$195,512,838
Indirect Cost		\$195,512,838	x	0.20	\$39,102,568
Contingency		\$234,615,405	x	0.15	\$35,192,311
Grand Total					\$269,807,716

Physical Master Plan: 5 Year Construction Budget (Phase I)

	Areas	Units/Costs	Budget	Totals
Site Improvements				
Clearing & Demolition		See Backup	\$44,000	
Site Grading		See Backup	\$933,900	
Pavement (Demo)		See Backup	\$12,500	
Erosion Control		See Backup	\$21,000	
Roads		See Backup	\$226,250	
Landscape		See Backup	\$6,600,000	
Athletic Fields & Lawn		See Backup	\$0	
Surface Parking Lots		See Backup	\$1,288,700	
Sidewalks		See Backup	\$325,455	
Parking Decks		See Backup	\$15,435,000	
	Subtotal			\$24,886,805
Utility Distribution				
Gas		See Backup	\$20,750	
Water		See Backup	\$30,250	
Sewer		See Backup	\$32,100	
Storm Water		See Backup	\$260,200	
Electrical		No Elect Dist	\$0	
Communications		See Backup	\$1,483,475	
Site Lighting		See Backup	\$312,519	
	Subtotal			\$2,139,294
New Building Construction				
Main Campus - Housing				
Housing Building - H1	107,200	\$0 /sf	\$0	
Housing Building - H2	229,600	\$0 /sf	\$0	
North Campus - Housing				
Housing Building - H3	23,600	\$0 /sf	\$0	
Housing Building - H4	13,600	\$0 /sf	\$0	
Housing Building - H5	13,600	\$0 /sf	\$0	
Main Campus - Academic				
Academic Building - A1 (Student Union)	75,600	\$150 /sf	\$11,340,000	
Academic Building - A2 (Field House)	14,800	\$150 /sf	\$2,220,000	
Academic Building - A3 (Georgia Avenue)	69,300	\$150 /sf	\$10,395,000	
North Campus - Academic				
Academic Building - A4 (Health Sciences)	220,000	\$145 /sf	\$32,000,000	
Academic Building - A5 (Softball Lockers)	2,500	\$150 /sf	\$375,000	
	Subtotal			\$56,330,000
Renovations				
Main Campus Renovations				
Bldg 2A: Nevins Hall Phase II	49,300	\$85 /sf	\$4,190,500	
Bldg 8: Ashley Hall	25,985	\$85 /sf	\$2,208,725	
Bldg 18: Pine Hall	22,940	\$85 /sf	\$1,949,900	
Bldg 17: Old Gymnasium	35,724	\$85 /sf	\$3,036,540	
Bldg 14A: Palms Dining Center	31,211	\$85 /sf	\$2,652,935	
Bldg 15: Hopper Hall	38,651	\$85 /sf	\$3,285,335	
Bldg 11: Georgia Hall	43,259	\$85 /sf	\$3,677,015	
Bldg 7: Converse Hall	42,440	\$85 /sf	\$3,607,400	
North Campus Renovations				
Bldg 650: Former Institutional Research	2,569	\$85 /sf	\$218,365	
	Subtotal			\$24,826,715

Physical Master Plan: 5 Year Construction Budget (Phase I)

Demolitions					
Main Campus Demolitions					
Bldg No. 658: Parking Services Building	1,780	\$5	/sf	\$8,900	
Bldg No. 45: 204 Georgia Avenue	4,691	\$5	/sf	\$23,455	
North Campus Demolitions					
Bldg No. 104: Warehouse NC2	5,449	\$5	/sf	\$27,245	
Bldg. No. 101: Barrow Hall	12,201	\$8	/sf	\$97,608	
Relocations					
Main Campus Relocations					
None					
North Campus Relocations					
Bldg 105: Greenhouse	2,997	\$20	/sf	\$59,940	
Renovation and Rehabilitation Requests					
See List for Project Breakdown	Subtotal				\$2,752,000
Subtotal					\$217,148
Construction Total					\$111,151,962
Indirect Cost		\$111,151,962	x	0.20	\$22,230,392
Contingency		\$133,382,354	x	0.15	\$20,007,353
Grand Total					\$153,389,708

Physical Master Plan: 10 Yr Construction Budget (Phase II)

	Areas	Units/Costs		Budget	Totals
Site Improvements					
Clearing & Demolition		See Backup		\$31,000	
Site Grading		See Backup		\$410,700	
Pavement (Demo)		See Backup		\$10,000	
Erosion Control		See Backup		\$18,000	
Roads		See Backup		\$130,250	
Landscape		See Backup		\$6,600,000	
Athletic Fields & Lawn		See Backup		\$1,000,000	
Surface Parking Lots		See Backup		\$844,500	
Sidewalks		See Backup		\$619,392	
Parking Decks		See Backup		\$3,710,000	
	Subtotal				\$13,373,842
Utility Distribution					
Gas		See Backup		\$18,500	
Water		See Backup		\$35,300	
Sewer		See Backup		\$57,200	
Storm Water		See Backup		\$216,900	
Electrical		No Elect Dist		\$0	
Communications		See Backup		\$0	
Site Lighting		See Backup		\$312,519	
	Subtotal				\$640,419
New Building Construction					
Main Campus - Housing					
Housing Building - H6	94,400	\$0 /sf		\$0	
Housing Building - H7	142,800	\$0 /sf		\$0	
Housing Building - H8	80,000	\$0 /sf		\$0	
Housing Building - H9	84,000	\$0 /sf		\$0	
Housing Building - H10	49,200	\$0 /sf		\$0	
Housing Building - H11	49,200	\$0 /sf		\$0	
North Campus - Housing					
Housing Building - H12	13,600	\$0 /sf		\$0	
Housing Building - H13	23,600	\$0 /sf		\$0	
Main Campus - Academic					
Academic Building - A6	84,000	\$150 /sf		\$12,600,000	
Academic Building - A7	45,000	\$150 /sf		\$6,750,000	
Academic Building - A8	108,000	\$150 /sf		\$16,200,000	
Academic Building - A9	75,000	\$150 /sf		\$11,250,000	
Academic Building - A11	2,500	\$150 /sf		\$375,000	
North Campus - Academic					
	Subtotal				\$47,175,000
Renovations					
Main Campus Renovations					
Bldg 9: Reade Hall	21,363	\$85 /sf		\$1,815,855	
Bldg 12: Langdale Hall	105,999	\$85 /sf		\$9,009,915	
Bldg 6: Odum Library	84,551	\$45 /sf		\$3,804,795	
Bldg 16: University Union	34,377	\$85 /sf		\$2,922,045	
Bldg 20: Fine Arts Building	90,354	\$45 /sf		\$4,065,930	
Bldg 43: Former President's Home	5,373	\$45 /sf		\$241,785	
Bldg 652: University Bookstore	15,057	\$45 /sf		\$677,565	
North Campus Renovations					
None					
	Subtotal				\$22,537,890

Physical Master Plan: 10 Yr Construction Budget (Phase II)

Demolitions					
Main Campus Demolitions					
Bldg No. 2: 2 Brookwood Circle	2,200	\$5	/sf	\$11,000	
Bldg No. 204: Williams House	2,588	\$5	/sf	\$12,940	
Bldg No. 63: 1206 N. Patterson Street	8,926	\$5	/sf	\$44,630	
Bldg No. 13: Farber Health Center	6,900	\$8	/sf	\$55,200	
Bldg No. 208: Bursary Drive-Up T	1,185	\$5	/sf	\$5,925	
Bldg No. 107: 107 West Jane	3,011	\$5	/sf	\$15,055	
Bldg No. 53: Auxiliary Services	2,677	\$5	/sf	\$13,385	
Bldg No. 61: 201 W. Brookwood	1,917	\$5	/sf	\$9,585	
Bldg No. 60: Brookwood Radio	1,876	\$5	/sf	\$9,380	
Bldg No. 201: Housing & Residence	2,669	\$5	/sf	\$13,345	
North Campus Demolitions					
None					
Relocations					
Main Campus Relocations					
Bldg No. 205: Seago House	5,541	\$80	/sf	\$443,280	
North Campus Relocations					
None					
Subtotal					\$633,725
Construction Total					\$84,360,876
Indirect Cost		\$84,360,876	x	0.20	\$16,872,175
Contingency		\$101,233,051	x	0.15	\$15,184,958
Grand Total					\$116,418,008

5-Yr Building Estimates

Support Information

	General Building Costs	MEP	Communications	Total Construction Cost	Areas(GSF)	Cost	Unit
New Construction							
Main Campus - Housing							
Housing Building - H1	\$0	\$0	\$0	\$0	107,200	\$0	/sf
Housing Building - H2	\$0	\$0	\$0	\$0	229,600	\$0	/sf
North Campus - Housing							
Housing Building - H3	\$0	\$0	\$0	\$0	23,600	\$0	/sf
Housing Building - H4	\$0	\$0	\$0	\$0	13,600	\$0	/sf
Housing Building - H5	\$0	\$0	\$0	\$0	13,600	\$0	/sf
Main Campus - Academic							
Academic Building - A1 (Student Union)	\$8,600,000	\$2,381,400	\$396,900	\$11,378,300	75,600	\$150	/sf
Academic Building - A2 (Field House)	\$1,680,000	\$466,200	\$77,700	\$2,223,900	14,800	\$150	/sf
Academic Building - A3 (Ga Avenue)	\$7,874,416	\$2,184,524	\$364,203	\$10,423,143	69,300	\$150	/sf
North Campus - Academic							
Academic Building - A4 (Health Sciences)				\$32,000,000	220,000	\$145	/sf
Academic Building - A5 (Softball Lockers)	\$286,000	\$77,159	\$13,067	\$376,226	2,500	\$150	/sf
Demolitions							
Main Campus Demolitions							
Bldg 658: Parking Services Building				\$8,900	1,780	\$5	/sf
Bldg 45: 204 Georgia Avenue				\$23,455	4,691	\$5	/sf
North Campus Demolitions							
Bldg 101: Barrow Hall				\$97,608	12,201	\$8	/sf
Bldg 104: Warehouse NC2				\$27,245	5,449	\$5	/sf
Relocations							
Main Campus Relocations							
None							
North Campus Relocations							
Bldg 105: Greenhouse				\$59,940	2,997	\$20	/sf

Renovations							
Main Campus Renovations							
Bldg 2A: Nevins Hall Phase II				\$4,190,500	49,300	\$85	/sf
Bldg 8: Ashley Hall				\$2,208,725	25,985	\$85	/sf
Bldg 18: Pine Hall				\$1,949,900	22,940	\$85	/sf
Bldg 17: Old Gymnasium				\$3,036,540	35,724	\$85	/sf
Bldg 14A: Palms Dining Center				\$2,652,935	31,211	\$85	/sf
Bldg 15: Hopper Hall				\$3,285,335	38,651	\$85	/sf
Bldg 11: Georgia Hall				\$3,677,015	43,259	\$85	/sf
Bldg 7: Converse Hall				\$3,607,400	42,440	\$85	/sf
North Campus Renovations							
Bldg 650: Former Institutional Research				\$218,365	2,569	\$85	/sf

10-Yr Building Estimates
Support Information

	General Building Costs	MEP	Communications	Total Construction Cost	Areas(GSF)	Cost	Unit
New Construction							
Main Campus - Housing							
Housing Building - H6	\$0	\$0	\$0	\$0	84,000	\$0	/sf
Housing Building - H7	\$0	\$0	\$0	\$0	142,800	\$0	/sf
Housing Building - H8	\$0	\$0	\$0	\$0	80,000	\$0	/sf
Housing Building - H9	\$0	\$0	\$0	\$0	84,000	\$0	/sf
Housing Building - H10	\$0	\$0	\$0	\$0	49,200	\$0	/sf
Housing Building - H11	\$0	\$0	\$0	\$0	49,200	\$0	/sf
North Campus - Housing							
Housing Building - H12	\$0	\$0	\$0	\$0	13,600	\$0	/sf
Housing Building - H13	\$0	\$0	\$0	\$0	23,600	\$0	/sf
Main Campus - Academic							
Academic Building - A6	\$9,550,000	\$2,646,000	\$441,000	\$12,637,000	84,000	\$150	/sf
Academic Building - A7	\$5,100,000	\$1,417,500	\$236,250	\$6,753,750	45,000	\$150	/sf
Academic Building - A8	\$12,300,000	\$3,402,000	\$567,000	\$16,269,000	108,000	\$150	/sf
Academic Building - A9	\$8,500,000	\$2,362,500	\$393,750	\$11,256,250	75,000	\$150	/sf
Academic Building - A11 (Visit Center)	\$285,000	\$78,750	\$13,125	\$376,875	2,500	\$150	/sf
Demolitions							
Main Campus Demolitions							
Bldg 2: 2 Brookwood Circle				\$11,000	2,200	\$5	/sf
Bldg 204: Williams House				\$12,940	2,588	\$5	/sf
Bldg 63: 1206 N. Patterson Street				\$44,630	8,926	\$5	/sf
Bldg 13: Farber Health Center				\$55,200	6,900	\$8	/sf
Bldg 208: Bursary Drive-Up T				\$5,925	1,185	\$5	/sf
Bldg 107: 107 West Jane				\$15,055	3,011	\$5	/sf
Bldg 53: Auxiliary Services				\$13,385	2,677	\$5	/sf
Bldg 61: 201 W. Brookwood				\$9,585	1,917	\$5	/sf
Bldg 60: Brookwood Radio				\$9,380	1,876	\$5	/sf
Bldg 201: Housing & Residence				\$13,345	2,669	\$5	/sf
North Campus Demolitions							
None							

10-Yr Building Estimates
Support Information

	General Building Costs	MEP	Communications	Total Construction Cost	Areas(GSF)	Cost	Unit
Relocations							
Main Campus Relocations							
Bldg 205: Seago House				\$443,280	5,541	\$80	/sf
North Campus Relocations							
None							
Renovations							
Main Campus Renovations							
Bldg 9: Reade Hall				\$1,815,855	21,363	\$85	/sf
Bldg 12: Langdale Hall				\$9,009,915	105,999	\$85	/sf
Bldg 6: Odum Library				\$3,804,795	84,551	\$45	/sf
Bldg 16: University Union				\$2,922,045	34,377	\$85	/sf
Bldg 20: Fine Arts Building				\$4,065,930	90,354	\$45	/sf
Bldg 43: Former President's Home				\$241,785	5,373	\$45	/sf
Bldg 652: University Bookstore				\$677,565	15,057	\$45	/sf
North Campus Renovations							
None							

5-Yr Building Civil/Site Estimates

	Areas(GSF)	Clearing Demo	Site Grading ³	Erosion Control	Gas ¹	Water ²	Sewer ²	Storm Water ⁴
Main Campus - Housing								
Housing Building - H1	107,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H2	229,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
North Campus - Housing								
Housing Building - H3	23,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H4	13,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H5	13,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Main Campus - Academic								
Academic Building - A1	75,600	\$11,250	\$25,000	\$3,000	\$3,500	\$8,500	\$10,000	\$13,000
Academic Building - A2	14,800	\$6,750	\$15,000	\$5,000	\$6,750	\$6,750	\$3,000	\$6,000
Academic Building - A3	69,300	\$9,000	\$20,000	\$5,000	\$3,500	\$7,000	\$7,600	\$17,200
North Campus - Academic								
Academic Building - A4	220,000	\$12,000	\$27,000	\$6,500	\$3,500	\$4,500	\$8,500	\$8,000
Academic Building - A5	2,500	\$5,000	\$1,200	\$1,500	\$3,500	\$3,500	\$3,000	\$2,000
Subtotals	769,800	\$44,000	\$88,200	\$21,000	\$20,750	\$30,250	\$32,100	\$46,200

10-Yr Building Civil/Site Estimates

	Areas(GSF)	Clearing Demo	Site Grading ³	Erosion Control	Gas ¹	Water ²	Sewer ²	Storm Water ⁴
Main Campus - Housing								
Housing Building - H6	94,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H7	142,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H8	80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H9	84,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H10	49,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H11	49,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
North Campus - Housing								
Housing Building - H12	13,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H13	23,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Main Campus - Academic								
Academic Building - A6	84,000	\$9,000	\$17,000	\$3,500	\$3,500	\$10,800	\$7,600	\$17,200
Academic Building - A7	45,000	\$3,000	\$8,500	\$5,000	\$4,500	\$7,500	\$7,600	\$17,200
Academic Building - A8	108,000	\$9,500	\$20,900	\$4,500	\$3,500	\$4,500	\$18,750	\$28,500
Academic Building - A9	75,000	\$4,500	\$10,000	\$3,500	\$3,500	\$9,000	\$20,250	\$24,500
Academic Building - A11	2,500	\$5,000	\$1,200	\$1,500	\$3,500	\$3,500	\$3,000	\$2,000
Subtotals	851,300	\$31,000	\$57,600	\$18,000	\$18,500	\$35,300	\$57,200	\$89,400

5 Year Totals		\$44,000	\$88,200	\$21,000	\$20,750	\$30,250	\$32,100	\$46,200
10 Year Totals		\$31,000	\$57,600	\$18,000	\$18,500	\$35,300	\$57,200	\$89,400
Master Plan Total		\$75,000	\$145,800	\$39,000	\$39,250	\$65,550	\$89,300	\$135,600

1. assumes gas is available at r/w
2. does not include tap or user fees
3. assumes 1 ft of earthwork across site - no import or export
4. includes costs for det pond construction as necessary

Parking Estimates Support Information

5 Year Plan	Area	Status	Site Grading	Pavement (Demo)	Roads	Surface Parking	Stormwater	Deck
Main Campus Surface Parking								
Oak Street Reconfigured	81,000	Existing Reconfig	\$0	\$0	\$0	\$109,200	\$0	NA
Sunset Park	161,710	New	\$88,200	\$0	\$45,000	\$542,000	\$76,500	NA
Oak Street Deck	705,738	New	\$672,000	\$0	\$45,000	\$0	\$10,000	\$15,435,000
Jeanette Lot	43,121	New	\$0	\$0	\$30,000	\$96,000	\$19,500	NA
Union Lot		Existing Reconfig	\$0	\$12,500	\$8,750	\$25,500	\$10,500	NA
North Campus Surface Parking								
North Campus East	201,286	New	\$72,000	\$0	\$75,000	\$460,000	\$60,000	NA
Softball Lot	22,673	New	\$13,500	\$0	\$22,500	\$56,000	\$37,500	NA
5 Year Subtotal			\$845,700	\$12,500	\$226,250	\$1,288,700	\$214,000	\$15,435,000
10 Year Plan	Area	Status	Site Grading	Pavement (Demo)	Roads	Surface Parking	Stormwater	Deck
Main Campus Surface Parking								
Admissions	21,757	New	\$0	\$0	\$37,500	\$49,000	\$15,500	NA
Martin Hall & Bursary	157,989	New	\$72,000	\$0	\$9,000	\$440,000	\$75,500	NA
University Center	186,704	Existing Reconfig	\$0	\$0	\$6,000	\$176,000	\$0	NA
Continuing Education	43,965	New	\$17,100	\$0	\$15,000	\$108,000	\$19,500	NA
Deck at Farber	169,644	New	\$264,000	\$0	\$45,000	\$0	\$8,000	\$3,710,000
Palms Lot		Existing Reconfig	\$0	\$10,000	\$8,750	\$22,500	\$9,000	NA
North Campus Surface Parking								
North Campus West	57,200	Existing Reconfig	\$0	\$0	\$9,000	\$49,000	\$0	NA
10 Year Subtotal			\$353,100	\$10,000	\$130,250	\$844,500	\$127,500	\$3,710,000
10 Year Subtotal			\$353,100	\$10,000	\$130,250	\$844,500	\$127,500	\$3,710,000
5 Year Subtotal			\$845,700	\$12,500	\$226,250	\$1,288,700	\$214,000	\$15,435,000
Master Plan Total			\$1,198,800	\$22,500	\$356,500	\$2,133,200	\$341,500	\$19,145,000

5 Year Plan

Oak Street Reconfigured	Quantity	Unit Costs	Amount
Clearing & Demolition			
Site Grading	0	\$9	\$0
Pavement			
Roads	0	\$30	\$0
Surface Parking Lots	15,600	\$7	\$109,200
Hardscape			
stormwater	0	\$50	\$0
Sidewalks			

Sunset Park	Quantity	Unit Costs	Amount
Clearing & Demolition			
Site Grading	9,800	\$9	\$88,200
Pavement			
New			
Roads	300	\$150	\$45,000
Surface Parking Lots	27,100	\$20	\$542,000
Hardscape			
Landscape			
stormwater	1,530	\$50	\$76,500
Sidewalks			

10 Year Plan

Admissions	Quantity	Unit Costs	Amount
Clearing & Demolition			
Pavement			
New			
Roads	250	\$150	\$37,500
Surface Parking Lots	2,450	\$20	\$49,000
Hardscape			
Landscape			
stormwater	310	\$50	\$15,500
Sidewalks			

Martin Hall & Bursary	Quantity	Unit Costs	Amount
Clearing & Demolition			
Site Grading	8,000	\$9	\$72,000
Pavement			
New			
Roads	300	\$30	\$9,000
Surface Parking Lots	22,000	\$20	\$440,000
Hardscape			
Landscape			
stormwater	1,510	\$50	\$75,500
Sidewalks			

Parking Estimates Support Information

5 Year Plan

Oak Street Parking Deck			
Clearing & Demolition	Quantity	Unit Costs	Amount
Site Grading	56,000	\$12	\$672,000
parking deck	2,205	\$7,000	\$15,435,000
New			
Roads	300	\$150	\$45,000
Surface Parking Lots			
Hardscape			
stormwater	1		\$10,000
Landscape			

Jeanette Lot			
Clearing & Demolition	Quantity	Unit Costs	Amount
Pavement			\$0
New			
Roads	200	\$150	\$30,000
Surface Parking Lots	4,800	\$20	\$96,000
Hardscape			
Landscape			
stormwater	390	\$50	\$19,500
Sidewalks			

Union Lot			
Clearing & Demolition	Quantity	Costs	Amount
Pavement	2,500	\$5	\$12,500
New			
Roads	50	\$175	\$8,750
Surface Parking Lots	1,700	\$15	\$25,500
Hardscape			
Landscape	1	\$12,500	\$12,500
stormwater	350	\$30	\$10,500
Sidewalks	350	\$35	\$12,250

North Campus East			
Clearing & Demolition	Quantity	Unit Costs	Amount
Site Grading	8,000	\$9	\$72,000
Pavement			
New			
Roads	500	\$150	\$75,000
Surface Parking Lots	23,000	\$20	\$460,000
Hardscape			
Landscape			
stormwater	1,200	\$50	\$60,000
Sidewalks			

10 Year Plan

University Center			
Clearing & Demolition	Quantity	Unit Costs	Amount
Site Grading	0	\$9	\$0
Pavement			
New			
Roads	200	\$30	\$6,000
Surface Parking Lots	22,000	\$8	\$176,000
Hardscape			
Landscape			
stormwater	0	\$50	\$0
Sidewalks			

Continuing Ed			
Clearing & Demolition	Quantity	Unit Costs	Amount
Site Grading	1,900	\$9	\$17,100
Pavement			\$0
New			
Roads	100	\$150	\$15,000
Surface Parking Lots	5,400	\$20	\$108,000
Hardscape			
Landscape			
stormwater	390	\$50	\$19,500
Sidewalks			

Parking Deck at Farber			
Clearing & Demolition	Quantity	Unit Costs	Amount
Site Grading	22,000	\$12	\$264,000
parking deck	530	\$7,000	\$3,710,000
New			
Roads	300	\$150	\$45,000
Surface Parking Lots			
Hardscape			
stormwater	1		\$8,000
Landscape			
Sidewalks			

Palms Lot			
Clearing & Demolition	Quantity	Costs	Amount
Pavement	2,000	\$5	\$10,000
New			
Roads	50	\$175	\$8,750
Surface Parking Lots	1,500	\$15	\$22,500
Hardscape			
stormwater	300	\$30	\$9,000
Sidewalks			

Parking Estimates Support Information

5 Year Plan

Softball Lot			
Clearing & Demolition	Quantity	Unit Costs	Amount
Site Grading	1,500	\$9	\$13,500
Pavement			
New			
Roads	150	\$150	\$22,500
Surface Parking Lots	2,800	\$20	\$56,000
Hardscape			
Landscape			
stormwater	750	\$50	\$37,500
Sidewalks			

10 Year Plan

North Campus West			
Clearing & Demolition	Quantity	Unit Costs	Amount
Site Grading	0	\$9	\$0
Pavement			
New			
Roads	300	\$30	\$9,000
Surface Parking Lots	7,000	\$7	\$49,000
Hardscape			
Landscape			
stormwater	0	\$50	\$0
Sidewalks			

Notes:

- grading quantities in cy assumes 1 ft of earthwork across site
- parking deck grading assumes 12 ft deep hole needed for construction - more expensive earth removal and disposal
- no import or removal from surface sites
- paving quantities in sy
- parking deck costs reflect \$/space
- stormwater includes piping and structure cost for surface lots
- allowance for connection to exterior system for parking decks
- parking lots to be reconfigured show costs for resurfacing only

NOTE: See Memo 6B for Parking Spaces Numbers for each Parking Lot

Civil/Site Estimates Worksheet (combining Building Site Improvements & Parking Site Improvements)

5-Yr Building Civil/Site Estimates								
	Areas(GSF)	Clearing Demo	Site Grading ³	Erosion Control	Gas ¹	Water ²	Sewer ²	Storm Water ⁴
Main Campus - Housing								
Housing Building - H1	107,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H2	229,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
North Campus - Housing								
Housing Building - H3	23,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H4	13,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H5	13,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Main Campus - Academic								
Academic Building - A1	75,600	\$11,250	\$25,000	\$3,000	\$3,500	\$8,500	\$10,000	\$13,000
Academic Building - A2	14,800	\$6,750	\$15,000	\$5,000	\$6,750	\$6,750	\$3,000	\$6,000
Academic Building - A3	69,300	\$9,000	\$20,000	\$5,000	\$3,500	\$7,000	\$7,600	\$17,200
North Campus - Academic								
Academic Building - A4	220,000	\$12,000	\$27,000	\$6,500	\$3,500	\$4,500	\$8,500	\$8,000
Academic Building - A5	2,500	\$5,000	\$1,200	\$1,500	\$3,500	\$3,500	\$3,000	\$2,000
Subtotals	769,800	\$44,000	\$88,200	\$21,000	\$20,750	\$30,250	\$32,100	\$46,200

1. assumes gas is available at r/w
2. does not include tap or user fees
3. assumes 1 ft of earthwork across site - no import or export
4. includes costs for det pond construction as necessary

10-Yr Building Civil/Site Estimates								
	Areas(GSF)	Clearing Demo	Site Grading ³	Erosion Control	Gas ¹	Water ²	Sewer ²	Storm Water ⁴
Main Campus - Housing								
Housing Building - H6	94,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H7	142,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H8	80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H9	84,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H10	49,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H11	49,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
North Campus - Housing								
Housing Building - H12	13,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Building - H13	23,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Main Campus - Academic								
Academic Building - A6	84,000	\$9,000	\$17,000	\$3,500	\$3,500	\$10,800	\$7,600	\$17,200
Academic Building - A7	45,000	\$3,000	\$8,500	\$5,000	\$4,500	\$7,500	\$7,600	\$17,200
Academic Building - A8	108,000	\$9,500	\$20,900	\$4,500	\$3,500	\$4,500	\$18,750	\$28,500
Academic Building - A9	75,000	\$4,500	\$10,000	\$3,500	\$3,500	\$9,000	\$20,250	\$24,500
Academic Building - A11	2,500	\$5,000	\$1,200	\$1,500	\$3,500	\$3,500	\$3,000	\$2,000
Subtotals	851,300	\$31,000	\$57,600	\$18,000	\$18,500	\$35,300	\$57,200	\$89,400

Parking Site Work	Area	Clearing Demo	Site Grading	Erosion Control	Gas	Water	Sewer	Storm Water	Surface Parking	Roads	Pavement (Demo)	Decks
5 Year Subtotal			\$845,700					\$214,000	\$1,288,700	\$226,250	\$12,500	\$15,435,000
10 Year Subtotal			\$353,100					\$127,500	\$844,500	\$130,250	\$10,000	\$3,710,000

Overall Site Work Totals	Area	Clearing Demo	Site Grading	Erosion Control	Gas	Water	Sewer	Storm Water	Surface Parking	Roads	Pavement(Demo)	Decks
Building 5 Year Totals		\$44,000	\$88,200	\$21,000	\$20,750	\$30,250	\$32,100	\$46,200				
Parking 5 Year Totals			\$845,700					\$214,000	\$1,288,700	\$226,250	\$12,500	\$15,435,000
Total 5 Year Civil/Site		\$44,000	\$933,900	\$21,000	\$20,750	\$30,250	\$32,100	\$260,200	\$1,288,700	\$226,250	\$12,500	\$15,435,000
Building 10 Year Totals		\$31,000	\$57,600	\$18,000	\$18,500	\$35,300	\$57,200	\$89,400				
Parking 10 Year Total			\$353,100					\$127,500	\$844,500	\$130,250	\$10,000	\$3,710,000
Total 10 Year Civil/Site		\$31,000	\$410,700	\$18,000	\$18,500	\$35,300	\$57,200	\$216,900	\$844,500	\$130,250	\$10,000	\$3,710,000

Total 5 Year Civil/Site		\$44,000	\$933,900	\$21,000	\$20,750	\$30,250	\$32,100	\$260,200	\$1,288,700	\$226,250	\$12,500	\$15,435,000
Total 10 Year Civil/Site		\$31,000	\$410,700	\$18,000	\$18,500	\$35,300	\$57,200	\$216,900	\$844,500	\$130,250	\$10,000	\$3,710,000
Total Master Plan Civil/Site		\$75,000	\$1,344,600	\$39,000	\$39,250	\$65,550	\$89,300	\$477,100	\$2,133,200	\$356,500	\$22,500	\$19,145,000

Additional Cost Estimate Support Information

Nottingham, Brook & Pennington Estimates (Site Lighting)				
MEP for surface parking	site lighting			\$114,400
MEP for parking decks	site lighting			\$510,639
		total site lighting		\$625,039
Waveguide Estimate (Communications Estimate)				
Main Campus	Ductbank	6,640	\$175	\$1,162,000
	Maintenance Hole	27	\$4,400	\$118,800
North Campus	Ductbank	957	\$175	\$167,475
	Maintenance Hole	8	\$4,400	\$35,200
		total communications		\$1,483,475
Arnold & Associates (Landscaping Estimate)				
Includes Trees, Shrubs, Groundcover, Lawn, Fine Grading, Outdoor Amphitheaters, Fountains, Demolition of Pedestrian Walks, and Proposed Pedestrian Walks comprised of pervious pavers and PIP concrete. This figure includes a 25% contingency				
	Total Main Campus			\$8,200,000
	Total North Campus			\$5,000,000
		total landscaping		\$13,200,000
IPG (Sidewalk Estimates)				
Main Campus 5 Year Plan				
New Housing Complex		17,669	\$3.25	\$57,424
Field House Area		2,170	\$3.25	\$7,053
Student Union Area		6,238	\$3.25	\$20,274
	Subtotal			\$84,750
North Campus 5 Year Plan				
New Housing Complex		74,063	\$3.25	\$240,705
	Subtotal			\$240,705
	Total 5 Year Plan			\$325,455
Main Campus 10 Year Plan				
Georgia Avenue Development		72,124	\$3.25	\$234,403
Parking Deck at Residence Halls		8,090	\$3.25	\$26,293
Area at Admissions Building		5,617	\$3.25	\$18,255
Academic Area across from UC		44,135	\$3.25	\$143,439
Residence Halls at Cont. Ed Area		17,855	\$3.25	\$58,029
Housing Complex at Student Rec Ctr		13,798	\$3.25	\$44,844
	Subtotal			\$525,262
North Campus 10 Year Plan				
New Housing Complex		28,963	\$3.25	\$94,130
	Subtotal	28,963	\$3.25	\$94,130
	Total 10 Year Plan			\$619,392
	Total for This Section			\$944,847



T e c h n i c a l M e m o r a n d u m

Date May 2004
Project Master Plan Update
Subject VII.B – Capital Improvement Program and Phasing Plan
From Ingram Parris Group
To Dr. Marsha Krotseng, Chief Planning Officer, Valdosta State University

The following memorandum details the phasing budget and illustrative plans for achieving the Physical Master Plan in five and ten-year increments. Following this memorandum are spreadsheets which provide budget information for each phase. The first spreadsheet gives a comprehensive budget total for the 10-year Plan.

This is further broken down into a 5-year Plan (Phase I) and a 10-year Plan (Phase II). The 5-year Plan covers estimates for the first five years of the master plan. The 10-year Plan covers estimates for projects during the 5 to 10 year phase of the plan.

Included with this memorandum are the 5-year Illustrative Plan and the 10-year Illustrative Plan. Each plan illustrates land use, open space, landscaping, recreational facilities, pedestrian and vehicular circulation for the respective benchmark.

1. FIVE YEAR PLAN PHASING

The five year plan includes new student housing, new academic facilities, and new recreational facilities, a new parking deck and surface parking areas which will impact the deficits found in the current space analysis completed for this master plan.

1.1 5-Year: Main Campus New Building Construction

- **New Student Housing:** Two new facilities located adjacent to the existing Student Recreation Center are currently in the construction phase and will be completed within the 5-year time frame.
- **New Academic Building:** This new academic facility will be located between Georgia Avenue and Moore Street.
- **New Student Union:** The new Student Union Building will be located on the current site of the existing Old Gymnasium. This facility will incorporate, through renovation and expansion, the existing Old Gymnasium. The intersection of Baytree Road and North Oak Street has become the unofficial “entry” to the campus as visitors and students approach the University from I-75 down Baytree Road and dead end into Oak Street. The new Student Union will provide space for expanding student needs and will present a more pleasing entry point to the campus.

- **New Field House:** A new field house will be built adjacent to the Physical Education Complex facing Baytree Road. This new facility will serve the football practice fields to the east of the Physical Education Complex.

1.2 5-Year: Main Campus Renovations

- Renovations are currently underway on Nevins Hall (Phase I). Auxiliary Services currently has current and scheduled renovation projects at Brown Hall, Lowndes Hall and Patterson Hall. Additional renovations which the University has already planned, and which are on the 5-Year Capital Plan, are shown below:

Renovations of Nevins Hall – Phase II
Renovation of Pine Hall for Information Technology
Renovation of Ashley Hall

Buildings which may be considered for renovation include:

Old Gymnasium	Palms
Dining Center (Auxiliary Services)	Hopper
Hall (Auxiliary Services)	Georgia Hall
(Auxiliary Services)	Converse Hall (Auxiliary Services)

1.3 5-Year: Main Campus Demolitions

- The two facilities shown below are in the area of the new Academic Building located on Georgia Avenue. They will need to be demolished to make land space available for the construction of the new Academic Building. Demolitions on Main Campus will include the following:

Building 45 – 204 Georgia Avenue
Building 658 – Parking Services Building

1.4 5-Year: Main Campus Relocations

None Scheduled

1.5 5-Year: Main Campus Parking/Vehicular Circulation – New Construction/Reconfiguration

- **New Parking Deck at Oak Street:** This new Parking Deck will be located on the southeastern portion of the existing Oak Street Parking Lot. The new Parking Deck will be six levels (See Section VIB for a breakdown of spaces).
- **Reconfiguration of Surface Parking at Oak Street Parking Lot:** With the construction of the new Parking Deck at Oak Street, some portions of the existing parking, directly to the north of the new deck, will be reconfigured (See Section VIB for a breakdown of spaces).
- **Parking at the New Student Housing Complex:** The new student housing complex currently under construction will also provide additional parking to the west of the new housing (See Section VIB for a breakdown of spaces).

- Construction of the new Academic Building between Georgia Avenue and Moore Street will necessitate construction of a new parking lot (Jeanette Lot).
- The 5-year plan also will provide for new parking at the Union Lot.
- Front Campus Semi-Circle Drive Restored: The north side of the semi-circle bordering the front lawn will be reopened to accommodate vehicular circulation with drop-off and pick-up of students. However, this will prevent vehicular access onto the existing Blazer Boulevard.
- * See Section VI B “Vehicular Circulation and Parking” for specific numbers of parking spaces related to Parking Lots.

1.6 5-Year: Main Campus Landscaping/Pedestrian Circulation

- Blazer Boulevard modified to be Pedestrian: Vehicular Circulation will be modified to limit interior vehicular access to the campus core. Blazer Boulevard will be closed to vehicular traffic and will become a pedestrian walk.

1.7 5-Year: North Campus New Building Construction

- New Student Housing: Three new student housing facilities will be built on the North Campus to accommodate students primarily in the nursing and business fields.
- New Health Sciences Building: This new facility will be built across from South Georgia Medical Center facing Pendleton Avenue.
- New Lockers at the Ladies Softball Complex Area: Will serve the ladies softball program.

1.8 5-Year: North Campus Renovations

North Campus Renovations include the following:

Former Institutional Research: This facility will be renovated as a part of the Ladies Softball Lockers.

1.9 5-Year: North Campus Demolitions

- Two facilities will be demolished in the course of the 5-Year plan in order to provide land space for new housing on the North Campus. They are shown below:
- - Bldg 101: Barrow Hall
 - Bldg 104: Warehouse NC2 (Old White Warehouse)

1.10 5-Year: North Campus Relocations

- Only one facility is scheduled to be relocated in the 5-year plan.
 - Bldg 105: Greenhouse: This facility may be relocated.

1.11 5-Year: North Campus Parking/Vehicular Circulation- New Construction/Reconfiguration

- New Parking Lot at Health Sciences Building: This new parking will accommodate the new academic spaces and the new residential facilities on North Campus (See Section VIB for a breakdown of spaces).
- New Parking at Ladies Softball Fields: This will provide additional parking to support the Ladies Softball area.
- New Road Improvements: The new road improvements will provide access to the new Health Sciences Building and new student housing.
- * See Section VI B “Vehicular Circulation and Parking” for specific numbers related to Parking Lots.
-

1.12 5-Year: North Campus Landscaping/Pedestrian Circulation

- New Quad Area: This area will include new landscaping and sidewalks for access from academic buildings to student housing.
- Front Lawn Area: New sidewalks and improved landscaping at the front lawn area in front of Pound Hall will provide a more formal entry into the North Campus.

2. TEN YEAR PLAN PHASING

The ten year plan is more extensive in development and continues to build upon projected space needs. The ten year plan will be significant in the overall shaping and expansion of the main campus academic core as the closing of Georgia Avenue takes place. The closing of this street paves the way for a major expansion of the academic core on the northern portion of the main campus.

2.1 10-Year: Main Campus New Building Construction

- New Student Housing: Six new student housing facilities will be constructed in the 10-Year Plan.
 - Two new housing buildings will be located in the area of the Student Recreation Center
 - Three new housing buildings will be located on the block which is currently known as the Continuing Education Building (across from the “Crescent” building) at the intersection of Patterson Street and Gordon Street
 - One new housing facility will be located northwest of Georgia Hall
- Four New Academic Buildings will be sited on the Main Campus at the following locations:
 - One new facility in the area of what is currently Georgia Avenue

- One new facility in the area north of Drexel Park directly across Patterson Street from the University (in the area of what is currently the “Admissions” building)
- One new facility across Patterson Street from University Center
- One new facility south of Brookwood Drive adjacent to the University Bookstore
- A new Visitors Center will be located at the Baytree Road and Sustella Avenue intersection (adjacent to the PE Complex).

2.2 10-Year: Main Campus Renovations

Renovations which may be considered for the 10-year plan include:

University Union	
Former President’s Home	
Fine Arts Building	
Library	Odum
(Auxiliary Services)	Reade Hall
(Auxiliary Services)	Langdale Hall
(Auxiliary Services)	University Bookstore

2.3 10-Year: Main Campus Demolitions

There are several buildings slated for demolition in the 10-Year Plan. These facilities are primarily small, single-family dwellings that were purchased by the University in order to procure adjacent land. Most of these house-type facilities have been used as office space for various programs and most will be consolidated into the larger academic buildings upon completion of construction.

A specific order for demolition is not shown. The University will make decisions to demolish facilities to clear land for new buildings when programming for new buildings is complete. Programming of new buildings will identify those departments/offices which can be moved into larger academic buildings. Buildings slated for demolition include:

Building 2 – Brookwood Circle
Building 204 – Williams House
Building 63 – 1206 N. Patterson Street
Building 13 – Farber Health Center
Building 208 – Bursary Drive-Up T
Building 107 – 107 West Jane Street
Building 53 – Auxiliary Services
Building 61 – 201 W. Brookwood
Building 60 – Brookwood Radio
Building 201 – Housing and Residence

2.4 10-Year: Main Campus Relocations

The following building may be considered for sale and relocation due to its historic significance.

- Building 205 – Seago House

2.5 10-Year: Main Campus Parking/Vehicular Circulation- New Construction/Reconfiguration

- Closing of Georgia Avenue: The proposed expansion of the academic core is to the north of Georgia Avenue, the area where VSU owns a majority of the land. The closing of Georgia Avenue will modify the perimeter vehicular circulation around the campus. The northern perimeter road will become Moore Street.
- Parking at Admissions Building: With the completion of the new academic facility in this area, this parking lot will be reconfigured.
- Parking at University Center: Parking will be reconfigured to improve aesthetics of the Parking Lot and to provide more unity with the character of the campus.
- Parking at Continuing Education Site: The block which now contains the Continuing Education facility will be reconfigured for parking when new housing is added in this area.
- Parking at new Academic Buildings across from University Center: When the two new academic buildings are completed in the two blocks west of University Center (across Patterson Street), a new large parking lot will accommodate these facilities.
- Parking at the Palms Dining Center will be reconfigured in the 10-year plan.
- Parking Deck: A parking deck will be constructed in the area of the current Farber Health Center. This will provide a significant improvement in parking in the northern sector of the Main Campus and will accommodate both residential and academic facilities.

* See Section VI B “Vehicular Circulation and Parking” for specific numbers related to Parking Lots.

2.6 10-Year: Main Campus Landscaping/Pedestrian Circulation

- Landscaping/Pedestrian Circulation at Georgia Avenue: The primary change in pedestrian circulation comes with the closing of Georgia Avenue and the construction of new academic facilities in the block at Georgia Avenue. Extensive landscaping and pedestrian circulation will complete this area.
- The Landscape Plan designed by Arnold Associates provides design guidelines for the improvement of overall landscaping throughout campus. The plan cites the advantage of large deciduous trees whose canopies can provide significant decreases in temperature in summer and can allow sunlight penetration in winter; thus improving the pedestrian’s comfort while traveling throughout campus.

2.7 10-Year: North Campus New Building Construction

- New Student Housing: There will be two new housing buildings constructed on the North Campus in the 10-Year Plan.

2.8 10-Year: North Campus Renovations

- No projects on the North Campus are identified for renovation in the 10-year plan.

2.9 10-Year: North Campus Demolitions

- No buildings on the North Campus are proposed for demolition in the 10-year plan.

2.10 10-Year: North Campus Relocations

- No buildings on the North Campus are proposed for relocation in the 10-year plan.

2.11 10-Year: North Campus Parking/Vehicular Circulation New Construction/Reconfiguration

- Existing Parking West of Thaxton Hall: This parking area will be reconfigured.
- * See Section VI B “Vehicular Circulation and Parking” for specific numbers related to Parking Lots.

2.12 10-Year: North Campus Landscaping/Pedestrian Circulation

- Quad Area at North Campus Housing Complex: Upon completion of the additional housing on the North Campus, the landscaping and pedestrian ways will be completed.

IMPLEMENTATION PLAN

12,800 STUDENTS
5 YEAR PLAN - MAIN CAMPUS

Legend

-  Existing Buildings
-  New Academic Buildings
-  New Housing
-  Road Improvements
-  Buildings Demolished
-  Parking Garage



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates

May 2004

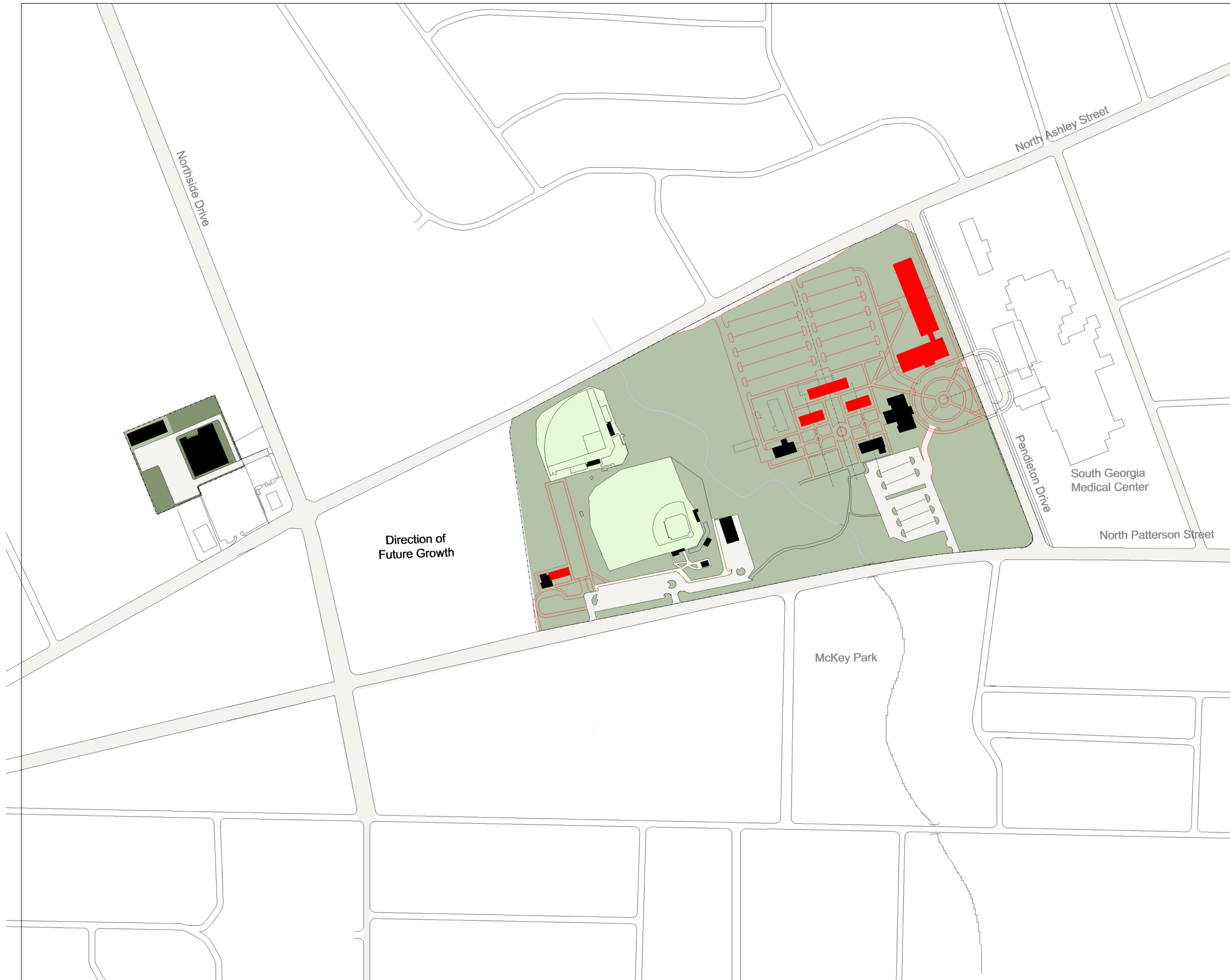


IMPLEMENTATION PLAN

12,800 STUDENTS
5 YEAR PLAN - NORTH CAMPUS

Legend

- Existing Buildings
- New Academic Buildings
- New Housing
- Road Improvements
- Buildings Demolished
- Parking Garage



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates

May 2004



IMPLEMENTATION PLAN

16,200 STUDENTS
10 YEAR PLAN - MAIN CAMPUS

Legend

- Existing Buildings
- New Academic Buildings
- New Housing
- Road Improvements
- Buildings Demolished
- Parking Garage



Valdosta State University
VALDOSTA, GEORGIA

John Portman & Associates






May 2004



IMPLEMENTATION PLAN

16,200 STUDENTS
10 YEAR PLAN - NORTH CAMPUS

Legend

-  Existing Buildings
-  New Academic Buildings
-  New Housing
-  Road Improvements
-  Buildings Demolished



Date May 2004
Project Valdosta State University Master Plan Update
Subject VII.C Implementation: Physical Master Plan Design Standards
From John Portman & Associates
To Dr. Marsha V. Krotseng, Chief Planning Officer

This memoranda outlines some basic design guidelines for the Valdosta State University campus, addressing building materials, open space, circulation, signage and exterior lighting. As Valdosta State University is located on two different campuses with two distinctly different architectural styles, separate architectural guidelines for each campus have been developed.

1. ARCHITECTURE

1.1 Architecture : Main Campus

The architectural guidelines for Valdosta State University have been developed as a means of achieving two primary design objectives. First, the guidelines are intended to be restrictive to a degree that insures a coherent building program whereby each new structure contributes to an integrated and well organized Master Plan. At the same time, the guidelines are flexible to a degree that will allow each structure to develop an individual identity that is appropriate to its specific program, context and design criteria.

The overall goal of the guidelines is the provision of a framework that will continue the vision established by the original buildings for Valdosta State University while simultaneously acknowledging and fostering the traditions of diversity and exploration that have been essential characteristics of academic architecture in the United States.

1.1.1 *Building Image, General Character*

The design of each building shall contribute to the development of a coherent campus image for Valdosta State while simultaneously acknowledging the individuality of its design criteria.

The exterior of new facilities on the Main Campus shall be designed to aesthetically recall elements of the Spanish Mission style of architecture as developed within the Georgia / Florida context of the United States. The exterior architectural design of new facilities should not be based on trendy, or fashionable architectural styles, but rather on enduring architectural values and the Spanish Mission style. The design emphasis shall be placed on the use of a basic vocabulary of materials and forms that recall the architectural heritage of the existing campus. Each new building shall be contemporary (not a copy of an old building) and creative in its compliance with these guidelines. At the same time, all new buildings shall acknowledge the collegiate nature of the institution and shall present a welcoming character.

As a reference for overall massing, materials, architectural details and color, West Hall on the Main Campus will serve as the primary model. Additional inspiration can be drawn from Ashley, Reade and Powell Halls, all fine original examples of the VSU campus style.



1.1.2 Building Height and Massing

The height and massing of all new buildings at Valdosta State University shall contribute to the development of a clear campus Master Plan through the expression of order and hierarchy. Generally, the height of building façades, from ground slab to roof slab, shall be limited to forty-five feet in order to develop a sense of spatial continuity throughout the campus. The minimum height of any building, or appendage to a building, shall be fifteen feet. While roof treatments may exceed the forty-five foot height restriction, the design of all roof features shall be of a size that is proportionally related to the scale of the overall building. While buildings of significant programmatic importance may exceed the maximum height limit, any wall surface that exceeds forty-five feet in height must be recessed back from the outermost envelope of the building, so as to ensure that the primary volume of all exterior spaces is reinforced.

1.1.3 Exterior Wall Surface

Exterior building surfaces shall be developed in a manner that enhances the quality and experience of the exterior spaces while reinforcing the relationship between people and architecture. In order to provide a sense of human scale and texture in the architecture at VSU, the modulation and articulation of exterior wall surfaces is required. Large fields of undifferentiated surfaces will not be permitted. Building façades can be articulated through the manipulation of the building envelope or through the use of varied materials and fenestration.

1.1.4 Primary Wall Material

The use of a consistent material and color on the exterior walls of new structures will ensure a sense of order and integration among all buildings at the Valdosta State University Main Campus. The exteriors of new facilities shall consist of a light gray stucco that is standard throughout the university. Stucco should comprise at least 75% of the exterior wall surface, not including window areas and doorways.

1.1.5 Accent Materials

In addition to the primary stucco, the use of some accent materials is encouraged to add diversity and visual interest. It is recommended that accent materials also be used to create articulation and patterning that express texture and develop a sense of scale. A minor percentage of the exterior may be built of limestone or pre-cast concrete with a

smooth texture and color similar to limestone, as exemplified by the pre-cast concrete on the Biology / Chemistry Building. In addition, buildings a red brick rowlock or wainscot may be added at the base of the exterior walls as can be found on West Hall and other campus buildings. The brick color and color for mortar joints for new construction shall match the existing brick and mortar joints colors and as approved by the University.

1.1.6 Glass and Fenestration

The climate of Georgia shall be considered as criteria for application and articulation of glass and fenestration on all buildings at Valdosta State University. The use of recessed glass, sun shading devices and appropriate glass type is suggested. The use of a variety of window and glass types is suggested as a means of creating visual interest and distinguishing buildings from one another. In keeping with the Spanish Mission style, arched windows may be considered.

Brightly colored window glass, as well as highly reflective glass is prohibited. In order to strengthen the relationship between interior and exterior spaces, transparent glass is recommended at the ground level of all buildings. Window frame colors shall be determined on an individual project basis, to be Tuscan red or charcoal, as appropriate to the exterior design of the building.

1.1.7 Building Entrances

Primary building entries shall be designed in such a manner that they are clearly indicated. All primary building entrances shall be located adjacent to major exterior spaces. At major entrances to a building, columns contemporary or classical in style, may be used as key architectural elements.



Secondary entrances shall be located adjacent to dedicated parking areas and service drives. Entrances should develop a transition between exterior and interior space while providing an adequate degree of shelter from the elements. This may be accomplished by providing architectural weather protection in the form of a small overhang, canopy or porch.

As a means of integrating buildings and site work elements such as retaining walls,

steps and paving, the expression of a building base is recommended at all building entrances. The height of the building base may be determined on an individual project basis.

1.1.8 Roofs

Roof-tops should be consciously designed to create an interesting effect that expresses the character of each building. New buildings should have roof structures that are complementary to the existing buildings and preserve the character of the campus. The predominant roof form shall cover a minimum of 80% of the plan footprint and be a minimum 3 /12 sloped clay tile roof, red in color. If it is not practical, to have all of the roof area built to a 3 /12 slope, a lower slope roof with a minimum slope of 1/2" per foot will be allowed on a maximum of 20% of the total building footprint. The roofing material in this case shall be a quality built-up, modified bitumen, or single-ply surface.

Extremely high roofs or roofs of extreme complexity should be avoided. Any low roof that is visible from adjacent buildings should be covered in a material of finish quality (pavers, colored gravel, etc.). Bright colors are prohibited on roof-tops. Any roof-top mechanical and exhaust equipment shall be an integral component of the building composition, and shall be of a material and color that is consistent with other building surfaces.



The eaves of the roof provide another opportunity for architectural expression. The wood brackets and exposed beam structure of the eaves on Ashley Hall are a prime example of the detail often found in the Spanish Mission style.

1.1.9 Exterior Stairs and Handrail

Design and color of exterior stairs and handrails shall be coordinated with the campus landscape standards for materials, finish and color, as well as the overall building design.

1.1.10 Exterior Lighting

Valdosta State University will provide general site lighting standards. Additional exterior lighting on buildings is not encouraged, except to highlight and illuminate significant building features, such as signage and entrances. Any lighting must be compatible with existing site lighting fixtures in material, finish and color.

1.1.11 Mechanical Equipment

Air-conditioning and other mechanical equipment shall be screened or fenced so that they are not visible and so that sound transmission is minimized.

1.2 Architecture : North Campus

The architectural guidelines for Valdosta State University have been developed as a means of achieving two primary design objectives. First, the guidelines are intended to be restrictive to a degree that insures a coherent building program whereby each structure contributes to an integrated and well organized Master Plan. At the same time, the guidelines are flexible to a degree that will allow each structure to develop an individual identity that is appropriate to its specific program, context and design criteria.

The overall goal of the guidelines is the provision of a framework that will establish a primary order or vision for the North Campus at Valdosta State University while fostering the traditions of diversity and exploration that have been essential characteristics of academic architecture in the United States.

1.2.1 Building Image, General Character

The design of each building shall contribute to the development of a coherent campus image for Valdosta State while simultaneously acknowledging the individuality of its design criteria.

The exterior of new facilities shall be designed to aesthetically recall elements of the Georgian style of architecture as defined within the context of the southeastern United States. The exterior architectural design of new facilities should not be based on trendy, or fashionable architectural styles, but rather on enduring architectural values and the Georgian style. The design emphasis shall be placed on the use of a basic vocabulary of materials and forms that recall the Georgian heritage of the North Campus. Each new building shall be contemporary (not a copy of an old building) and creative in its compliance with these guidelines. At the same time, all new buildings shall acknowledge the collegiate nature of the institution and shall present a welcoming character.

As a reference for overall massing, materials, architectural details and color, Pound Hall will serve as the primary model. Additional inspiration can be drawn from Thaxton Hall, another original example of the Georgian style on the VSU North Campus.



1.2.2 Building Height and Massing

The height and massing of all new buildings at Valdosta State University shall contribute to the development of a clear campus Master Plan through the expression of order and hierarchy. Generally, the height of building façades, from ground slab to roof slab, shall be limited to forty-five feet in order to develop a sense of spatial continuity throughout the campus. The minimum height of any building or building appendage shall be fifteen feet. While roof treatments may exceed the forty-five foot height restriction, the design of all roof features shall be of a size that is proportionally related to the scale of the overall building. While buildings of significant programmatic importance may exceed the maximum height limit, any wall surface that exceeds forty-five feet in height must be recessed back from the outermost envelope of the building, so as to ensure that the primary volume of all exterior spaces is reinforced.

1.2.3 Exterior Wall Surface

The vision for the North Campus at Valdosta State University will establish a cohesive environment in which buildings and landscape participate in a dynamic and integral relationship. Consequently, exterior building surfaces shall be developed in a manner that enhances the quality and experience of the exterior spaces while reinforcing the relationship between people and architecture. In order to provide a sense of human scale and texture in the architecture at VSU, the modulation and articulation of exterior wall surfaces is required. Large fields of undifferentiated surfaces will not be permitted. Building façades can be articulated through the manipulation of the building envelope or through the use of varied materials and fenestration.

1.2.4 Primary Wall Material

The use of a consistent material and color on the exterior walls of new structures will ensure a sense of order and integration among all buildings at the VSU North Campus. The exteriors of new facilities shall consist of brick that is North Campus Standard red brick or a similar red brick of equal quality, covering at least 75% of the exterior surface, not including window areas and doorways.

The brick color and color for mortar joints for new construction shall match the existing brick and mortar joints colors and as approved by the University.

1.2.5 Accent Materials

In addition to the primary brick, the use of a variety of accent materials is encouraged to add diversity and visual interest. It is recommended that accent materials also be used to create articulation and patterning that express texture and develop a sense of scale. A minor percentage of the exterior may be built of limestone or pre-cast concrete with a smooth texture and color similar to limestone. Other brick colors may be used as a supportive design element with the condition that such brick surface, of other than North Campus Standard red brick, shall not exceed 10% of the exterior surface excluding window and doorway areas.

1.2.6 Glass and Fenestration

The climate of Georgia shall be considered as criteria for application and articulation of glass and fenestration on all buildings at Valdosta State University. The use of recessed glass, sun shading devices and appropriate glass type is suggested. Brightly colored window glass, as well as highly reflective glass is prohibited. However, the use of a variety of window and glass types is suggested as a means of creating visual interest

and distinguishing buildings from one another. In order to strengthen the relationship between interior and exterior spaces, transparent glass is recommended at the ground level of all buildings. Window frame colors shall be white on the North Campus.



1.2.7 Building Entrances

Primary building entries shall be designed in such a manner that they are clearly visible. All primary building entrances shall be located adjacent to major exterior spaces. At major entrances to a building, columns shall be used as key architectural elements. The columns may be contemporary or classical in style.

Secondary entrances shall be located adjacent to dedicated parking areas and service drives. Entrances should develop a transition between exterior and interior space while providing an adequate degree of shelter from the elements. This may be accomplished by providing architectural weather protection in the form of a small overhang, canopy or porch.

As a means of integrating buildings and site work elements such as retaining walls, steps and paving, the expression of a building base is recommended at all building entrances. The height of the building base may be determined on an individual project basis.



1.2.8 Roofs

Roof-tops should be consciously designed to create an interesting effect that expresses the character of each building. New buildings should have roof structures that are complementary to the existing buildings and preserve the character of the campus. The predominant roof form shall cover a minimum of 80% of the plan footprint and be a 3/12 sloped slate or textured asphalt roof in a dark slate gray color. If it is not practical, to have all of the roof area built to a 3/12 slope, a lower slope roof with a minimum slope of $\frac{1}{2}$ " per foot will be allowed on a maximum of 20% of the total building footprint. The roofing material in this case shall be a quality built-up, modified bitumen, or single-ply surface. Extremely high roofs or roofs of extreme complexity should be avoided. Any low roof that is visible from adjacent buildings should be covered in a material of finish quality (pavers, colored gravel, etc.). Bright colors are prohibited on roof-tops. Any roof-top mechanical and exhaust equipment shall be an integral component of the building composition, and shall be of a material and color that is consistent with other building surfaces.

1.2.9 Exterior Stairs and Handrail

Design and color of exterior stairs and handrails shall be coordinated with the campus landscape standards for materials, finish and color, as well as the overall building design.

1.2.10 Exterior Lighting

Valdosta State University will provide general site lighting standards. Additional exterior lighting on buildings is not encouraged, except to highlight and illuminate significant building features, such as signage and entrances. Any lighting must be compatible with existing site lighting fixtures in material, finish and color.

1.2.11 Mechanical Equipment

Air-conditioning compressors and other mechanical equipment shall be screened or fenced so that they are not visible and so that sound transmission is minimized

2. OPEN SPACE

The site analysis for the Valdosta State University campus suggests emphasizing and extending the many attractive features of the campus. There is a need for more trees to

shade walks, roads and gathering spaces. A desirable goal is to have shade trees lining both sides of every street in and around the campus.

The basic concept of moving through a series of large and small outdoor spaces can be reinforced by a stronger definition of the spaces with plantings to create a series of outdoor rooms. Done sensitively, this can make the outdoors an extension of the building spaces, creating a more unified and satisfying experience.

In places, the spatial quality of the campus has been compromised by the addition of buildings and parking. In these areas, redesign of the landscape can correct some of the visual problems by reshaping the outdoor spaces, improving vistas and buffering less desirable views.

In general, appropriate plantings, as described in memo VI.C., will create and strengthen long views at eye level along main pedestrian circulation routes. Plantings of trees, shrubs and groundcover need to be carefully planned to prevent ad-hoc accumulation of plants throughout the Campus. The preparation of a Master Planting Plan for the campus is recommended as a useful next step to guide unifying changes to the campus. Such a plan can avoid whimsical additions that result from well meaning donations of memorial plants, and assure a measure of continuity in the way plantings are done throughout the Valdosta State University campus.

3. CIRCULATION

Site circulation guidelines are provided to ensure a clear hierarchy in circulation systems throughout the site, and to describe sectional qualities that should be attained.

3.1 Vehicular Circulation

3.1.1 Street Layout and Design

Intersection sight distances shall be provided in accordance with current AASHTO guidelines for prevailing (85th percentile) speeds on adjacent ways to ensure adequate safety. All streets and driveways shall be of concrete or asphalt pavement. No dirt or gravel vehicular paths shall be permitted.

Significant trees of 12-inch caliper or greater or woodland vegetation outside the roadbed within the right-of-way shall be preserved by adjusting the alignment of utilities and walkways to avoid the trees.

3.1.2 Major Arterial Roadways

All major arterial roadways, as defined by this master plan, are maintained by the city, state or county. However, these roadways would benefit from increased street tree plantings, and negotiations with government officials are encouraged.

3.1.3 Major Collector Roadways

Major collector roads serve as the principal vehicular routes through the campus, connecting the multiple campus entries. Major collector roads shall be planted with a single row of deciduous street trees, at least 4-inch caliper, and at least 40' on center. Trees on any single roadway shall always be consistent and of the same species. Roadways shall have at least two 10 – 12 foot travel lanes, with a minimum of one four-foot sidewalk and two to three feet of lawn and tree plantings.

3.1.4 Minor / Ceremonial Roadways

Secondary roadways connect to primary roadways, and are generally used as service roads, or double as pedestrian pathways.

Secondary roadways should have a parkway character. These roadways should be planted with street trees, either in a formal, linear style or informal style. Width of the roadway should not exceed ten feet, and should have restricted vehicular use to ensure safe coexistence of vehicles and pedestrians.

3.2 Parking

The presence of parking lots can be unsightly and may negatively impact the character of the university and the image of the community as a whole. Parking guidelines can ensure the integrity of development while maintaining the amount of necessary parking on the site.

For safety and aesthetic reasons, parallel and angled on-street parking on campus roadways is discouraged. Large parking areas should not exceed 4,000 square feet in size without the construction of intermediate planter islands, and appropriate landscaping shall screen all parking and critical locations from view. Parking spaces shall be nine feet wide by 18 feet deep, with aisle widths at least 24 feet wide. Provision for some eight feet wide by 18 feet deep parking spaces are made in the plan for compact cars to increase efficiency. All parking lots shall conform to the Americans with Disabilities Act requirements.

The campus should provide an adequate number of parking spaces to service peak-hour demand. This number allows 85 percent of commuter students, 90 percent of faculty and staff, and 61 percent of resident students to park on-campus during the university's peak periods. See Parking Requirements sections of the master plan for more information.

3.3 Service, Delivery and Loading Areas

Service entrances, as well as delivery and loading areas, shall be separated from primary public access ways and screened from public view. Service areas should not be visible from major streets, public areas, open space, or adjacent structures. Planting of coniferous or other evergreen shrubs of maximum visual impermeability is required around all critical areas including loading, disposal, or other visually intrusive or objectionable activity or improvements which could be clearly seen from public view points and/or abutting users. Earth berms or attractive fencing are also appropriate screening materials

3.4 Pedestrian Circulation

Pedestrian circulation includes walks and paths which accompany either street right-of-ways or open space systems. When part of the street framework, a single row of trees generally accompanies the path.

All exterior pedestrian walkways shall be surfaced with the university standard brick or concrete pavers in a blend of colors matching existing paved walks established at the Front Lawn. The new walk concrete pavers shall match the existing pavers and as approved by the University.



Walkways should accompany all primary vehicular roadways, and be separated from them by plantings or lawn panels. In limited situations, pedestrian walkways may be adjacent to a roadway which is constructed with a vertical curb separating the roadway from the walkway.

Walkways should measure between four feet and ten feet. All building entries must have an accessible pedestrian walkway connection, and walkways should connect parking areas to primary buildings to ensure safety of pedestrians. Plazas should be surfaced with brick or concrete pavers, shaded by a canopy of deciduous trees, and should contain benches, tables, trash receptacles, and other pedestrian amenities.

Where pedestrian walks may be required to serve delivery, service, ambulance, or emergency vehicles, the pavers shall be laid over an asphalt base or a concrete mud slab to withstand the vehicular load. In other situations, where erosion is not a concern, the pavers may be set on compacted soil or fill.

4. SIGNAGE

Signage is an important element of wayfinding on the campus. Signage should be simple, highly-legible and lit for evening use. Lettering on buildings should be limited to the building name, and should be compatible with the building materials while still maintaining high legibility. No iridescent or fluorescent paint should be used.

The lettering, color, and proportion of signs should be consistent throughout the campus. Exposed wiring, conduits, tubing, lamps, ballast boxes and raceways, as well as all cabinets, transformers, ballasts, attachment devices and similar equipment should be concealed from view.

5. EXTERIOR LIGHTING

Lighting should adhere to the following guidelines which require that pedestrian walks and paths, streets, entrances, service areas and certain signage be illuminated within the campuses to reduce accidents, assist in police protection and facilitate traffic flow.

Exterior illumination shall be designed to eliminate glare to the extent possible and provide appropriate, but not excessive, light levels. Exterior illumination mounted on poles or buildings shall direct light downward and not horizontally across any area. All light fixtures and equipment shall be unobtrusive and consistent with the design of adjacent buildings and surroundings.

The recommended light source on the campus is metal halide. Consistency of light source in discrete areas should be consistent and should utilize existing fixtures until total replacement may be possible. Major arterial and collector roadways shall have light poles at an 18- to 20-foot maximum height to the top of the fixture/post assembly with a 50-foot maximum on-center spacing.

New pedestrian lighting shall have warm, semi-concealed sources mounted on low, dark poles no greater than 15 – 18 feet. Single luminaires are recommended, although multiple luminaires may be utilized at special locations such as entry points. All fixtures shall be free of flare and utilize obscure glass or acrylic lenses with metal halide lighting. Consistency with existing fixtures should be maintained.

Light fixtures as well as overall lighting levels are outlined in the official VSU policy on outdoor lighting.

T e c h n i c a l M e m o r a n d u m

Date May 2004

Project Master Plan Update

Subject VII.C – Physical Master Plan Design Standards
(Open Space, Pedestrian Circulation & Landscaping)

From Henry Arnold, Arnold & Associates Landscape Architects

To Dr. Marsha Krotseng, Chief Planning Officer, Valdosta State University

1. OPEN SPACE & PEDESTRIAN CIRCULATION DESIGN GUIDELINES

1.1. Objective

These Design Guidelines are intended to provide a standard of visual quality for the campus open spaces that cannot be conveyed in master plan drawings. The objective is to harmonize new additions and extensions of the campus to produce a sense of unity in the way the open spaces are experienced in walking through the Valdosta Campus.

The Campus is an interconnected composition of outdoor spaces defined by buildings, plantings and other structural elements of the grounds. These spaces are sometimes the unplanned result of adding new buildings without adequate attention to the spaces beyond. The following guidelines are meant to encourage thoughtful design of these new open spaces as the Campus grows.

1.2. Open Space Guidelines

1.2.1. Ground Plane

Create a sense of arrival for people entering significant new spaces from major directions of travel.

In adding to the Campus, organize a series of new spaces sequentially to provide a continuity of experience from one area to another. Develop views into and out of each new space from important pedestrian routes, and from key locations within each space.

When grading to change landforms, use gently flowing curves for changing ground levels in lawn areas. In general, limit mown lawn area grades to slopes of less than two feet horizontal to one foot vertical. For grade changes requiring over two to one slopes use groundcover planting, rip-rap, or a retaining wall to stabilize the slope and prevent erosion.

For new storm drain inlets in pavement use appropriately pedestrian scaled drain grates to fit the paving pattern, and meeting ADA requirements. Coordinate locations of inlets with surroundings.

Avoid pedestrian paved area slopes in excess of five feet in one hundred wherever possible, and use a maximum grade of twelve feet in one hundred for handicapped accessibility over short distances.

Use a light color paving material to reduce solar heat absorption, shading walking areas to reduce heat and glare.

In pedestrian areas under trees use pervious or open joint paving materials within the branch spread to allow tree roots to receive air and water.

1.2.2. Planting

Generally, use planting to create and reinforce spaces, not just as visual enhancement. Large shade trees are the right scale to complement most campus spaces.

Improve the natural enhancement value of plantings by favoring seasonally changing plants over evergreens especially by selecting deciduous trees to allow summer shade and winter sunlight.

Use repetition in selecting plant types for continuity between areas, and plant continuing lines of the same species of large shade trees to orient and reinforce the visual connection between spaces.

Use state of the art tree planting techniques for trees planted in paved areas. Method should incorporate pervious paving, provide minimum sixteen cubic yards of soil per tree in continuous interconnected planting trenches, aeration and air entrained soil.

Avoid creating mulch mounds at the base of trees. Allow trees to grow directly out of the lawn areas with only a level, narrow collar of inert material to protect the trunk from mowing damage.

Maximize transparency in campus plantings using trees with canopies starting at eight feet or higher to allow views under the branches at eye level. Use only shrubs lower than sixty inches tall in areas where they would block views between campus spaces.

Use shrubs for screens, buffers and low hedges in a way that introduces seasonal change and color, and in large masses complementing the campus scale.

Use low plants for soil erosion control and visual enhancement. Plant in large continuous masses in areas less suited to lawn because of slope or shade.

1.2.3. Cultural Features

Using locations shown in the Landscape Plan Concept as a guide, set up and follow a plan for locating outdoor art around the Campus. Develop criteria for the type of art for each location.

Add water features within the campus as part of a program for continuing open space development to further the cultural environment, and create lively spaces.

Create outdoor spaces for teaching such as amphitheatres, shaded gathering spaces and other campus sites appropriate for nature study.

Expand opportunities for conviviality on the campus by shaping areas for informal gathering and outdoor eating.

Develop a vocabulary of outdoor furnishings to promote campus wide identity and continuity in utilitarian items such as benches, drinking fountains, trash receptacles, railings, curbs, kiosks and sign graphics for directions and identification.

1.3. Pedestrian Circulation Guidelines

Students, faculty, staff and visitors move about the campus primarily by foot. The hierarchy of circulation systems for the main campus is: (1) Walking and bicycling; (2) Riding campus transit buses; (3) Driving a private motorcar

The following guidelines could improve the already favorable circulation pattern.

1.3.1. General

Promote walking as the most efficient, healthful and enjoyable way to move around the Campus by relocating automobile parking space from the central academic area to peripheral locations west of North Oak Street.

Redesign areas where parking is removed to create a tree shaded, more inspiring and inviting central campus as suggested in the physical master plan documents.

1.3.2. Time and Distance

Encourage walking within the center of the campus where average walking trips are less than ten minutes. Focus on improvements that provide generous walking space.

Improve the campus transit system to make connections to the most distant destinations more convenient and expeditious, notably those routes exceeding an eight to ten minute walk.

Create positive public relations for cyclists by educating motorists and cyclists. The University should gear circulation improvements to make bicycling more attractive for trips that would require more than a ten minute walk.

Promote physical improvements to increase bicycle compatibility with cars and pedestrians by means such as designated traffic lanes, widened pedestrian routes, convenient covered bicycle parking and directional signs.

1.3.3. Circulation Routes

Make all pedestrian routes throughout the campus handicapped accessible by meeting ADA standards for surfaces, ramps and grades.

Shade main and secondary walkways with large shade trees as part of ongoing improvements to the pedestrian path system.

Create safe, convenient pedestrian crossings of streets surrounding the campus with well defined cross walks, warning signs for motorists and traffic control devices where warranted.

When modifying pedestrian routes, incorporate features to accommodate bicycles, creating separate designated lanes for pedestrians and bicyclists wherever possible. Make all routes bicycle compatible.

Work with the city or state to create designated bikeway lanes on public streets, especially to accommodate north/south traffic connecting the North campus with the main campus, following AASHTO guidelines for bicycle facilities.

Limit vehicular traffic speeds on all campus roads to 15 mph. Work with the State and the City to attain pedestrian and bicyclists safety standards on roadways abutting the campus.

Date May 2004

Project Valdosta State University Master Plan Update

Subject VII.D Implementation: Planning and Review Process

From John Portman & Associates

To Dr. Marsha V. Krotseng, Chief Planning Officer

This memoranda outlines some guidelines which will help to structure two major tasks: implementing the current master plan, and periodically reviewing and modifying the master plan to accommodate future needs.

1. IMPLEMENTING THE PHYSICAL MASTER PLAN

The campus master plan should be regarded as a dynamic working tool that shapes the long-term vision for campus development and growth. The master plan should be able to accommodate change and unanticipated events, and adequately oversee the quality and uniqueness of individual projects while sustaining the integrity of the master plan framework.

Because all buildings or spaces in the master plan won't be built at the same time, and because the individual building projects will be designed and built by different designers and contractors, it is important to set strong goals which will guide the incremental growth. The object is to have a consistent and complementary campus form when full build-out is reached. Relying on framework tools such as design guidelines, key building and open space adjacencies will prove helpful in carrying out these individual building projects.

Implementation should respond to the physical needs of the university: expanding enrollment, building renovation, computer linkages in classrooms and laboratories, distance learning facilities, addition or subtraction of academic programs, etc. A committee comprised of members of the original master planning committee should be established to keep key issues at the forefront and to understand the process that contributed to the recommendations of the master plan. Reviewing the master planning document with future project architects early in their schematic design process will also help to produce a coherent campus form. Detailing fundamental goals such as the extent of the building envelope or the limit of green space or any view corridors to be preserved also will help frame future development.

2. DEFINING AN INCREMENTAL PHYSICAL MASTER PLAN REVIEW PROCESS

The following are some guidelines and suggestions for implementing a design review process tailored to some of the needs of the university.

2.1 Reasons to Review a Physical Master Plan

- Recent or proposed land acquisition
- Proposed building improvements
- Proposed capital improvement
- Grant awards given to the university for improvements
- External circumstances in the community that directly impact the physical master plan such as construction of a new road, change of regulations or proposed adjacent development
- Other changes that were unanticipated at the time of the physical master planning process

2.2 Conducting a Review at the University Level

2.2.1 Step One

The university may appoint administrative and academic staff (Group) to periodically review the status of land use and facilities program development on the campus. The review process and Group typically are administered through the university's office of physical planning or physical plant. The Group is responsible for the "civic" mission of a project, ensuring that the proposed amendment is consistent with the mission statement, institutional strategic plan and physical master planning guidelines, and emphasizing the relationship of the proposed amendment to the larger campus context. The Group is charged with monitoring the efficacy of the physical master plan.

2.2.2 Step Two

The Group often (1) identifies trends or needs for change in use patterns, density, program affinities and relationships to open space, circulation and utility patterns that might affect the land use plan, and (2) determines whether such circumstances should be corrected to maintain the integrity of the land use plan and constraining factors, or cause the plan to be altered or amended to reflect valid needs. The review may identify opportunities to meet university facilities needs more effectively by:

- Identifying ways that a project can serve multiple needs
- Combining proposed projects
- Coordinating activities relative to leasing, acquisition, disposition and project development

2.2.3 Step Three

In the review process, the Group will assess proposed projects (amendments) by comparing them with the land uses, densities and open space provisions of the physical master plan. Upon determination of appropriate location, and consistency with use and density guidelines, the college may review the proposed improvements (amendments) and make recommendations as necessary to ensure the project's consistency with the intent of the physical master plan.

Note that the design review process is separate from the monitoring process and that it typically is the responsibility of a separate committee. While the monitoring Group described herein determines the extent to which a proposed project or program might cause the physical master plan to change, the design review committee ensures that specific projects are in compliance with design and development guidelines.

2.2.4 Step Four

The Group should assess proposed projects in a comprehensive manner that takes into account the suitability of the site and the cumulative consequences of development in regards to on- and off-campus development constraints, conflicts or limits such as traffic, infrastructure and drainage. Site suitability will address topography, soil conditions, drainage, utilities and infrastructure, vehicular and service access and program affinities.

2.2.5 Step Five

The university also may form a committee or delegate responsibilities to the Group to undertake an annual review of the schedule of capital improvements to ensure that they are consistent with the land use, density and development factors as described in the physical master plan.

2.2.6 Step Six

The Group typically reports its findings from items one through five, if applicable, to the university president, governing board, committee or other appointed officer and recommends circumstances when and how an amendment of the land use plan may be merited or where projects should be limited or amended.

2.2.7 Step Seven

After the decision to amend a physical master plan has been made, the university president, governing board or committee or other appointed officer may consult with the staff of the University System of Georgia Board of Regents on circumstances deemed by the university or University System of Georgia Board of Regents' regulations, to merit consideration. These discussions will outline the terms by which the plan or projects may need to be altered.

2.2.8 Step Eight

The Group then may determine the more detailed impact of this amendment on the current physical master plan, conducting reports, surveys, analysis, drawings or other studies to adequately assess the future effects of this amendment.

2.2.9 Step Nine

The Group then may present these impacts to the university president, governing board or committee or other appointed officer for their assessment. Depending upon the nature of the amendment and its effect on the surrounding community, discussions and presentations may be held with community groups.

2.2.10 Step Ten

Modifications to the amendment shall be made according to discussions above, and redrafted for approval by the appropriate university official(s). Appropriate timetables, funding and development coordination measures associated with the prospective amendment should be drafted and presented.

2.2.11 Step Eleven

Amendments to the campus physical master plan then may be consolidated into an annual submission to appropriate officers or divisions within the university, if applicable, and to the University System of Georgia Board of Regents.

DRAFT FINAL REPORT

One Mile Branch Restoration Feasibility Study

Submitted to Valdosta State University, Valdosta, GA

April 15, 2004

by
Jennings Environmental, LLC
1400 Deboy Street, Raleigh, NC 27606

Greg Jennings, PhD, PE
Dan Clinton, PE
David Bidelspach, EI
Jon Calabria, ASLA



EXECUTIVE SUMMARY

One Mile Branch is an urban stream flowing through the campus of Valdosta State University in Valdosta, Georgia. Natural stream functions in One Mile Branch have been altered by urban development, channelization, streambank armoring, pollution, stormwater discharges, and loss of native riparian vegetation. Potential stream restoration project components include:

1. Adjust the stream channel morphology to provide a more stable dimension, pattern and profile and improve sediment transport in the active channel;
2. Provide access to an active floodplain to dissipate energy during high flows and support floodplain habitat;
3. Stabilize eroding streambanks to reduce sediment inputs to the stream and improve water quality;
4. Remove invasive, exotic plant species in the riparian corridor and establish native plant communities to improve habitat and aesthetics;
5. Remove pollution sources, including trash, illicit discharges, and untreated stormwater outfalls; and
6. Provide educational and research opportunities in hydrology, geomorphology, biology, and environmental science to evaluate changes in stream condition.

The feasibility study consisted of an evaluation of existing information and field data to support development of potential stream restoration options. Existing information included maps of the One Mile Branch watershed and land uses on the VSU Campus. The survey data collected in January, 2004, included stream channel cross-section surveys at eight locations and geo-referenced locations of observed constraints, such as parking lots, buildings, utilities, and stormwater outfalls. This information was used to create AutoCad drawings showing potential adjustments to stream morphology and construction limits. Field survey data also included identification of existing exotic vegetation in the stream corridor.

In summary, the stream channel is mostly unstable with high streambank erosion in some areas, especially in Reach 4 near the athletic facilities. The channel is incised, with very little access to active floodplains for dissipating energy during high flows. In some areas, the channel does not transport sediment efficiently, resulting in mid-channel sand bars that contribute to further streambank erosion. The stream pattern is very straight, maintained in part by hard armoring. This results in very little streambed diversity and poor aquatic habitat. The riparian corridor contains several invasive plant species and in some areas is maintained to prevent native plants from becoming established along the stream.

This report describes recommendations for restoration efforts on One Mile Branch to achieve the objectives listed above. For long-term success, the restoration project must include channel morphology changes, creation of an active floodplain, and streambank stabilization, in addition to establishment of native riparian plant communities and pollution removal. We believe that restoration is feasible as outlined in this report. The estimated cost of design, construction, and planting is approximately \$200 per linear foot of restored channel, depending on constraints and design options. The highest priority for initial restoration efforts is Reach 4 near the athletic facilities.

TABLE OF CONTENTS

1. INTRODUCTION 1
 1.1. Project Description 1
2. EXISTING CONDITIONS 3
 2.1. Stream Morphology 3
 2.2. Streambank Stability 6
 2.3. Riparian Condition 7
3. CONCEPTUAL PLAN 8
 3.1. Stream Morphology 8
 3.2. Instream Structures 13
 3.3. Riparian Buffer 13
4. PROJECT CONSTRAINTS 15
5. COST ESTIMATES 15
6. REFERENCES 16
APPENDIX
 A. Conceptual Restoration Design Plan Views and Cross Sections
 B. Invasive Plant Species on the Georgia Exotic Pest Plant Council List
 C. Plant Species Recommended for One Mile Branch Riparian Corridor

LIST OF TABLES

Table 2.1. Cross-Section Information for Existing, Reference, and Design Channels 5
Table 2.2. Bank Erosion Hazard Index Description (from Rosgen, 2001) 6
Table 2.3. Bank Erosion Hazard Index Results for Each Stream Reach 7
Table 2.4. Invasive Plant Species Found in the One Mile Branch Riparian Corridor 8
Table 3.1. Advantages and Disadvantages of Restoration Options for Incised Streams .. 10
Table 5.1. Cost Estimates for One Mile Branch Restoration 15

LIST OF FIGURES

Figure 1.1. Aerial Photograph of One Mile Branch 1
Figure 1.2. USGS Topographic Map of One Mile Branch 2
Figure 1.3. One Mile Branch Watershed Boundary 2
Figure 2.1. North Carolina Coastal Plain Regional Curves 4
Figure 3.1. Conceptual Cross Sections of Priority 1 and 2 Restoration Projects 9
Figure 3.2. Existing and Conceptual Design Cross Sections for Reach 4 11
Figure 3.3. Conceptual Design Plan View for Option 1 12
Figure 3.4. Conceptual Design Plan View for Option 2 12
Figure 3.5. Schematic Root Wad Cross Section 13
Figure 3.6. Conceptual Riparian Buffer 14

1. INTRODUCTION

This report was prepared in response to a request by Valdosta State University for a feasibility study of potential restoration of One Mile Branch. The study site includes the stream channel and surrounding riparian corridor on the campus of Valdosta State University in Valdosta, Georgia. The purpose of this feasibility study is to evaluate the stream reaches for their restoration potential and to make cost-based recommendations on stream restoration strategies and vegetated buffer enhancement to improve the quality, function, and aesthetics of campus streams.

1.1. Project Description

One Mile Branch is an alluvial, urban stream with a watershed drainage area of approximately 2.1 square miles at the point it flows onto campus at Patterson Street (Figures 1.1 and 1.2). The stream is located in the Withlacoochee River Basin (USGS Cataloging Unit 03110203). The study site includes approximately 2,500 linear feet of perennial stream divided into 5 stream reaches for this study (Appendix A). The upper reaches of the One Mile Branch watershed are in residential areas with impervious surfaces ranging from 20 to 30% (Figure 1.3). Immediately upstream of campus the stream flows through a city park with landscaped lawns and play areas.



Figure 1.1. Aerial Photograph of One Mile Branch on Valdosta State University Campus (1993 photograph obtained from <http://terraserver.microsoft.com/>).

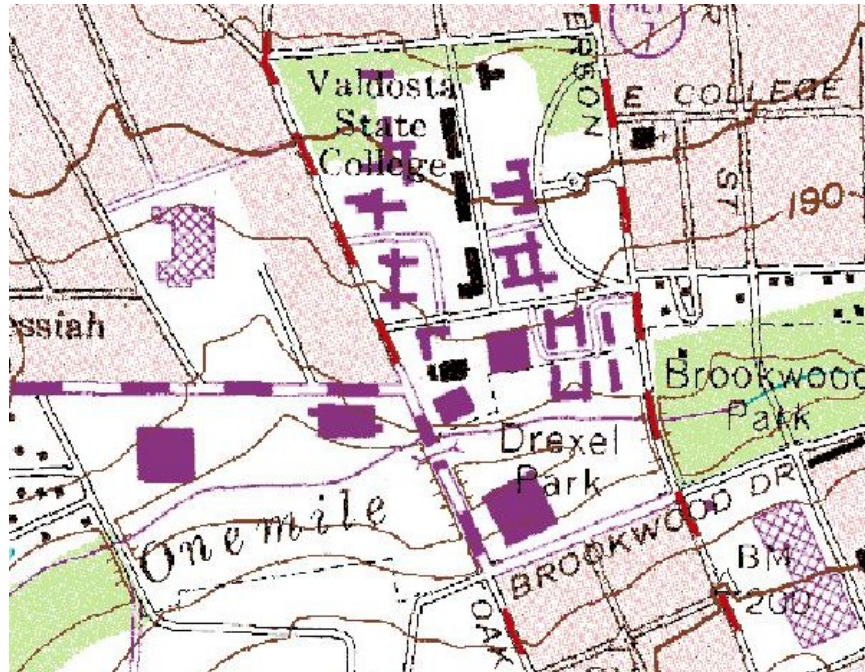


Figure 1.2. USGS Topographic Map of One Mile Branch on Valdosta State University Campus (1993 map obtained from <http://terraserver.microsoft.com/>).

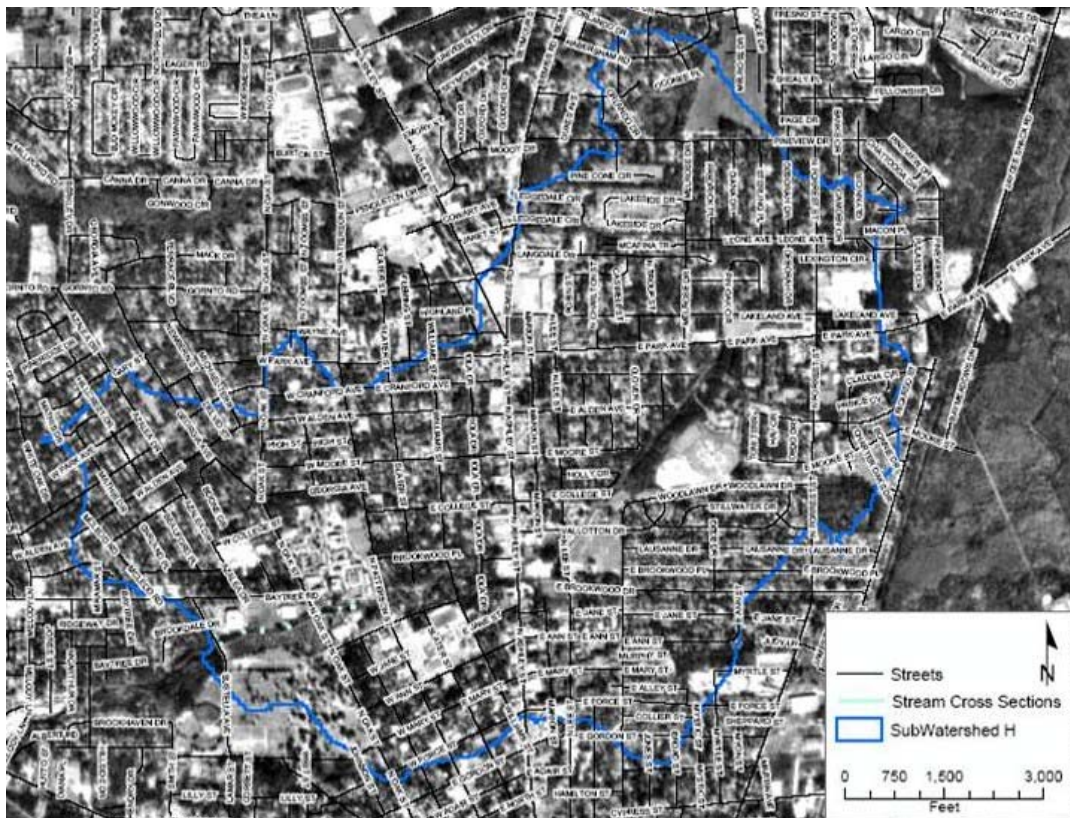


Figure 1.3. One Mile Branch Watershed Boundary.

Local concerns include water quality, stream stability, aesthetics, flooding, and educational opportunities for students and watershed residents. Natural stream functions in One Mile Branch have been altered by historic changes in watershed land uses, channel straightening and relocation, piping, floodplain filling, streambank armoring with concrete chunks and sandbags, numerous stormwater discharges, and loss of native riparian vegetation. The resulting stream channel is incised with minimal active floodplains and narrow vegetated riparian corridors. Observed impacts include poor aquatic habitat, sediment deposition, eroding streambanks, invasive plant species along streambanks, and degraded water quality.

Watershed development has resulted in impaired stream stability, defined as the ability of the channel to carry the water and sediment delivered by its watershed, such that over time it maintains its dimension, pattern and profile while neither aggrading nor degrading (Rosgen, 1996). Specific indications of instability include streambank erosion, sediment deposition, and streambed scouring. Three major causes of stream channel instability that may be addressed through potential restoration projects are: (1) channel incision, resulting in loss of functional floodplain; (2) channel straightening, resulting in poor riffle-pool sequence; and (3) poor riparian vegetation condition, resulting in streambank erosion and poor habitat.

This report summarizes the feasibility study and provides recommendations to meet the following objectives:

1. Provide a stable stream that transports the water and sediment delivered by its watershed while maintaining its form;
2. Improve the water quality and aquatic habitat of the stream;
3. Improve the floodplain functions of water storage and habitat;
4. Improve the riparian buffer functions of stability, habitat, and aesthetics; and
5. Reduce the impacts of stormwater drainage to the stream.

2. EXISTING CONDITIONS

2.1. Stream Morphology

Field surveys were conducted in January, 2004, using techniques described by Harrelson et al (1996). These field measurements were used to classify the stream reaches according to the Rosgen stream classification system (Rosgen, 1996) and to assess the existing stability of the stream reaches. The cross-section surveys completed in each reach are shown in Appendix A.

The Rosgen stream classification system uses five delineative criteria: entrenchment ratio, width to depth ratio, water surface slope, sinuosity, and channel bed materials. The entrenchment ratio and width to depth ratio were measured at the bankfull stage. By definition, bankfull stage is the elevation of the floodplain adjacent to the active channel. If the stream is entrenched, bankfull stage is identified as a bench, scour line, or top of the point bar. If the stream is not entrenched, then bankfull stage is at or near the top of the bank.

Hydraulic geometry relationships of bankfull cross sectional area as a function of watershed size (regional curves) from North Carolina Coastal Plain streams were used to help verify bankfull

stages identified by field indicators (Figure 2.1). There are no similar relationships available for Georgia Coastal Plain streams. For the watershed drainage area of 2.1 to 2.8 square miles, the expected bankfull cross section area is in the range of 20 to 40 square feet from Figure 2.1. Since the One Mile Branch watershed contains a relatively high impervious surface area, the stream channel is expected to be on the high end of the typical range for this drainage area, or approximately 40 square feet.

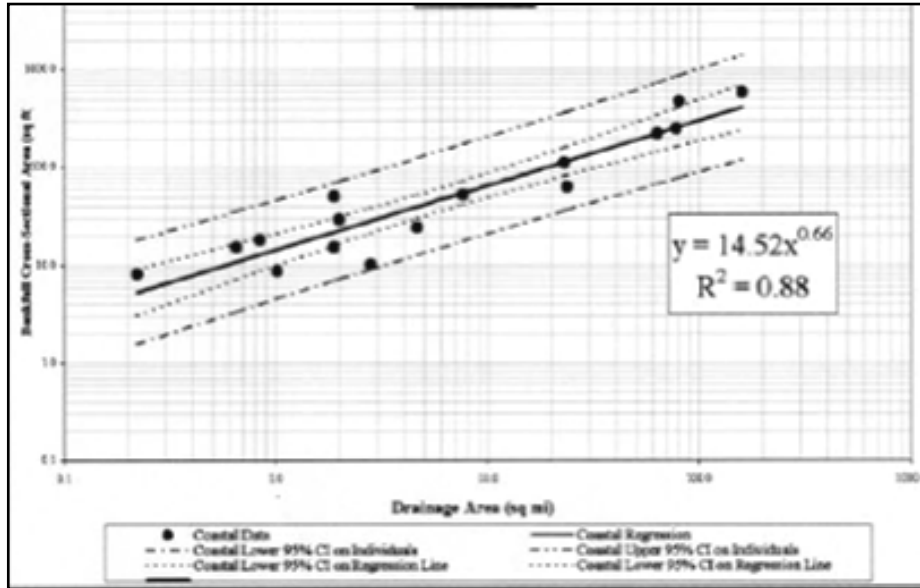


Figure 2.1. North Carolina Coastal Plain Regional Curves (available at <http://www.ncsu.edu/sri/regional.htm>)

Entrenchment Ratio is a measurement of channel incision, defined as the flood-prone width divided by the bankfull channel width. The flood-prone width is measured at the elevation of twice the maximum depth at bankfull. Low entrenchment ratios indicate channel incision, while high ratios indicate a well-developed floodplain. A, F, and G streams have ratios of 1.4 or less, while C and E streams have ratios of 2.2 or more. B streams have ratios between 1.4 and 2.2.

Width to Depth Ratio is a field measurement of the bankfull channel width divided by the mean bankfull depth. The break between stream classifications is 12, meaning that the bankfull width is 12 times greater than the mean bankfull depth. Stream classes with width to depth ratios greater than 12 are B, C, and F, while classes A, E, and G have width to depth ratios less than 12.

Water Surface Slope is a field measurement of the change in elevation over the thalweg distance from the head of a riffle at the beginning of a reach to the head of a riffle at least 20 bankfull widths downstream. The slope is representative of the stream's hydraulic gradient.

Sinuosity is a measure of a stream's meandering and is defined as the channel thalweg length divided by a straight line valley length. Natural streams with steep slopes have low sinuosity, and streams with low slopes typically have higher sinuosity, depending on valley constraints.

Channel Bed Material is measured using a Wolman pebble count procedure to determine the median particle size (Harrelson et al, 1996). All the stream reaches evaluated in this study are sand bed streams, with varying particle sizes depending on instream erosion and sedimentation.

For each of the 5 reaches, at least one cross-section survey was completed. Table 2.1 summarizes for each stream reach the field measurements taken at each cross-section survey in addition to the conceptual design parameters used in creating the graphics in Appendix A. The table lists the drainage area, Rosgen stream class, bankfull cross-section area, bankfull channel width, bankfull mean depth, width to depth ratio, maximum depth from bankfull stage, flood-prone width, entrenchment ratio, and bank height ratio. All of the existing stream reaches have low width to depth ratios, with entrenchment ratios placing them in the E or G stream classes.

Table 2.1. Cross-Section Information for Existing, Reference, and Design Channels.

Cross Section		DA	Class	Abkf	Wbkf	Dbkf	W/D	Dmax	Wfpa	ER	BHR
Reach 1 XSEC H	Existing	2.1	E	39.1	15.4	2.5	6.1	3.7	34	2.2	2.9
	Design	2.1	E	39.0	22.1	1.8	12.5	2.8	80	3.6	1.0
Reach 1 XSEC G	Existing	2.2	E	55.4	21.6	2.6	8.4	3.4	47	2.2	2.8
	Design	2.2	E	39.7	21.9	1.8	12.1	3.1	86	3.9	1.0
Reach 2 XSEC F	Existing	2.2	E	35.1	17.5	2.0	8.7	3.8	38	2.2	2.8
	Design	2.2	E	40.0	22.0	1.8	12.1	2.8	80	3.6	1.0
Reach 3 XSEC E	Existing	2.4	G	41.8	19.6	2.1	9.2	3.7	30	1.5	3.0
	Design	2.4	E	40.6	21.9	1.9	11.8	3.0	150	6.8	1.0
Reach 3 XSEC D	Existing	2.5	E	41.6	18.7	2.2	8.4	3.5	39	2.1	3.5
	Design	2.5	E	40.4	21.9	1.8	11.9	3.0	84	3.8	1.0
Reach 4 XSEC C	Existing	2.7	E	38.8	13.9	2.8	5.0	3.7	31	2.2	3.0
	Design	2.7	E	40.2	22.0	1.8	12.0	3.1	83	3.8	1.0
Reach 4 XSEC B	Existing	2.7	G	40.3	18.2	2.2	8.2	3.8	28	1.5	3.3
	Design	2.7	E	40.6	21.9	1.9	11.8	2.9	80	3.7	1.0
Reach 5 XSEC A	Existing	2.8	E	39.2	15.1	2.6	5.8	3.5	33	2.2	2.4
	Design	2.8	E	40.7	21.8	1.9	11.7	3.0	82	3.8	1.0

DA = Watershed Drainage Area (sq mi)
 Abkf = Bankfull Cross Section Area (sq ft)
 Wbkf = Bankfull Width (ft)
 Dbkf = Bankfull Mean Depth (ft)
 W/D = Bankfull Width to Depth Ratio (ft/ft)

Dmax = Bankfull Maximum Depth (ft)
 Wfpa = Width Flood Prone Area (ft)
 ER = Entrenchment Ratio, Wfpa/Wbkf (ft/ft)
 BHR = Bank Height Ratio, D_{tob}/D_{max} (ft/ft)

The bank height ratio is calculated as the maximum depth from top of low bank divided by the maximum depth from bankfull stage. This is an important parameter in determining the degree of channel incision and effectiveness of the active floodplain in dissipating energy during high flows. Bank height ratios greater than 1.5 indicate potentially severe bank stability problems resulting from high shear stresses experienced during high flows, especially where streambanks are not well protected by vegetation. All bank height ratios measured were greater than 2.4, indicating a high degree of incision.

2.2 Streambank Stability

Streambank instability typically results from bank erosion along the outside bank in a meander bend. Contributing factors are high banks resulting from channel incision, lack of deep-rooted vegetation, and highly erodible soil materials in the streambank. Local instability can also occur as the result of channel constrictions or flow obstructions (culverts, utility crossings, debris, or other structures). Streambanks are eroded by moving water or by collapse (mass failure). Collapse typically occurs when a bank is undercut by moving water and the strength of bank materials is insufficient to resist gravitational forces. Banks that are collapsing or about to collapse are considered geotechnically unstable. Many of the streambanks observed in this study are actively eroding, contributing to downstream sedimentation and habitat degradation.

For each of the 5 stream reaches, a Bank Erosion Hazard Index (BEHI) Survey was conducted in January, 2004, to provide an estimation of stream stability and erodibility (Rosgen, 2001a). The BEHI surveys consisted of the following parameters described in Table 2.2:

- Bank height ratio
- Ratio of root depth to bank height
- Root density (in percent)
- Bank angle (with 90 degrees representing a vertical bank)
- Surface protection provided by vegetative cover, rocks, logs and other debris (in percent)
- Adjustments based on bank materials

Table 2.2. Bank Erosion Hazard Index Description (from Rosgen, 2001a).

Adjective Hazard or risk rating categories		Bank Height/ Bankfull Ht	Root Depth/ Bank Height	Root Density %	Bank Angle (Degrees)	Surface Protection%	Totals
VERY LOW	Value	1.0-1.1	1.0-0.9	100-80	0-20	100-80	
	Index	1.0-1.9	1.0-1.9	1.0-1.9	1.0-1.9	1.0-1.9	5-9.5
LOW	Value	1.11-1.19	0.89-0.5	79-55	21-60	79-55	
	Index	2.0-3.9	2.0-3.9	2.0-3.9	2.0-3.9	2.0-3.9	10-19.5
MODERATE	Value	1.2-1.5	0.49-0.3	54-30	61-80	54-30	
	Index	4.0-5.9	4.0-5.9	4.0-5.9	4.0-5.9	4.0-5.9	20-29.5
HIGH	Value	1.6-2.0	0.29-0.15	29-15	81-90	29-15	
	Index	6.0-7.9	6.0-7.9	6.0-7.9	6.0-7.9	6.0-7.9	30-39.5
VERY HIGH	Value	2.1-2.8	0.14-0.05	14-5.0	91-119	14-10	
	Index	8.0-9.0	8.0-9.0	8.0-9.0	8.0-9.0	8.0-9.0	40-45
EXTREME	Value	>2.8	<0.05	<5	>119	<10	
	Index	10	10	10	10	10	46-50

For adjustments in points for specific nature of bank materials and stratification, the following is used:

Bank Materials: Bedrock (very low), Boulders (low), cobble (subtract 10 points unless gravel/sand>50%, then no adjustment), gravel (add 5-10 points depending on % sand), sand (add 10 points), silt/clay (no adjustment).

Stratification: Add 5-10 points depending on the number and position of layers.

Results of the BEHI evaluation are summarized in Table 2.3. The field-measured parameters were converted to a BEHI index for each stream reach. BEHI categories for all reaches were in the High to Very High erodibility ranges, with Reach 4 exhibiting the highest streambank erodibility. Results from a study in North Carolina showed that streambanks with High to Very High BEHI had measured erosion rates ranging from 1 to greater than 10 ft/year (Patterson et al, 1999). By conservatively estimating that the typical 6-ft high unstable streambanks are eroding at 1 ft/year, the resulting total sediment load to the creek is calculated as approximately 500 pounds of sediment per linear foot of eroding streambank. If we estimate that there are 800 linear feet of streambanks in the study area eroding at this rate, then the total annual sediment load from bank erosion would be approximately 400,000 pounds, or 200 tons of sediment.

Table 2.3. Bank Erosion Hazard Index Results for Each Stream Reach.

Reach	Bank Height Ratio	Root Depth Ratio	Root Density	Bank Angle	Surf Protection	Adjustment for Soil	BEHI Index	Category
1	9	8	8	6	3	5	39	High
2	9	7	8	5	3	5	37	High
3	9	8	8	6	3	5	39	High
4	9	8	7	7	7	5	43	Very High
5	9	7	8	6	3	5	38	High

2.3 Riparian Condition

Healthy forested riparian buffers are critical for stabilizing streambanks, filtering stormwater runoff pollutants, and providing shade and food sources to enhance aquatic habitat. The riparian condition of the One Mile Branch stream corridor was assessed in January, 2004, to evaluate the current health of the plant community and to identify opportunities for improving natural riparian functions in the corridor.

The riparian corridor is similar to many other urban streams. A mix of aggressive exotic, exotic and indigenous species are growing throughout the study area. The upper reaches are composed of mostly indigenous canopy trees that have a shrub and herb layer. In the lower reach of the study area, near the large parking lot and athletic fields, nothing but shrub and herb level vegetation persists. These areas are likely maintained to the edge of the stream with mowing or trimming that precludes woody species from becoming established. The end of the project area is similar to the upper reach.

The widespread occurrence of aggressive, exotic vegetation throughout the project is limiting or out-competing indigenous species throughout the study area. These invasive species will continue to threaten the establishment of stable, forested plant communities unless removed. The long-term ecological success of stream restoration projects will be enhanced by encouraging indigenous plant communities, such as the longleaf pine reintroduction on campus, and

eradicating aggressive exotic species. Table 2.4 lists invasive plant species found in the One Mile Branch riparian corridor in January, 2004. The complete list of invasive species provided by the Georgia Exotic Pest Plant Council is in Appendix B.

Table 2.4. Invasive Plant Species Found in the One Mile Branch Riparian Corridor.

Form	Subject Name	Scientific Name	List Level	Identified in Corridor
Fern	Japanese Climbing Fern	<i>Lygodium japonicum (Thunb. ex Murr.) Sw.</i>		X
	Autumn Olive	<i>Elaeagnus umbellata Thunb.</i>	Top Ten	X
Shrub	Chinese Privet	<i>Ligustrum sinense Lour.</i>	Top Ten	X
	English Ivy	<i>Hedera helix L.</i>		X
Vine	Japanese Honeysuckle	<i>Lonicera japonica Thunb.</i>	Top Ten	X
	Kudzu	<i>Pueraria Montana (Lour.) Merr.</i>	Top Ten	X
	Winter Creeper	<i>Euonymus fortunei (Turcz.) Hand.-Maz.</i>		X
	Chinaberrytree	<i>Melia azedarach L.</i>		X
Tree	Mimosa	<i>Albizia julibrissin Durazz.</i>	Top Ten	X
	Tallow Tree	<i>Triadica sebifera (L.) Small</i>	Top Ten	X

Source of Invasives: Georgia Exotic Pest Plant Council List , accessed on <http://www.invasive.org/browse/weedlist2.cfm?list=GA>

3. CONCEPTUAL PLAN

This section describes recommended approaches for stream morphology, instream structures, and riparian buffers to improve the natural condition and functions of the study streams.

3.1. Stream Morphology

This feasibility study evaluated various scenarios for stream restoration based on natural channel design methodology, taking into account constraints presented by the existing stream and surrounding land uses. The most critical aspect of stabilizing incised stream channels is to reestablish floodplain access for high flow events. Floodplains function to dissipate energy during high flows by allowing water to spread out and decrease velocity. The result is a greatly reduced shear stress in the active channel, resulting in less bed scour and streambank erosion. Rosgen (1997) described four restoration options in priority order for addressing incised alluvial streams. The options are described below and summarized in Table 3.1.

Priority 1 projects replace incised channels with new stable streams at a higher elevation (Figure 3.1). This is accomplished by excavating a new channel with the appropriate dimension, pattern,

and profile based on reference reach data to fit the watershed and valley type. The new channel is typically a meandering stream with bankfull stage located at the ground surface of the original floodplain. Surrounding land uses can limit the use of a Priority 1 approach if there are concerns about increased flooding or widening the stream corridor. Priority 1 projects typically result in higher flood stages above bankfull discharge in the vicinity of the project and downstream. This approach also requires sufficient land area on one or both sides of the existing incised stream to construct the new meandering channel on the floodplain. This approach is not considered feasible for One Mile Branch due to these limitations.

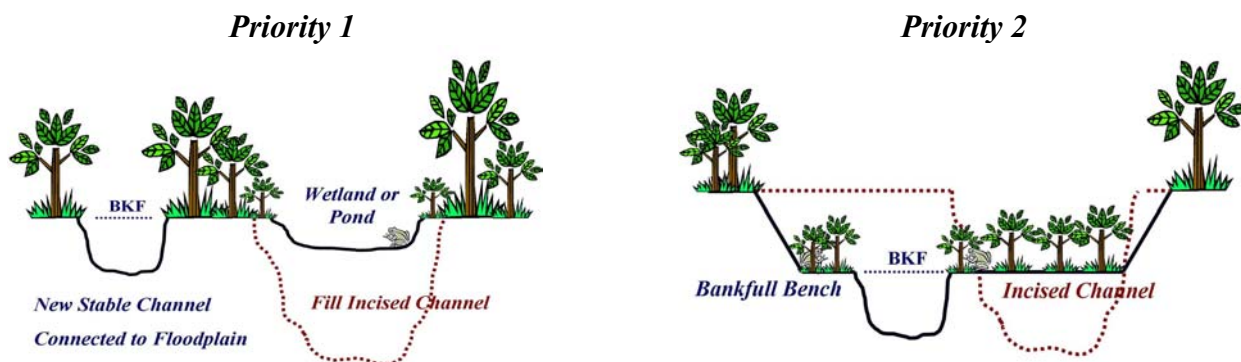


Figure 3.1. Conceptual Cross Sections of Priority 1 and Priority 2 Restoration Projects.

Priority 2 projects create new stable stream channels and floodplains at or near the existing channel elevation. This is accomplished by excavating a new floodplain and stream channel (Figure 3.1). The new channel is designed with the appropriate dimension, pattern, and profile based on reference reach data to fit the watershed. The new channel is typically a meandering stream with bankfull stage located at the elevation of the newly excavated floodplain. A Priority 2 project can produce a long-term stable stream system if designed and constructed properly. Priority 2 projects can be constructed in dry conditions while streamflow continues in its original channel or is diverted (or pumped) around the construction site.

A major advantage of the Priority 2 approach is that flooding does not increase and may in some cases decrease as the floodplain is excavated at a lower elevation. Riparian wetlands in the stream corridor created by the excavation may be enhanced with this approach. Priority 2 projects typically produce more cut material than is needed to fill the old channel. This means that designers must consider the expense and logistics of managing extra soil material excavated from the floodplain. Surrounding land uses can limit the use of this approach if there are concerns about widening the stream corridor. The Priority 2 approach is the preferred design approach for restoring One Mile Branch.

Priority 3 projects are similar to Priority 2 with the objective of widening the floodplain at the existing channel elevation to reduce shear stresses. This is accomplished by excavating a floodplain bench on one or both sides of the existing stream channel at the elevation of the existing bankfull stage. The existing channel may be modified to enhance its dimension and

profile based on reference reach data. The resulting channel is typically a relatively straight stream with bankfull stage located at the elevation of the new floodplain. A Priority 3 project can produce a moderately stable stream system but will require structural measures and maintenance attention. For these reasons, it may be more expensive and more complex to construct depending on valley conditions and structure requirements.

Priority 4 projects use of various streambank stabilization techniques to armor the bank in place, without attempting to correct problems with dimension, pattern, or profile. Projects may use rip rap, concrete, gabions, bioengineering, or combinations of structures to protect streambanks. Priority 4 projects can result in streambank stability but require inspection and maintenance to ensure long-term success.

Table 3.1. Advantages and Disadvantages of Restoration Priorities for Incised Streams.

Priority	Advantages	Disadvantages
1	Results in long-term stable stream. Restores optimal habitat values. Enhances wetlands by raising water table. Minimal excavation required.	Increases flooding potential. Requires wide stream corridor. Unbalanced cut/fill. May disturb existing vegetation.
2	Results in long-term stable stream. Improves habitat values. Enhances wetlands in stream corridor. May decrease flooding potential.	Requires wide stream corridor. Requires extensive excavation. May disturb existing vegetation.
3	Results in moderately stable stream. Improves habitat values. May decrease flooding potential. Maintains narrow stream corridor.	May disturb existing vegetation. Does not enhance riparian wetlands. Requires structural stabilization measures. May require maintenance.
4	May stabilize streambanks. Maintains narrow stream corridor. May not disturb existing vegetation.	Does not reduce shear stress. May not improve habitat values. May require costly structural measures. May require maintenance.

The Priority 2 approach is recommended for restoring stream stability and function to One Mile Branch. The recommended changes to stream channel dimension, pattern, and profile are described for each stream reach in Table 2.1 and Appendix A. The channels will be adjusted so that the stream reaches can transport the water and sediment delivered by their watersheds, while accessing floodplains at their bankfull channel elevation.

Figure 3.2 shows the existing measured cross section and the conceptual design cross section for Reach 4 (XSEC C). This conceptual design is typical of the design cross sections for the entire stream length on VSU Campus. The conceptual design is based on a bankfull cross section area of 40 square feet and a width to depth ratio of 12. The resulting class E channel is 22 feet wide at the bankfull stage. The design floodplain is 70 feet wide, with the back of the floodplain sloping up to the existing terrace at a 2 to 1 slope. This floodplain width is recommended to provide an

entrenchment ration of approximately 4 (flood-prone width divided by bankfull channel width). This is near the minimum entrenchment ratio observed in most stable streams. To construct this channel and floodplain, the stream corridor must be approximately 100 feet wide.

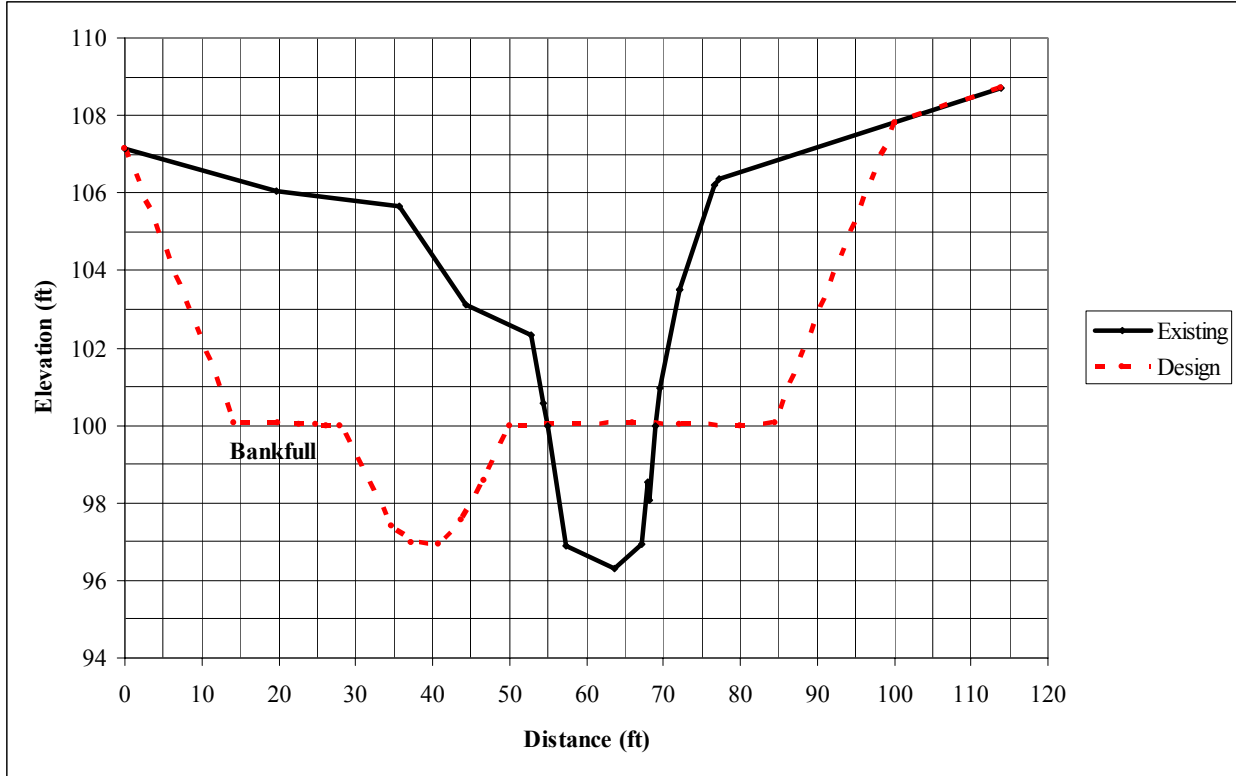


Figure 3.2. Existing and Conceptual Design Cross Sections for Reach 4.

Figure 3.3 shows the plan view for the existing stream and conceptual design, along with proposed construction limits. This conceptual design ignores lateral constraints and assumes that a 100-ft wide stream corridor can be constructed along the existing stream alignment. This design is labeled Option 1. The design meander patterns shown in this figure are based on meander wavelengths ranging from 120 to 220 feet and meander radius of curvature values ranging from 40 to 60 feet. These values are based on typical reference streams and should be verified during the design process.

The stream alignment shown in the plan view in Figure 3.4 (Option 2) is a variation on Option 1 that considers many of the existing lateral constraints, including buildings, parking lots, and utilities. The design meander parameters are the same as in Option 1. In this conceptual design, every attempt is made to avoid construction near sewer lines. In any case, care must be taken during construction avoid disrupting utilities.



Figure 3.3. Conceptual Design Plan View for Option 1.

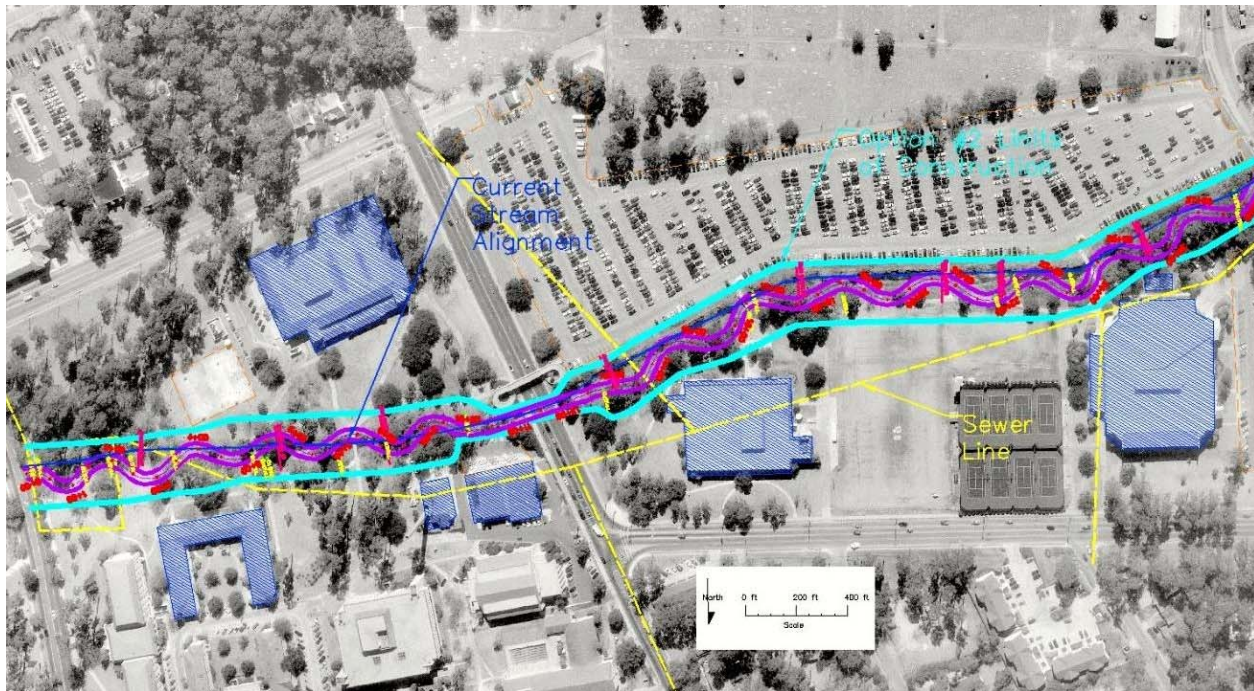


Figure 3.4. Conceptual Design Plan View for Option 2.

3.2. Instream Structures

The recommended restoration plans include the use of root wads (Figure 3.2) along the outsides of meander bends to absorb streamflow energy while deep-rooted vegetation becomes established. These structures also enhance habitat by providing local scour areas and woody debris.

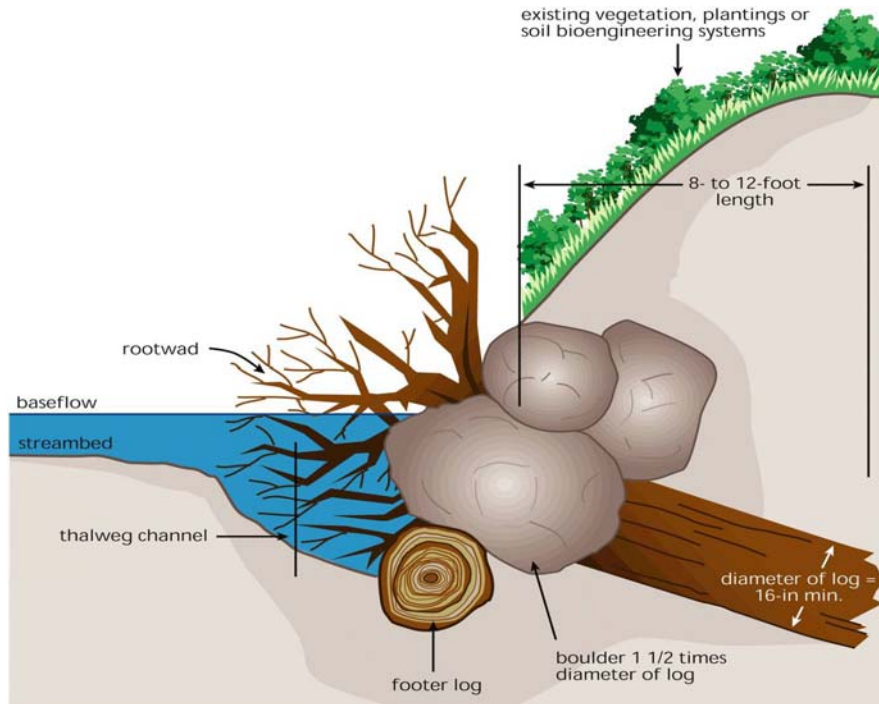


Figure 3.5. Schematic Root Wad Cross Section.

3.3. Riparian Buffer

Vegetation in the riparian corridor benefits water quality and habitat by regulating temperature, adding organic matter (leaves and twigs), assisting in pollution reduction, stabilizing streambanks, and providing wildlife habitat. The most stable and effective riparian buffers include a combination of native trees, shrubs, grasses and herbs that form functional plant communities. Figure 3.6 shows components of a healthy riparian buffer.

In the Southeast, most plant communities will succeed into a forested landscape. There are several plant communities that would be suitable for the alluvial, One Mile Branch riparian areas. The restoration effort should try to mimic plant communities and assemblages whenever possible; however the existing utilities, buildings and parking lots have precluded the restoration of a single, natural plant community. Instead, assemblages from several different plant communities, balanced with plant availability, are proposed for restoration. A variety of plant species should be selected to increase biodiversity, design elements, and educational and interpretive opportunities. Using species found in the pioneering stages of ecological succession

will enhance survivability. Species listed in Appendix C should be sited to take advantage of the site's microenvironments. Factors including slope, aspect, soil, light, elevation, and moisture will influence plant survival.

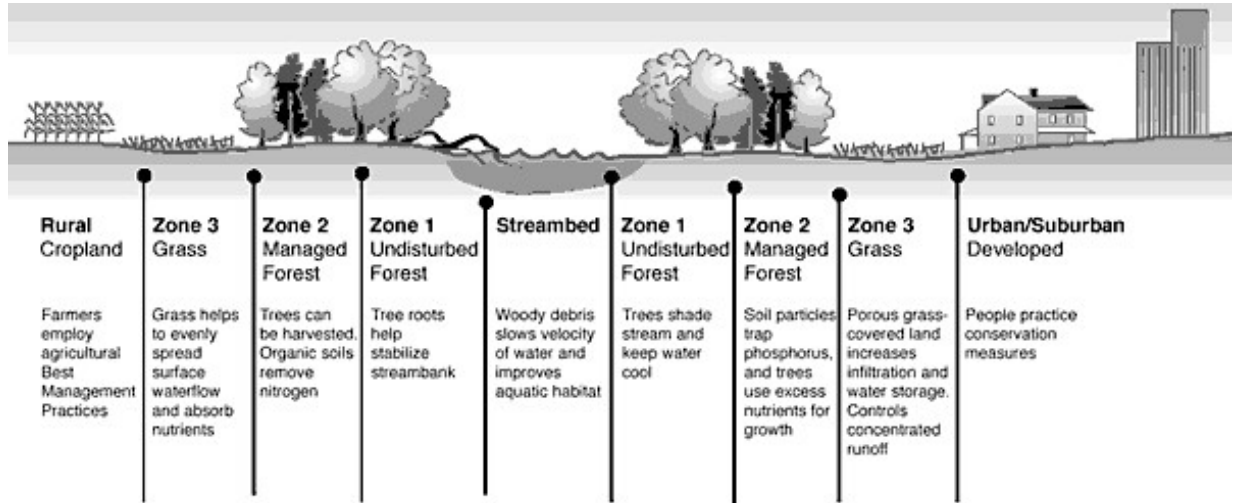


Figure 3.6. Conceptual Riparian Buffer.

Many indigenous plant species used for restoration planting are already in ornamental horticulture production and commercially available. Some conservation nurseries sell the less widely used plant materials. Most nurseries will offer to contract grow plant species if given enough time to produce them. Before installing any new plants, invasive exotic species should be removed and continually monitored in the future to insure restoration success.

Several methods can be used to install riparian vegetation. Seeding, live staking and bare root planting are the least expensive. Containerized or ball and burlap plants are more expensive. Seeding is commonly used for temporary erosion control and also to establish the herbaceous layer. Many species of native grass and forb seed are commercially available and can be installed easily. Several vendors offer extensive lists of seed.

Live staking is the process of taking a live cane cutting from a dormant plant and installing in the dormant season. These canes are typically 16 to 24 inches long and approximately one inch in diameter. Dormant canes are driven into the bank, or through erosion control fabric. Some sites may require a pilot hole for the live stake, typically done with reinforcing bar. Live stakes work well where frequent flows are anticipated because other plant material would be scoured and washed away. Bare root material is generally a plant that has a well-developed root system. These plants are usually installed with a dibble, or tree bar.

Containerized and ball and burlap plants are larger in size, more expensive and pit planted. These plant materials generally require irrigation during establishment and have higher mortality.

4. PROJECT CONSTRAINTS

One Mile Branch offers many constraints typically found in urban watersheds. These include utilities, road crossings, adjacent land uses, concerns about flooding, safety, and water quality problems. All of these were considered in the recommendations presented above. Flooding concerns are addressed through the implementation of a Priority 2 approach for channel and floodplain construction. This approach will require the excavation and removal of soil material from the stream corridor. Each existing road crossing must be evaluated for possible changes to accommodate large flows without causing stream instabilities.

Utility constraints are primarily related to sewer lines running parallel to the stream and crossing the stream in several locations. Before construction, the depth of the sewer lines must be determined. Long-term consideration must be given to possible line leaks or floating of the sewer lines during flooding. The stormwater outfalls are also a concern, especially where pipe elevations are much higher than the design floodplain stage. In this case, the outfall should be directed down to the floodplain through a pipe or stabilized channel to prevent scouring due to high discharge velocities from the stormwater pipes.

5. COST ESTIMATES

Cost estimates for stream restoration are based on typical prices for excavation, construction materials (rock, concrete, logs, plants, erosion control materials), pumping, vegetation, survey, design, construction supervision, and construction labor. Table 5.1 lists the estimated costs of excavation (based on \$7 per cubic yard), minimum total costs, and maximum total costs for Options 1 and 2 shown in Figures 3.3 and 3.4, respectively. These costs are presented as totals and as unit costs per linear foot of restored stream channel. These estimated costs are conservative, accounting for long construction periods expected in an urban setting. Miscellaneous costs include the cost of relocating and stabilizing utilities. Design fees are estimated as 20% of total construction costs.

Option 1 is estimated to cost \$210 per linear foot, assuming 2,800 of restored stream channel. Excavation and utility expenses are the greatest costs. Option 2 is estimated to cost slightly less, due to less excavation and less utility expense. The increased structure cost is due to additional retaining walls required where the floodplain corridor must remain very narrow. All of these costs are subject to change based on final design parameters.

Table 5.1. Cost Estimates for One Mile Branch Restoration.

Option	Estimated Cost (\$)								Cost (\$/ft)
	Excav	Struct	Eros	Veg	Survey	Misc	Design	Total	
1	\$210,000	\$40,000	\$74,000	\$30,000	\$5,000	\$130,000	\$98,000	\$587,000	\$210
2	\$190,000	\$88,000	\$78,200	\$27,000	\$5,000	\$72,000	\$92,000	\$552,000	\$197

6. REFERENCES

- Doll, B. A., J. W. Jenkins, J. M. Patterson, N. J. Coleman, G. D. Jennings, C. M. Buckner, and D. B. Mayes. 2001. Urban stream restoration using a natural channel design approach. In: Proc. ASCE Wetlands Engineering & River Restoration Conference, Reno, NV.
- Federal Interagency Stream Restoration Working Group (FISRWG). 1998. Stream Corridor Restoration: Principles, Processes and Practices. National Technical Information Service, Springfield, VA.
- Griffith, G.E., Omernik, J.M., Comstock, J.A., Lawrence, and Foster, T., 2001, Ecoregions of Georgia: Corvallis, Oregon, U.S. Environmental Protection Agency (map scale 1:1,500,000).
- Harrelson, C. C., C. L. Rawlins, and J. P. Potyondy. 1994. Stream Channel Reference Sites: An Illustrated Guide to Field Technique. General Technical Report RM-245. USDA Forest Service, Rocky Mountain Forest and Range Experiment Station, Fort Collins, CO.
- NatureServe. 2002. International Classification of Ecological Communities: Terrestrial Vegetation. Natural Heritage Center Databases. NatureServe, Arlington, VA.
- Patterson, J. M., D. R. Clinton, W. A. Harman, G. D. Jennings, and L. O. Slate. 1999. Development of streambank erodibility relationships for North Carolina stream. In: Olson, D. S., and J. P. Potyondy (Eds). Wildland Hydrology, Proc. AWRA Specialty Conf., Bozeman, MT. pp. 117-123.
- Rosgen, D. L. 1996. Applied River Morphology. Wildland Hydrology Books, Pasoga Springs, Colorado.
- Rosgen, D. L. 1997. A Geomorphological Approach to Restoration of Incised Rivers, *Proceedings of the Conference on Management of Landscapes Disturbed by Channel Incision*. S.S.Y Wang, E.J. Langendoen and F.D. Sheilds, Jr. (eds.) ISBN 0-937099-05-8.
- Rosgen, D. L. 2001a. A practical method of computing streambank erosion rate. Proceedings of the Seventh Federal Interagency Sedimentation Conference, Vol. 2, pp. II - 9-15, March 25-29, 2001, Reno, NV.
- Rosgen, D. L. 2001b. The Cross-Vane, W-Weir and J-Hook Vane Structures... Their Description, Design and Application for Stream Stabilization and River Restoration. In: Proc. ASCE Wetlands Engineering & River Restoration Conference, Reno, NV.
- Source of Invasives: Georgia Exotic Pest Plant Council List, accessed on <http://www.invasive.org/browse/weedlist2.cfm?list=GA>
- USDA, NRCS. 2004. The PLANTS Database, Version 3.5 (<http://plants.usda.gov>). National Plant Data Center, Baton Rouge, LA 70874-4490 USA. Accessed on 4/4/04.

Appendix A. Conceptual Restoration Design Plan Views and Cross Sections.
Graphic Illustrations Not Intended for Construction Specifications.

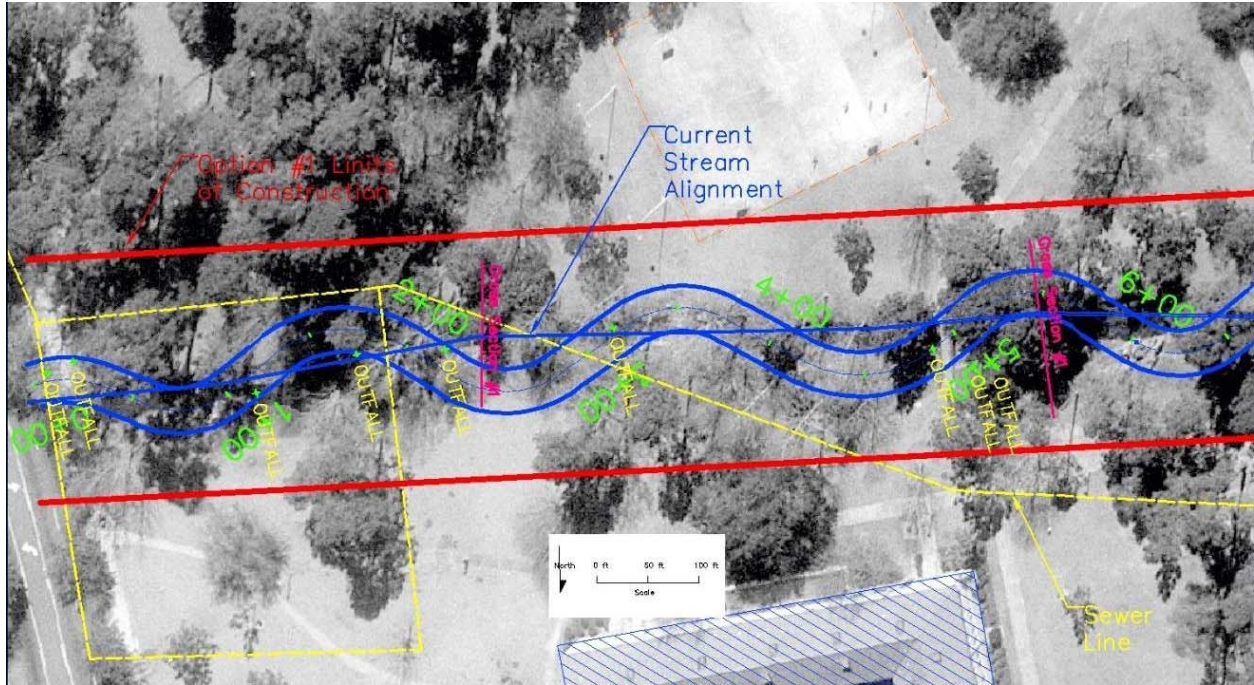


Figure A.1. Conceptual Design Plan View for Reach 1 (Option 1).

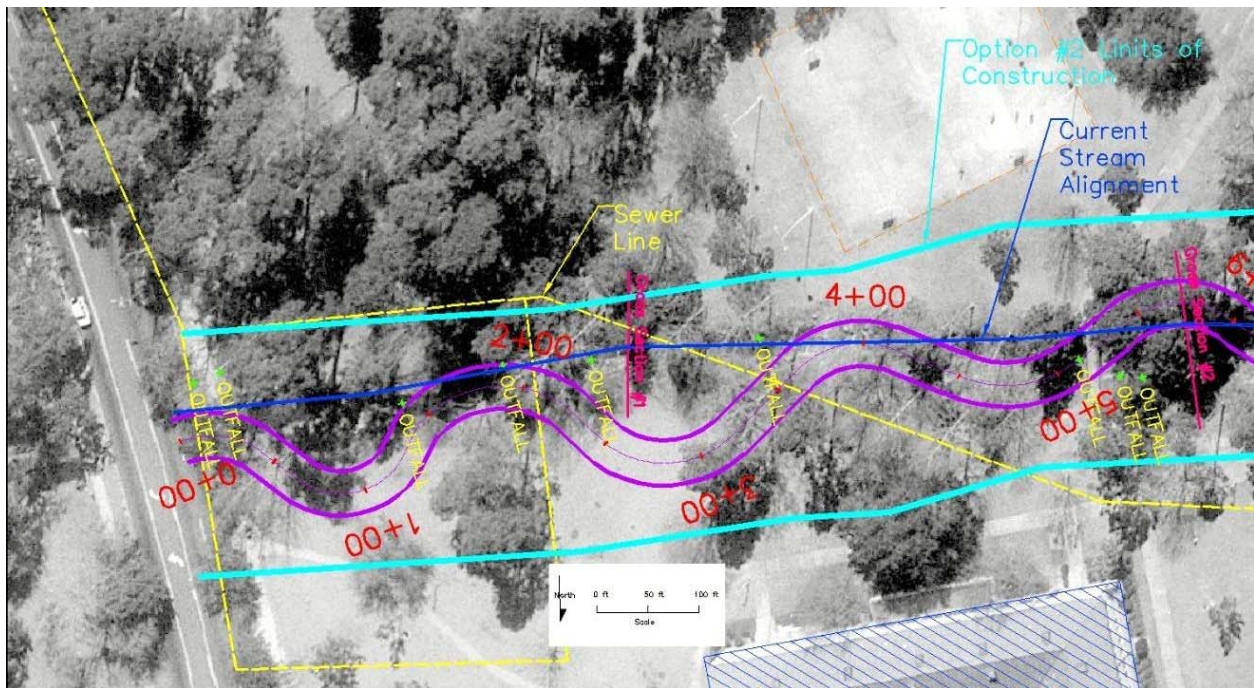


Figure A.2. Conceptual Design Plan View for Reach 1 (Option 2).



Figure A.3. Reach 1 at Cross Section H Facing Downstream, January, 2004.

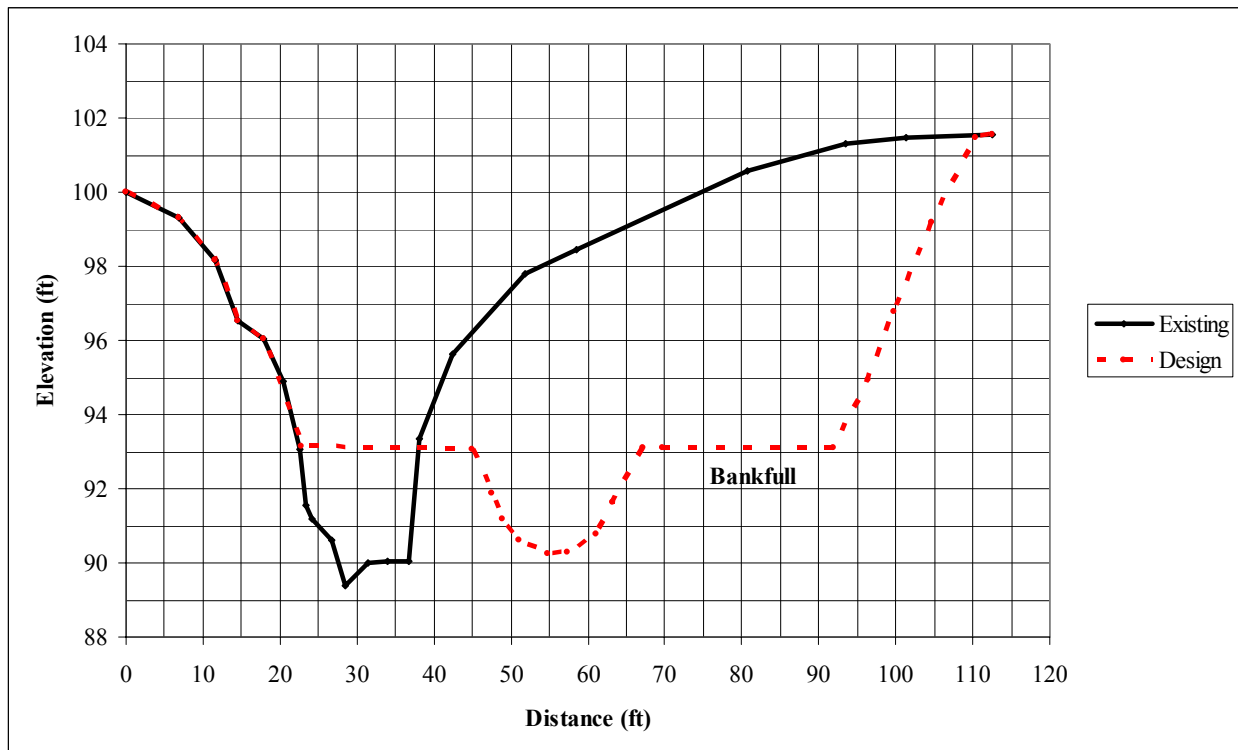


Figure A.4. Reach 1 at Cross Section H Facing Downstream.



Figure A.5. Reach 1 at Cross Section G Facing Downstream, January, 2004.

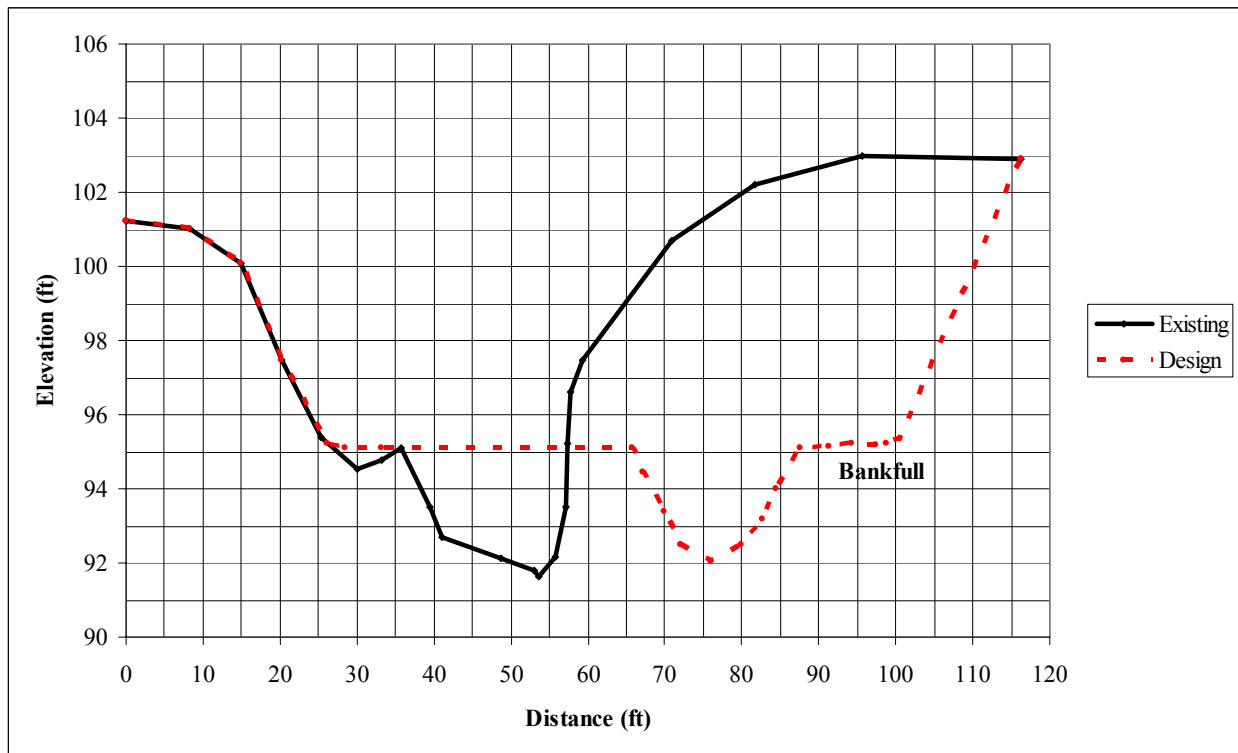


Figure A.6. Reach 1 at Cross Section G Facing Downstream.

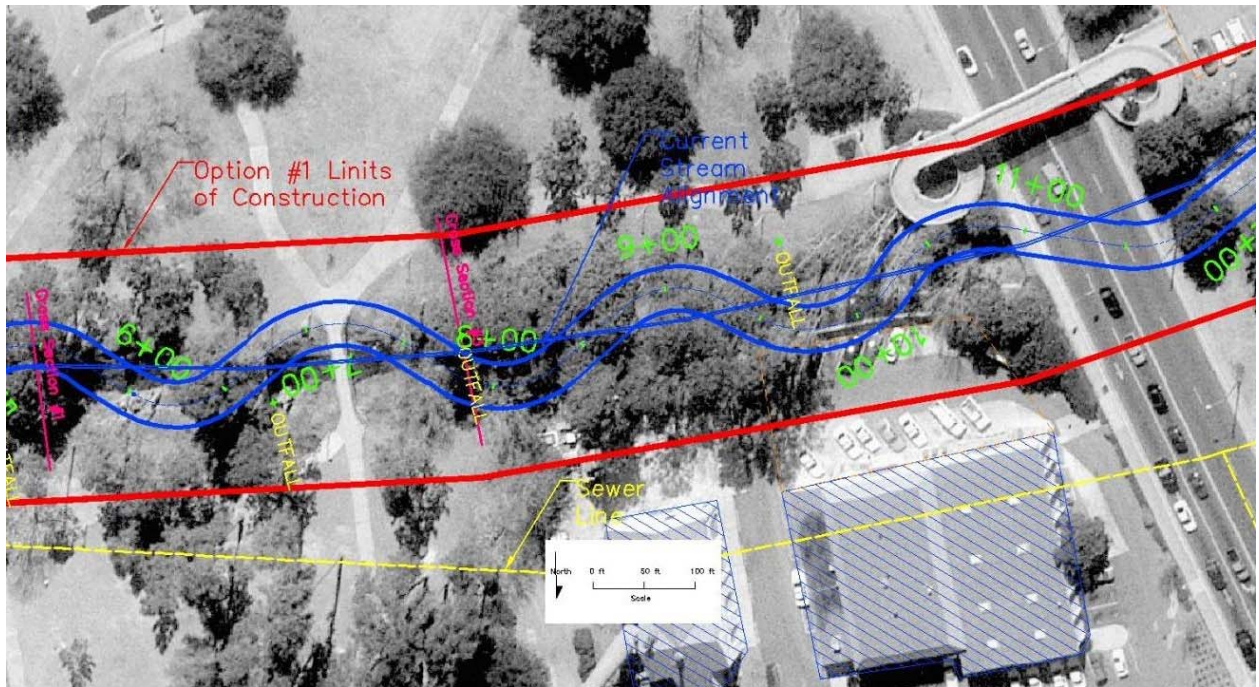


Figure A.7. Conceptual Design Plan View for Reach 2 (Option 1).

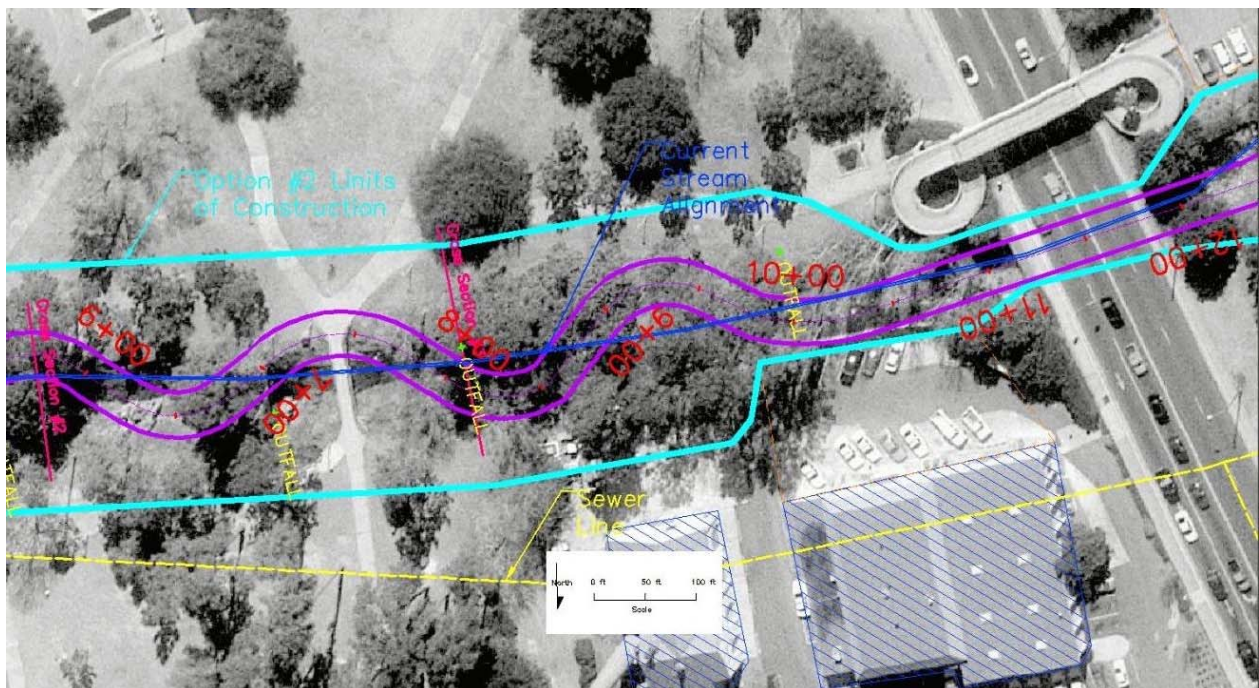


Figure A.8. Conceptual Design Plan View for Reach 2 (Option 2).



Figure A.9. Reach 2 at Cross Section F Facing Downstream, January, 2004.

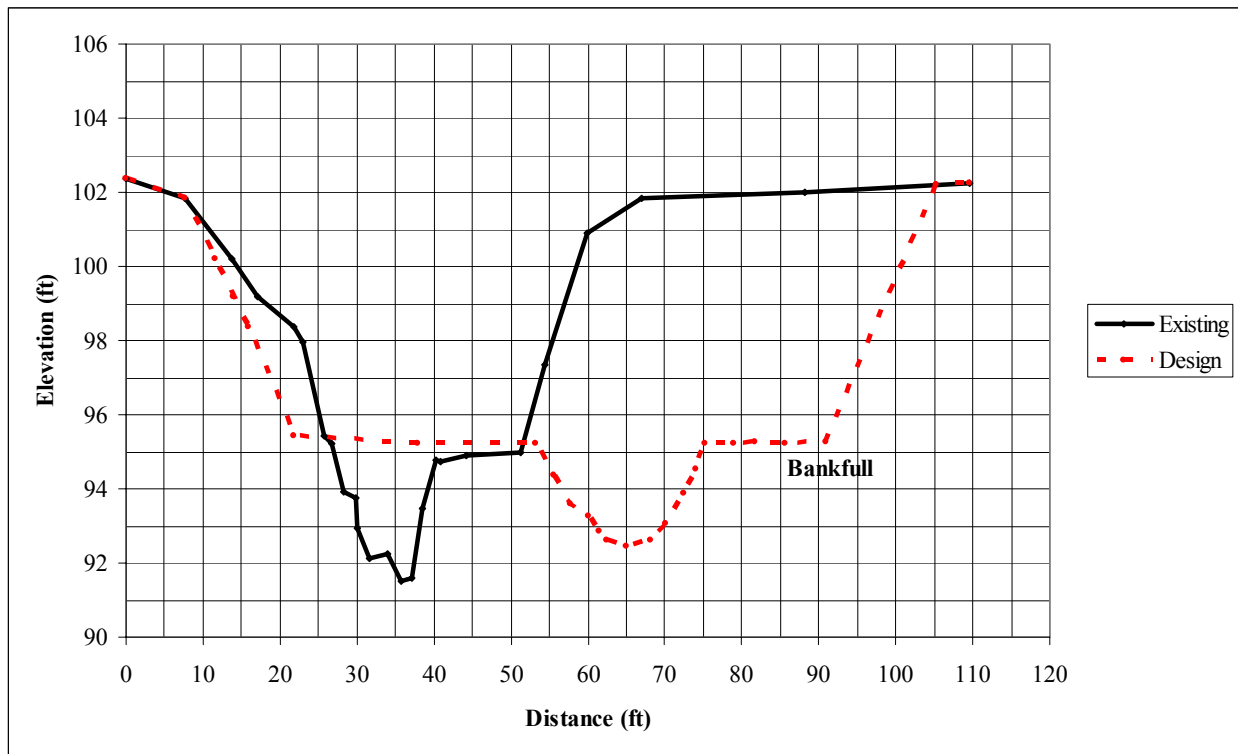


Figure A.10. Reach 2 at Cross Section F Facing Downstream.

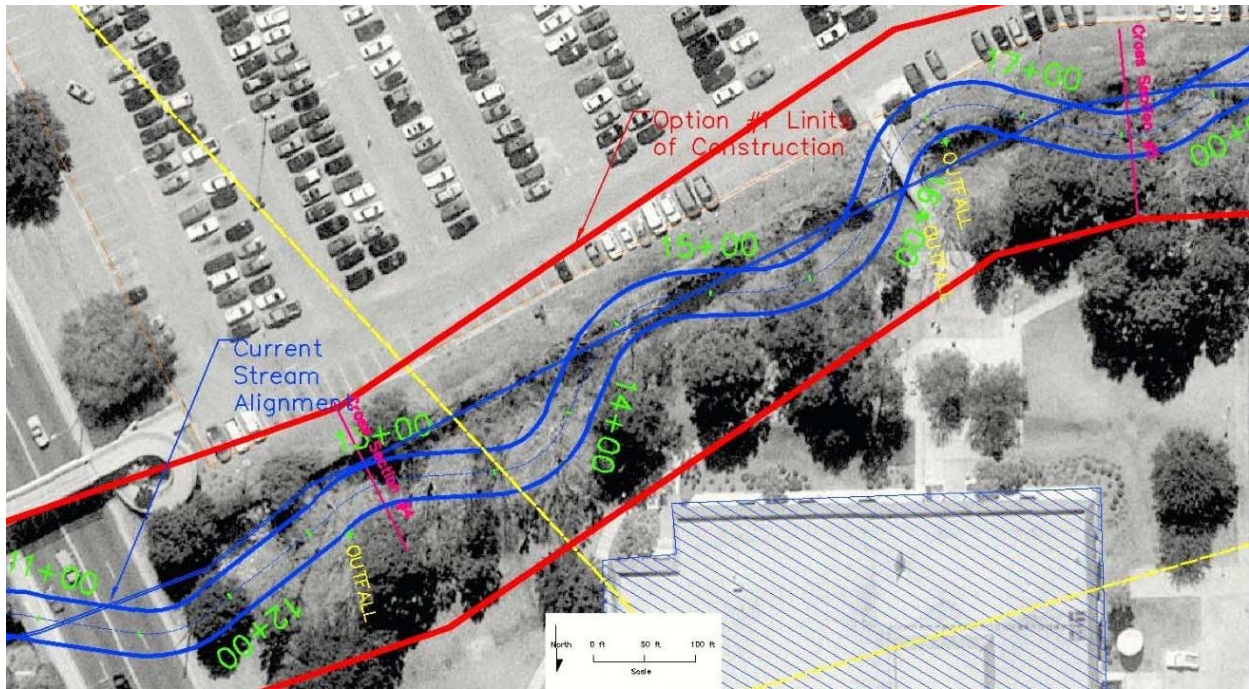


Figure A.11. Conceptual Design Plan View for Reach 3 (Option 1).

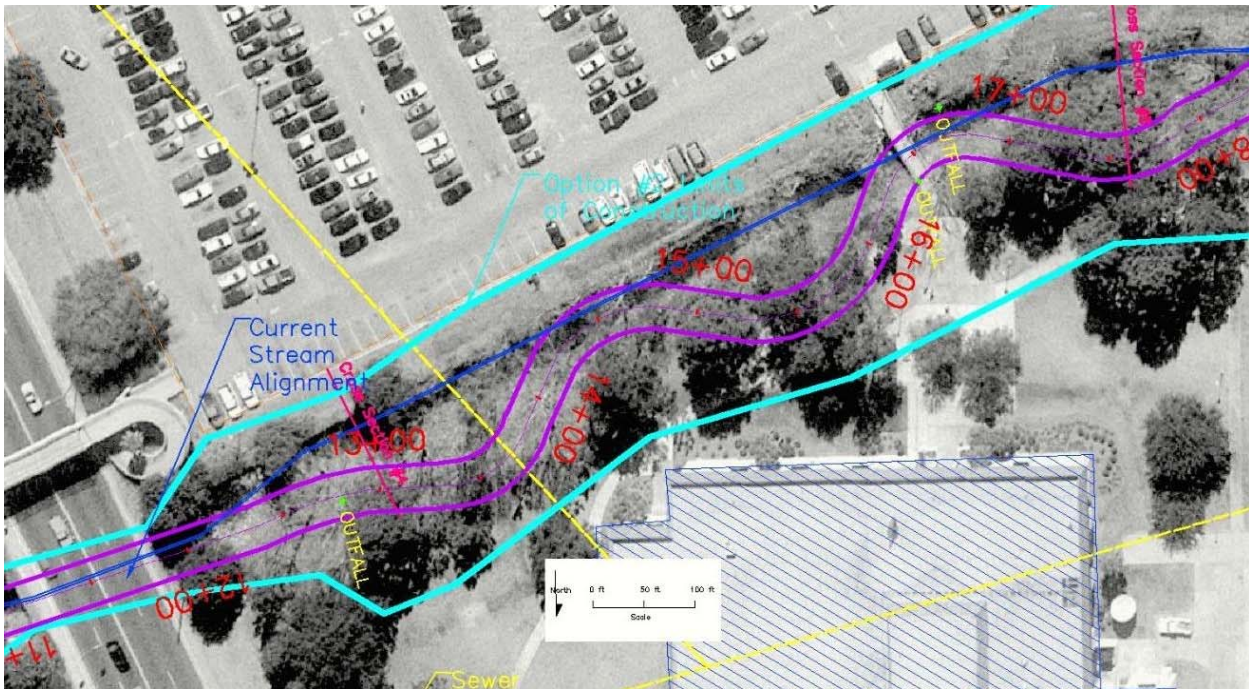


Figure A.12. Conceptual Design Plan View for Reach 3 (Option 2).



Figure A.13. Reach 3 at Cross Section E Facing Downstream, January, 2004.

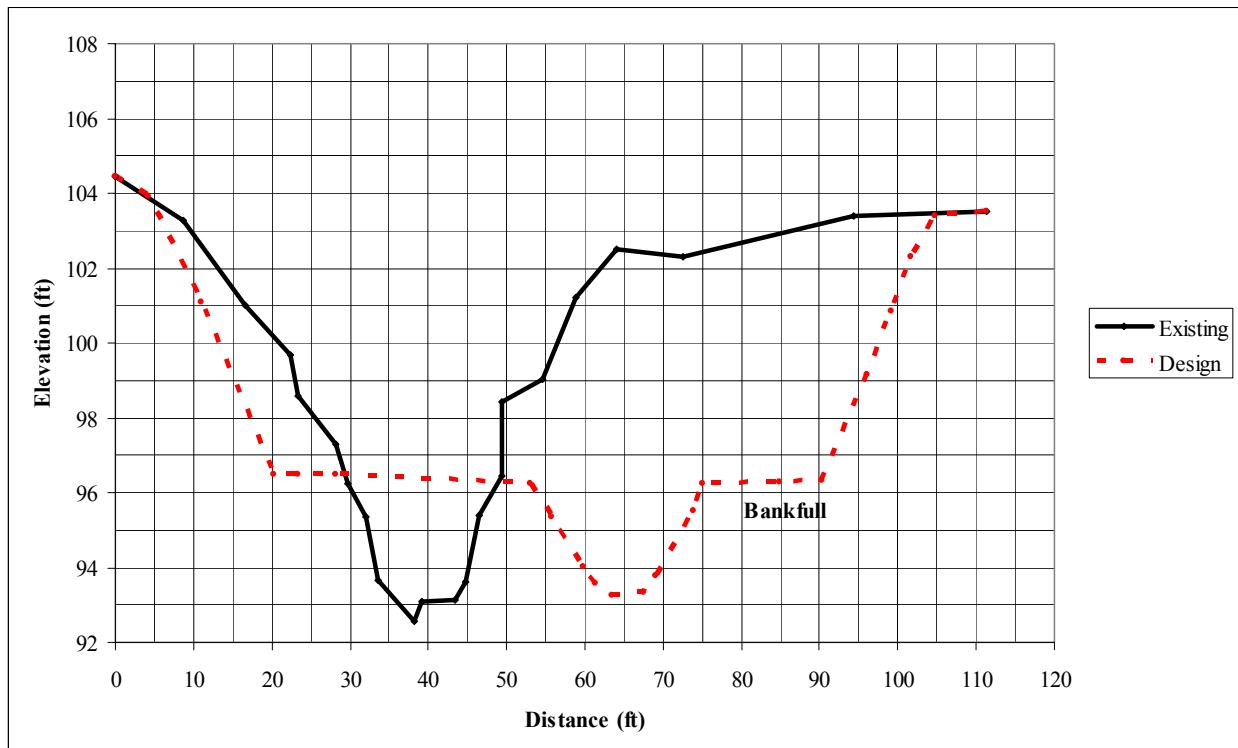


Figure A.14. Reach 3 at Cross Section E Facing Downstream.



Figure A.15. Reach 3 at Cross Section D Facing Downstream, January, 2004.

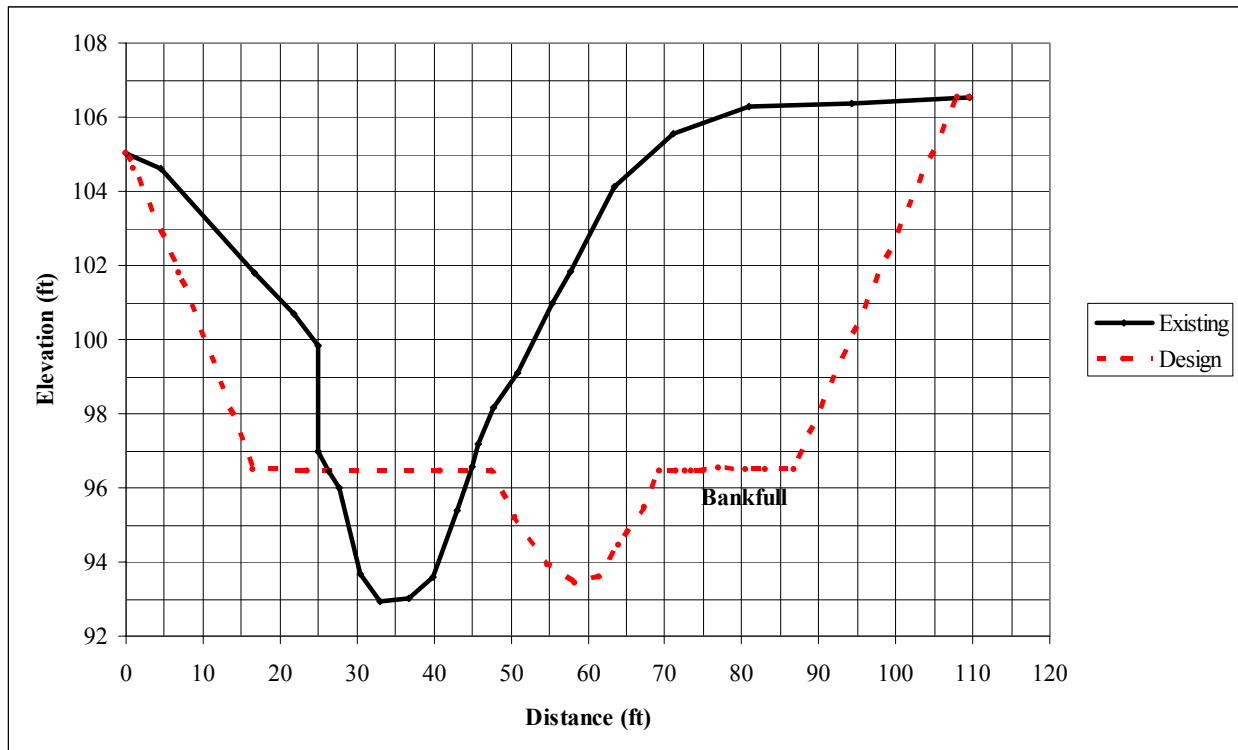


Figure A.16. Reach 3 at Cross Section D Facing Downstream.

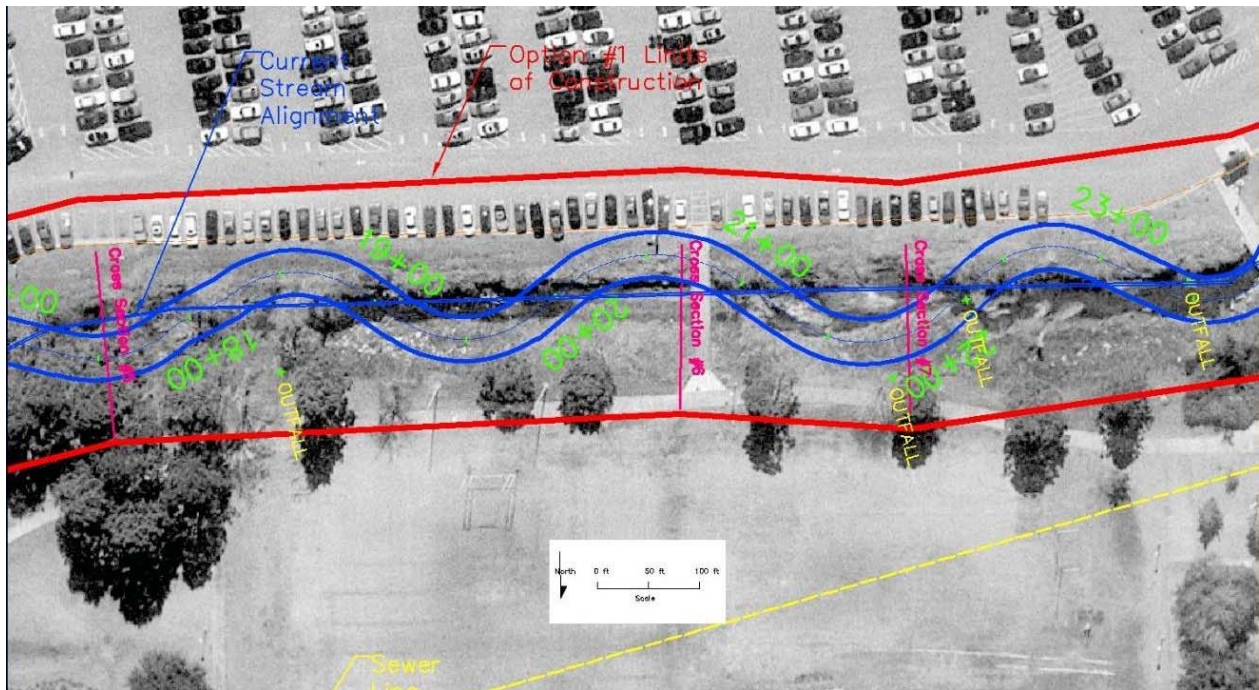


Figure A.17. Conceptual Design Plan View for Reach 4 (Option 1).



Figure A.18. Conceptual Design Plan View for Reach 4 (Option 2).



Figure A.19. Reach 4 at Cross Section C Facing Downstream, January, 2004.

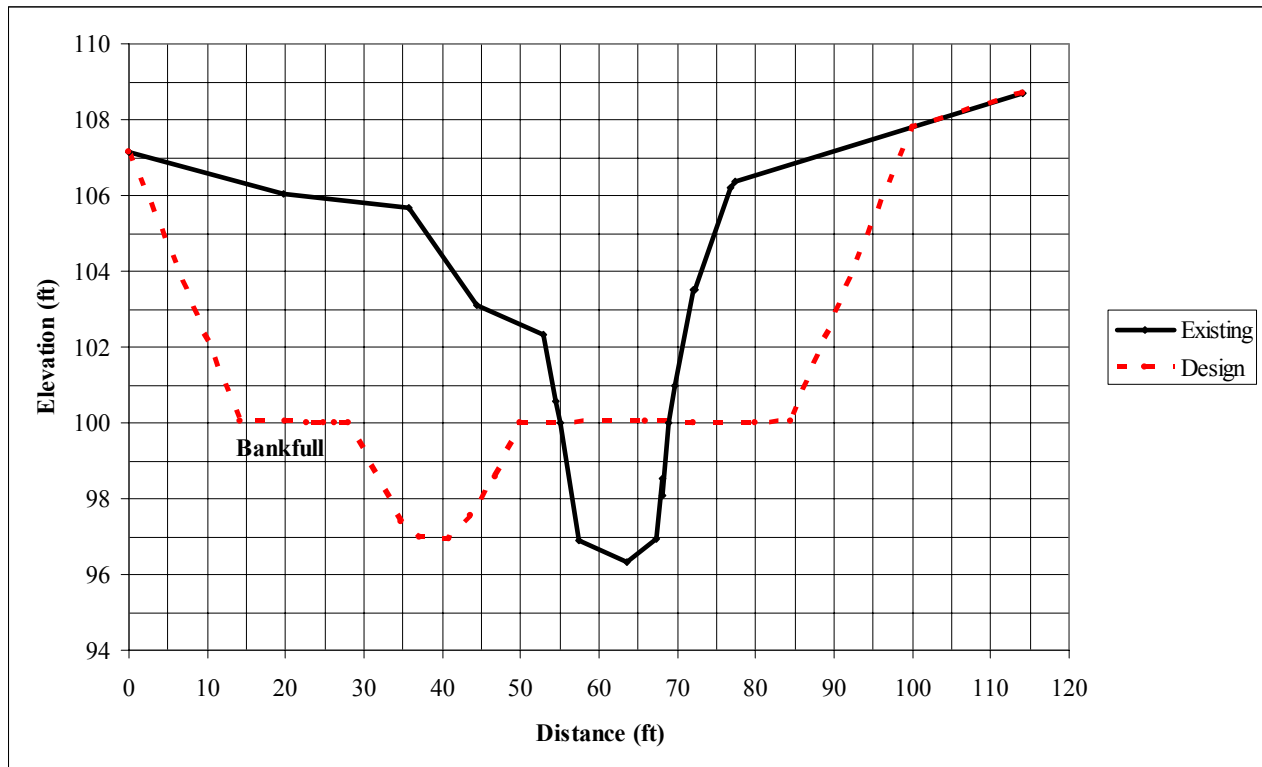


Figure A.20. Reach 4 at Cross Section C Facing Downstream.



Figure A.21. Reach 4 at Cross Section B Facing Downstream, January, 2004.

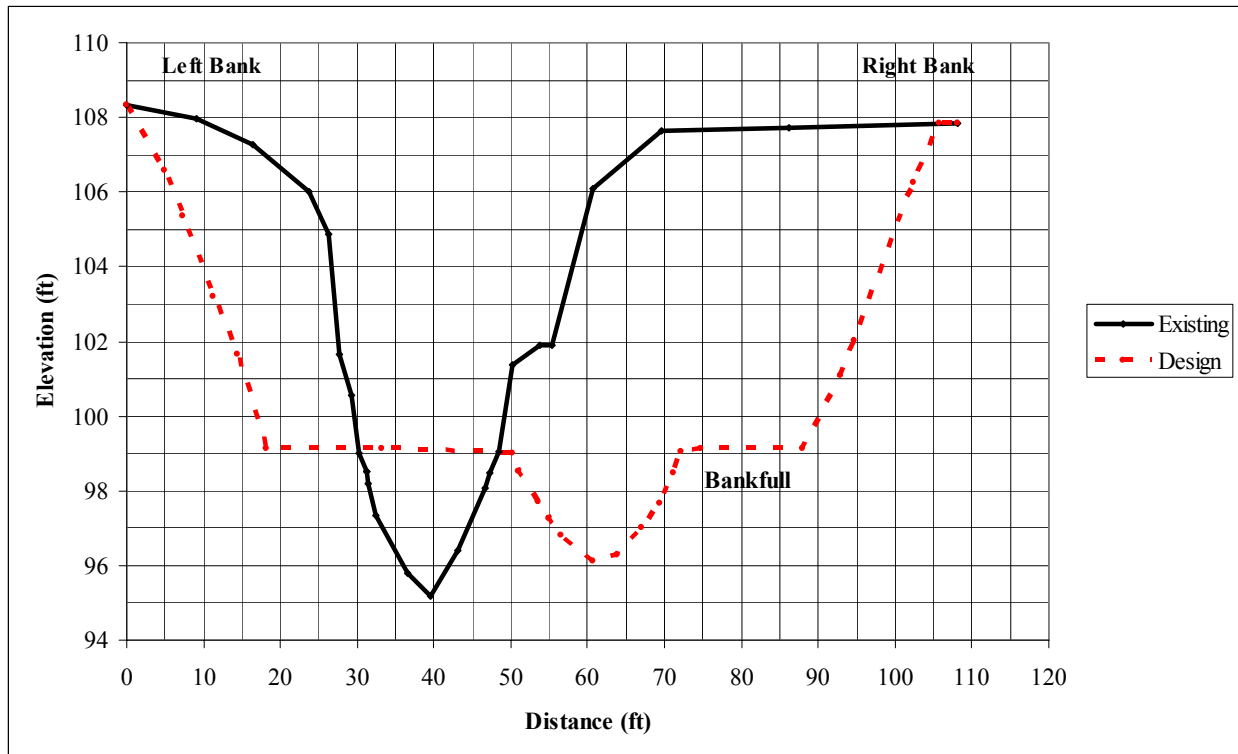


Figure A.22. Reach 4 at Cross Section B Facing Downstream.

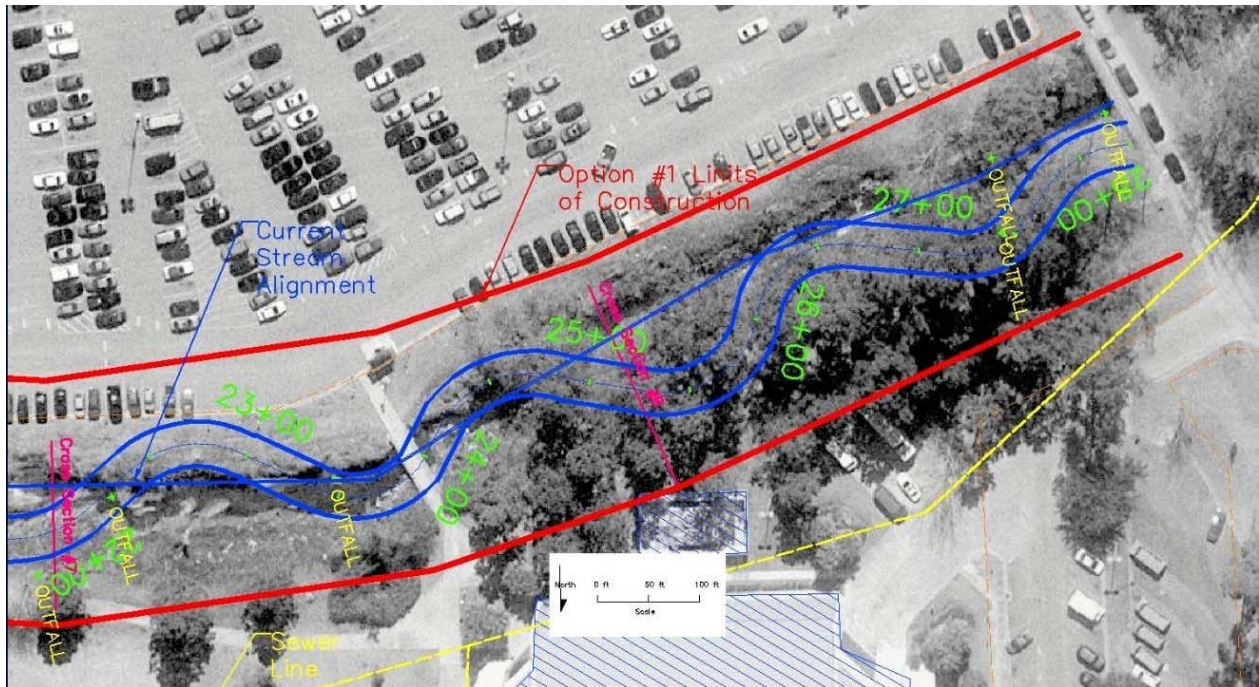


Figure A.23. Conceptual Design Plan View for Reach 5 (Option 1).

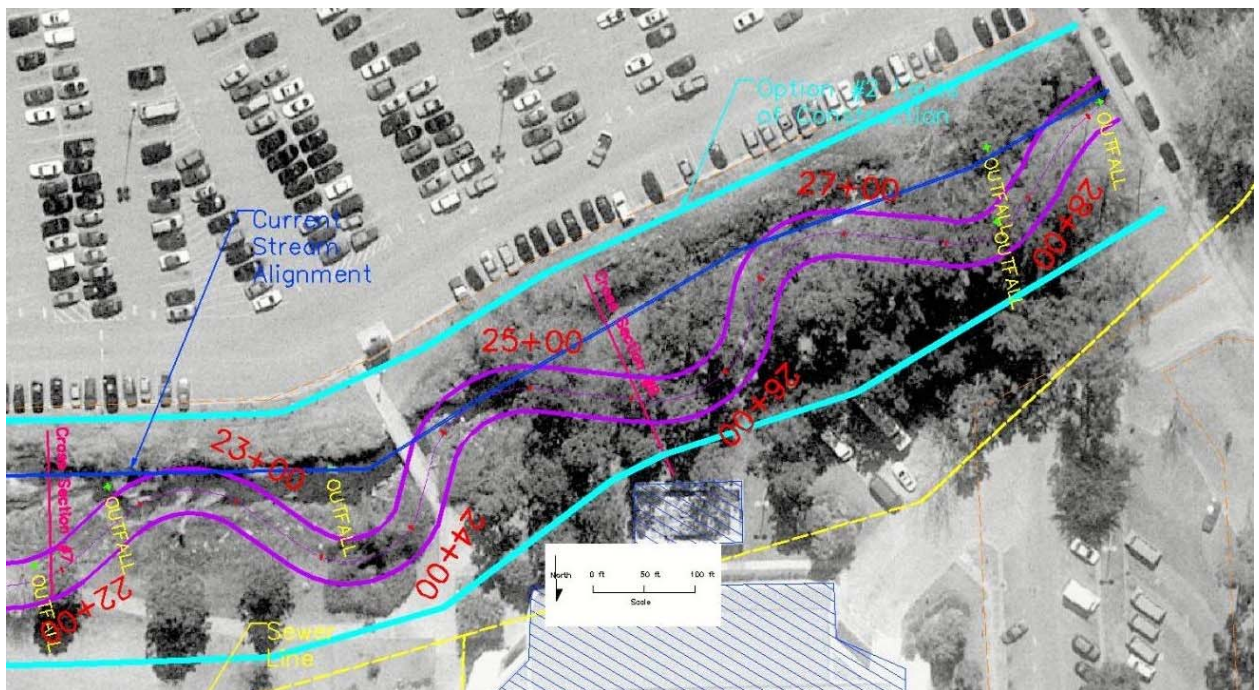


Figure A.24. Conceptual Design Plan View for Reach 5 (Option 2).



Figure A.25. Reach 5 at Cross Section A Facing Downstream, January, 2004.

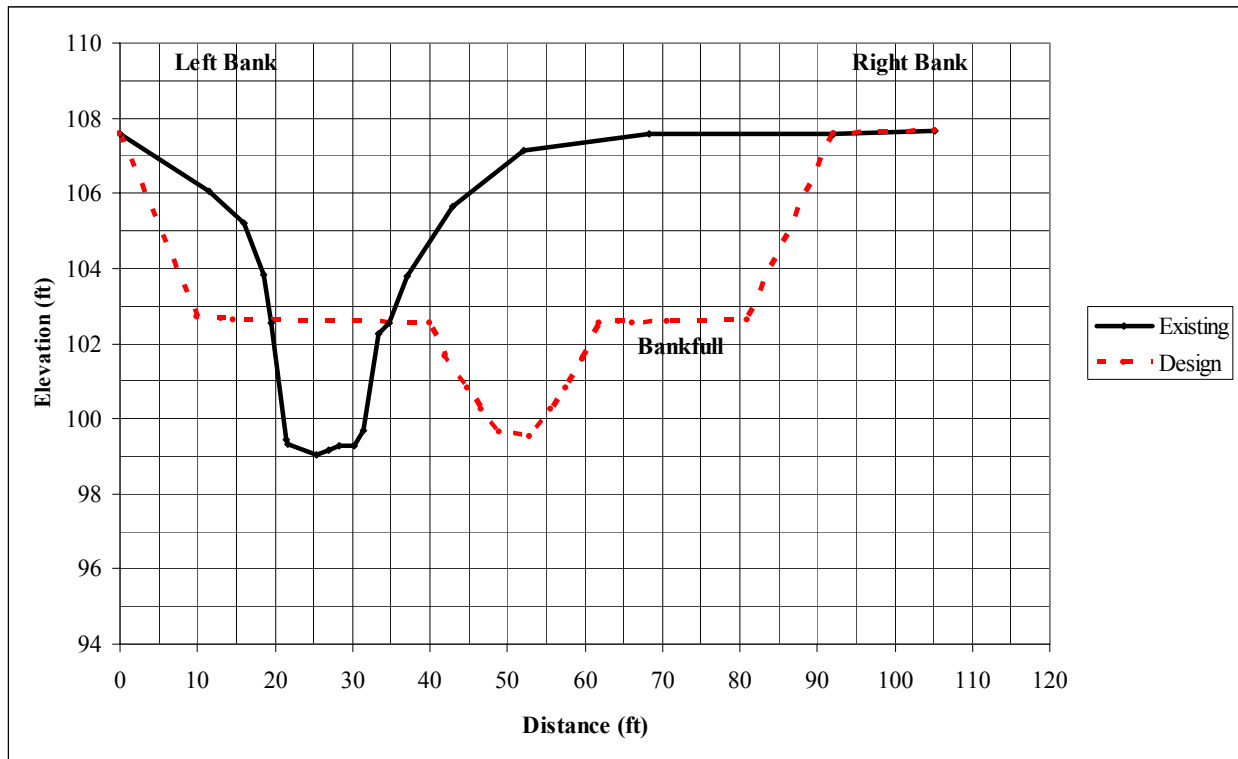


Figure A.26. Reach 5 at Cross Section A Facing Downstream.

Appendix B. Invasive Plant Species on the Georgia Exotic Pest Plant Council List.

Form	Subject Name	Scientific Name	List Level	Identified in Corridor
Aquatic Forb	Alligatorweed	<i>Alternanthera philoxeroides (Mart.) Griseb.</i>		
	Common Water Hyacinth	<i>Eichhornia crassipes (Mart.) Solms</i>		
	Eared Water-Moss	<i>Salvinia auriculata Aublet</i>		
	Giant Salvinia	<i>Salvinia herzogii de la Sota</i>		
	Giant Salvinia	<i>Salvinia biloba Raddi</i>		
	Giant Salvinia	<i>Salvinia molesta D. S. Mitchell</i>		
	Hydrilla	<i>Hydrilla verticillata (L. f.) Royle</i>	Top Ten	
	Parrot Feather Watermilfoil	<i>Myriophyllum aquaticum (Vell.) Verdc.</i>		
Fern	Japanese Climbing Fern	<i>Lygodium japonicum (Thunb. ex Murr.) Sw.</i>		X
Forb	Benghal Dayflower	<i>Commelina benghalensis L.</i>		
	Chinese Lespedeza	<i>Lespedeza cuneata (Dum.-Cours.) G. Don</i>		
	Clover Broomrape	<i>Orobanche minor Sm.</i>		
	Musk Thistle	<i>Carduus nutans L.</i>		
	Purpletop Vervain	<i>Verbena bonariensis L.</i>		
	Queen Anne's Lace	<i>Daucus carota L</i>		
	Shrubby Lespedeza	<i>Lespedeza bicolor Turcz.</i>		
	Tropical Soda Apple	<i>Solanum viarum Dunal</i>		
Grass/Grasslike	Bermudagrass	<i>Cynodon dactylon (L.) Pers</i>		
	Chinese Silvergrass	<i>Miscanthus sinensis Anderss.</i>		
	Cogongrass	<i>Imperata cylindrica (L.) Beauv.</i>		
	Common Reed	<i>Phragmites australis (Cav.) Trin. ex Steud.</i>		
	Giant Reed	<i>Arundo donax L.</i>		
	Golden Bamboo	<i>Phyllostachys aurea Carr. ex A. & C. Rivière</i>	Top Ten	
		<i>Rottboellia cochinchinensis (Lour.) W.D.</i>		
	Itchgrass	<i>Clayton</i>		
	Johnsongrass	<i>Sorghum halepense (L.) Pers.</i>		
	Nepalese Browntop	<i>Microstegium vimineum (Trin.) A. Camus</i>	Top Ten	
	Tall Fescue	<i>Lolium arundinaceum (Schreb.) S.J. Darbyshire</i>		
	Torpedo Grass	<i>Panicum repens L.</i>		
Shrub	Autumn Olive	<i>Elaeagnus umbellata Thunb.</i>	Top Ten	X
	Chinese Privet	<i>Ligustrum sinense Lour.</i>	Top Ten	X
	French Tamarisk	<i>Tamarix gallica L.</i>		
	Japanese Knotweed	<i>Polygonum cuspidatum Sieb. & Zucc.</i>		
	Multiflora Rose	<i>Rosa multiflora Thunb. ex Murr.</i>		
	Rattlebox	<i>Sesbania punicea (Cav.) Benth.</i>		

	Sacred Bamboo	<i>Nandina domestica</i> Thunb.		
Vine	Chinese Wisteria	<i>Wisteria sinensis</i> (Sims) DC.	Top Ten	
	English Ivy	<i>Hedera helix</i> L.		X
	Japanese Honeysuckle	<i>Lonicera japonica</i> Thunb.	Top Ten	X
	Kudzu	<i>Pueraria montana</i> (Lour.) Merr.	Top Ten	X
	Winter Creeper	<i>Euonymus fortunei</i> (Turcz.) Hand.-Maz.		X
Tree	Chinaberrytree	<i>Melia azedarach</i> L.		X
	Mimosa	<i>Albizia julibrissin</i> Durazz.	Top Ten	X
	Princesstree	<i>Paulownia tomentosa</i> (Thunb.) Sieb. & Zucc. ex Steud.		
	Tallow Tree	<i>Triadica sebifera</i> (L.) Small	Top Ten	X

Source of Invasives: Georgia Exotic Pest Plant Council List , accessed on
<http://www.invasive.org/browse/weedlist2.cfm?list=GA>

Appendix C. Plant Species Recommended for One Mile Branch Riparian Corridor.

Scientific Name	Common Name
Tree	
<i>Acer rubrum</i>	Red Maple
<i>Betula nigra</i>	River Birch
<i>Carya glabra</i>	Pignut Hickory
<i>Diospyros virginiana</i>	Common Persimmon
<i>Fagus grandifolia</i>	American Beech
<i>Fraxinus americana</i>	White Ash
<i>Fraxinus pennsylvanica</i>	Green Ash
<i>Fraxinus profunda</i>	Pumpkin Ash
<i>Juglans nigra</i>	Black Walnut
<i>Juniperus virginiana</i>	Eastern Redcedar
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Liriodendron tulipifera</i>	Tuliptree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Nyssa ogeche</i>	Ogeechee Tupelo
<i>Nyssa sylvatica</i>	Blackgum
<i>Pinus echinata</i>	Shortleaf Pine
<i>Pinus elliotii</i>	Slash Pine
<i>Pinus glabra</i>	Spruce Pine
<i>Pinus palustris</i>	Longleaf Pine
<i>Pinus serotina</i>	Pond Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Planera aquatica</i>	Planertree
<i>Platanus occidentalis</i>	American Sycamore
<i>Quercus austrina</i>	Bastard White Oak
<i>Quercus hemisphaerica</i>	Darlington Oak
<i>Quercus laurifolia</i>	Laurel Oak
<i>Quercus michauxii</i>	Swamp Chestnut Oak
<i>Quercus nigra</i>	Water Oak
<i>Quercus stellata</i>	Post Oak
<i>Quercus velutina</i>	Black Oak
<i>Quercus virginiana</i>	Live Oak
<i>Sabal palmetto</i>	Cabbage Palmetto
<i>Salix caroliniana</i>	Coastal Plain Willow
<i>Taxodium ascendens</i>	Pond Cypress
<i>Taxodium distichum</i>	Bald Cypress
Shrub	
<i>Aesculus pavia</i>	Red Buckeye
<i>Alnus serrulata</i>	Hazel Alder
<i>Amelanchier arborea</i>	Common Serviceberry
<i>Amorpha georgiana</i>	Georgia False Indigo
<i>Aralia spinosa</i>	Devil's Walkingstick
<i>Asimina angustifolia</i>	Slimleaf Pawpaw

<i>Asimina incana</i>	Woolly Pawpaw
<i>Baccharis halimifolia</i>	Eastern Baccharis
<i>Callicarpa americana</i>	American Beautyberry
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Castanea pumila</i>	Chinkapin
<i>Ceanothus americanus</i>	New Jersey Tea
<i>Celtis laevigata</i>	Sugarberry
<i>Cephalanthus occidentalis</i>	Common Buttonbush
<i>Cercis canadensis</i>	Eastern Redbud
<i>Chionanthus pygmaeus</i>	Pygmy Fringetree
<i>Chionanthus virginicus</i>	White Fringetree
<i>Clethra alnifolia</i>	Coastal Sweetpepperbush
<i>Cliftonia monophylla</i>	Buckwheat Tree
<i>Cornus foemina</i>	Stiff Dogwood
<i>Crataegus crus-galli</i>	Cockspur Hawthorn
<i>Crataegus marshallii</i>	Parsley Hawthorn
<i>Cyrilla racemiflora</i>	Swamp Titi
<i>Fraxinus caroliniana</i>	Carolina Ash
<i>Gaylussacia dumosa</i>	Dwarf Huckleberry
<i>Gleditsia aquatica</i>	Water Locust
<i>Gordonia lasianthus</i>	Loblolly Bay
<i>Hamamelis virginiana</i>	American Witchhazel
<i>Hibiscus moscheutos</i>	Crimson-eyed Rosemallow
<i>Hypericum galioides</i>	Bedstraw St. Johnswort
<i>Hypericum hypericoides</i>	St. Andrew's Cross
<i>Ilex ambigua</i>	Carolina Holly
<i>Ilex cassine</i>	Dahoon
<i>Ilex coriacea</i>	Large Gallberry
<i>Ilex decidua</i>	Possumhaw
<i>Ilex glabra</i>	Inkberry
<i>Ilex myrtifolia</i>	Myrtle Dahoon
<i>Ilex opaca</i>	American Holly
<i>Ilex vomitoria</i>	Yaupon
<i>Itea virginica</i>	Virginia Sweetspire
<i>Leucothoe racemosa</i>	Swamp Doghobble
<i>Lyonia ferruginea</i>	Rusty Staggerbush
<i>Lyonia ligustrina</i>	Maleberry
<i>Lyonia lucida</i>	Fetterbush Lyonia
<i>Magnolia virginiana</i>	Sweetbay
<i>Malus angustifolia</i>	Southern Crabapple
<i>Monarda punctata</i>	Spotted Beebalm
<i>Morella caroliniensis</i>	Southern Bayberry
<i>Osmanthus americanus</i>	Devilwood
<i>Ostrya virginiana</i>	Hophornbeam
<i>Persea borbonia</i>	Redbay
<i>Phlox amoena</i>	Hairy Phlox
<i>Photinia pyrifolia</i>	Red Chokeberry
<i>Pinckneya bracteata</i>	Fevertree

<i>Prunus angustifolia</i>	Chickasaw Plum
<i>Prunus caroliniana</i>	Carolina Laurelcherry
<i>Ptelea trifoliata</i>	Common Hoptree
<i>Quercus incana</i>	Bluejack Oak
<i>Quercus margarettiae</i>	Runner Oak
<i>Quercus marilandica</i>	Blackjack Oak
<i>Rhododendron viscosum</i>	Swamp Azalea
<i>Rhus aromatica</i>	Fragrant Sumac
<i>Rhus copallinum</i>	Flameleaf Sumac
<i>Rhus glabra</i>	Smooth Sumac
<i>Robinia hispida</i>	Bristly Locust
<i>Sabal minor</i>	Dwarf Palmetto
<i>Sambucus nigra ssp. canadensis</i>	Common Elderberry
<i>Sassafras albidum</i>	Sassafras
<i>Serenoa repens</i>	Saw Palmetto
<i>Styrax americanus</i>	American Snowbell
<i>Styrax grandifolius</i>	Bigleaf Snowbell
<i>Symplocos tinctoria</i>	Common Sweetleaf
<i>Vaccinium arboreum</i>	Farkleberry
<i>Vaccinium corymbosum</i>	Highbush Blueberry
<i>Vaccinium darrowii</i>	Darrow's Blueberry
<i>Vaccinium myrsinites</i>	Shiny Blueberry
<i>Viburnum nudum</i>	Possumhaw
<i>Viburnum obovatum</i>	Small-Leaf Arrowwood
<i>Viburnum rufidulum</i>	Rusty Blackhaw
<i>Yucca filamentosa</i>	Adam's Needle
Herb Layer	
<i>Andropogon glomeratus</i>	Bushy Bluestem
<i>Andropogon ternarius</i>	Splitbeard Bluestem
<i>Chamaecrista nictitans</i>	Partridge Pea
<i>Eragrostis spectabilis</i>	Purple Lovegrass
<i>Helianthus angustifolius</i>	Swamp Sunflower
<i>Iris virginica</i>	Virginia Iris
<i>Muhlenbergia capillaris</i>	Hairawn Muhly
<i>Onoclea sensibilis</i>	Sensitive Fern
<i>Osmunda cinnamomea</i>	Cinnamon Fern
<i>Osmunda regalis</i>	Royal Fern
<i>Panicum virgatum</i>	Switchgrass
<i>Rhynchospora colorata</i>	Starrush Whitetop
<i>Rhynchospora latifolia</i>	Sandswamp Whitetop
<i>Sisyrinchium atlanticum</i>	Eastern Blue-Eyed Grass
<i>Sorghastrum nutans</i>	Indiangrass
<i>Sporobolus junceus</i>	Pineywoods Dropseed
<i>Sporobolus teretifolius</i>	Wireleaf Dropseed
<i>Tripsacum dactyloides</i>	Eastern Gamagrass
<i>Vernonia angustifolia</i>	Tall Ironweed
<i>Xyris caroliniana</i>	Carolina Yelloweyed Grass
<i>Xyris fimbriata</i>	Fringed Yelloweyed Grass

Vine

Ampelopsis arborea

Bignonia capreolata

Campsis radicans

Lonicera sempervirens

Parthenocissus quinquefolia

Passiflora lutea

Pieris phillyreifolia

Vitis rotundifolia

Wisteria frutescens

Peppervine

Crossvine

Trumpet Creeper

Trumpet Honeysuckle

Virginia Creeper

Yellow Passionflower

Climbing Fetterbush

Muscadine

American Wisteria

TREE PRESERVATION AND MAINTENANCE POLICY OF VALDOSTA STATE UNIVERSITY

I. Preamble

As the leading center for higher learning in south Georgia, Valdosta State University recognizes its obligation to preserve and manage an abundance and diversity of trees on campus for the benefit of the public and future generations of students. By its example of environmental stewardship, the University will take the lead in promoting and developing a sound preservation ethic for the region's natural heritage. Included among the many benefits of preserving trees on campus and promoting additional plantings are: (1) improved air quality; (2) noise abatement and temperature amelioration; (3) mitigating the natural processes of water runoff, erosion, and sedimentation; (4) shading and consequently energy savings; (5) education; (6) aesthetics; (7) historical significance, and (8) intrinsic value.

II. Scope

All trees on campus, particularly species native to south-central Georgia, are to be preserved and managed in such a way as to minimize damage and prolong their life. Especially important are stands of mature native trees and native species no longer abundant on campus or in the area. Existing trees should not be removed for merely aesthetic, design, or landscaping reasons. Long-term plans should promote new plantings that will increase the diversity of native species, contain more canopy species, and enhance fall color.

III. Special Management Zones

Special zones on campus established to protect and manage critical, or sensitive, areas of mature trees include the following: 1) the entire stand of mostly mature longleaf pine, between Patterson and Oak streets, stretching southward onto the main campus. This stand, in particular, which pre-dates the settlement of Valdosta and contributes substantially to the unique character of the VSU campus, is especially vulnerable to slight changes in environmental conditions; 2) stands of mature native trees along One-mile Branch, especially near Patterson St.; 3) the mature mixed woodland at north campus bisected by Two-mile Branch; and 4) the dense woodland/swamp west of Sustella Ave. parking lot. Practices to be avoided in these zones include (a) trenching, filling, or other soil disturbances, including unabated erosion; (b) repetitious driving or operation of heavy equipment over the ground; (c) parking of vehicles or heavy equipment or storage of materials; and (d) paving or introduction of impermeable surfaces on the ground. These and other activities resulting in soil compaction, root damage, and depletion of air and water supply to the roots should be avoided. Also, it must be recognized that thinning of groves, especially pines, increases susceptibility of remaining trees to storm damage.

IV. Preventive Maintenance and Care of Existing Trees

Prevention of tree damage or disease must be an ongoing commitment, particularly of older, still-healthy trees. Such prevention may necessitate pesticide treatment and reconstruction and rerouting of pavement or other physical structures so as to enhance and prolong a tree's vigor and reduce susceptibility to disease and weather damage. When renovation or construction occurs on campus, the driplines of nearby trees should be cordoned and contractors forbidden to store equipment and building supplies within the cordoned area. The cordoned area should be demarcated by a 4-foot high fence completely surrounding the tree or group of trees and at least ten feet outside the trunk of each tree or the outer perimeter of trunks of the group of trees. Specific language to this effect should be written into every private construction contract on the VSU campus, as should penalties for violating these provisions and required remedial actions to mitigate any losses of trees not approved for removal (see Section VII).

V. Campus Planning to Minimize Tree Loss

As the campus continues to undergo development, special consideration must be given to the design and placement of new buildings to minimize the loss of trees. Landscape aesthetics or design preference should not

take precedence over tree preservation. The time to look at existing trees is before siting decisions are made, i.e., during or before the Pre-Design Phase of new projects. Also, landscaping associated with new buildings should be designed to replace as closely as possible the number and the species that were lost to construction so that no net loss of trees occurs. This policy affirms the preservation aspects of the 1999 VSU Master Plan, in which the special management zones herein established in Section III have been identified as Permanent Open Space/Trees and further requires that any new properties added to the campus undergo the same tree-loss minimization planning with regard to new construction.

VI. Prior Consultation Requirement

This policy mandates that the Campus Beautification and Stewardship Subcommittee (CBS) of the Environmental Issues Committee be invited to and involved in all Pre-Design Phase and Design-Phase meetings--involving the VSU Administration, campus planners, state officials, and private contractors—during which any decisions can and will be made affecting the fate of campus trees. This policy also designates CBS as the consultative body to be integrally involved in environmental, historical, and cultural impacts reviews of proposed campus projects as mandated by the Georgia Environmental Policy Act of 1991 (Georgia Code Title 12, Chapter 16).

Whether due to major or minor construction or renovation, or any other causes, before any individual trees are removed or any plans are finalized for tree removals or for construction or other activities that may result in tree removal or could potentially damage trees, VSU Plant Operations officials and/or the appropriate representative of the VSU administration must seek the consultation and recommendations of the Campus Beautification and Stewardship Subcommittee of the Environmental Issues Committee, except in emergency situations, where imminent damage to property or individuals is involved. In the latter event, the subcommittee is to be immediately notified by e-mail of the action to be taken. Reasons to be considered as valid for proposed tree removals will generally include only the following: (1) prevention of the impending spread of disease by the affected tree; (2) likelihood of imminent damage to property; (3) existence of a threatening safety hazard to individuals; and (4) any unavoidable constraints of construction or renovation that remain after completion of the planning and consultation requirements as specified in Sections V and VI.

VII. Monitoring and Enforcement

The VSU Administration shall ensure that any trees scheduled to be removed after consultation as specified in Section VI be clearly marked a suitable period of time before their scheduled removal and the Campus Beautification and Stewardship Subcommittee be notified and given the opportunity to inspect the marked trees before removal. For any construction projects, the VSU Administration shall periodically throughout the duration of the construction make arrangements for the Campus Beautification and Stewardship Subcommittee to inspect the site and ensure that the protection provisions specified in Section IV are being observed. If they are not being observed, the VSU Administration shall immediately report the failure to the contractor and Georgia State Finance and Investment Commission official. Failure to remedy the problem within one business day will constitute a violation of the contract provisions and trigger assessment of a penalty. Destruction or life-threatening damage to any tree not previously identified for removal in accordance with Section VI will be subject to damages to be paid by the contractor, not out of state funds, into a tree-bank fund to be administered by the Campus Beautification and Stewardship Subcommittee for replanting efforts on campus. We urge the Board of Regents to determine the dollar amount of damages to be paid by the contractor at the completion of the project, in consultation with a recognized University System of Georgia authority on urban forestry, on a per-tree basis, being equal to the aesthetic, scientific, ecosystem-services or commercial value of the tree(s), whichever is highest. We urge the Board of Regents to ensure that all contractors for work on the VSU campus abide by this Tree Preservation and Maintenance Policy of Valdosta State University. Willful and/or repeat violations of this policy by any VSU employee will constitute cause for disciplinary action, possibly including suspension or termination, as specified in Section 806 of the VSU Personnel Policies Manual.

Amended and Passed by VSC Faculty Senate: May 27, 1993

Adopted as VSU Policy July 27, 1993, according to VSU Statutes, Chapter 4, Article I, Section 3.

Revised and Amended by Environmental Issues Committee: 9 May, 31 May, and 2 Nov. 2000

Amended and Passed by VSU Faculty Senate February 15, 2001

Outdoor Lighting Policy for Valdosta State University

In drafting this proposed policy on campus outdoor lighting, the Environmental Issues Committee of Valdosta State University recognizes the need to balance the following objectives and concerns:

- 1) To ensure nighttime safety and security for VSU students and personnel, and to provide optimum nighttime visibility on the VSU campus.
- 2) To avoid unnecessary hazards to motorists and pedestrians created by lateral glare from building, street, or parking lot light fixtures. Lateral glare is defined as a light beam projecting from a fixture more than 70 degrees above straight downward.
- 3) To minimize undesirable light trespass and illumination of Valdosta's night sky.
- 4) To conserve energy, for both environmental and economic reasons.
- 5) To minimize adverse effects of artificial nighttime illumination on local nocturnal animals.
- 6) To restore and preserve a suitable level of night-sky darkness to ensure adequate visibility of celestial objects from the VSU Observatory, a scientific and educational facility of regional importance.

In order to provide optimum nighttime campus lighting for maximum security, while minimizing risks to our safety and adverse effects on our environment and night sky, it is hereby affirmed that:

- 1) Full consideration should be given to the appropriate placement, density, and elevation of lights, so as to avoid over-illumination of any given area and to minimize glare and light trespass. As an example, a higher density of lower-elevation, lower-intensity light fixtures might be chosen over a smaller number of high-elevation, high intensity fixtures providing comparable illumination. High-elevation lights particularly should be adequately shielded to minimize lateral glare. Properly shielded and well-placed fixtures should allow adequate illumination of the ground generally not exceeding 200,000 net lumens per acre for parking lots, and 20,000-100,000 net lumens per acre for other campus areas, depending on level of use; sport-field lighting levels will be higher (see Exception #3).
- 2) No single lamp should exceed 1800 lumens unless housed in a "full cut-off" fixture (i.e. it is fully shielded) so that all light is directed downward with no lateral glare. Full cut-off fixtures are recommended for *all* outdoor lighting. A recommended maximum per fixture of 180 watts Low Pressure Sodium (LPS), 250 watts High Pressure Sodium (HPS) or Metal Halide (MH), and 400 watts Mercury Vapor (MV; but see #3 below) should provide adequate brightness for most campus uses (this equals 20,000 to 33,000 lumens per fixture depending on lamp type), especially when proper design and placement of fixtures is considered (see #1 above).
- 3) Because energy conservation is and will increasingly be an important consideration, preference should be given the most efficient lamp type (highest lumens/watt) that is feasibly and effectively used in a given lighting situation. For light intensities typical of large-scale outdoor uses, LPS is the most efficient lamp type, followed by HPS, and then MH; MV lamps are substantially less energy efficient; these and MH also produce potentially toxic mercury waste when disposed of, and should therefore be avoided, except in special circumstances where a case can be made for their necessity. Compact fluorescent is very energy efficient and may be feasibly used for some smaller-scale lighting needs. LPS lamps may be effectively used where

true color rendering is not deemed important for security or other purposes (or where the latter could be provided for by additional individual lights of other types) and are particularly advantageous near the astronomical observatory. Although somewhat true of all lamp types, MH and especially MV lamps fade in intensity over time, providing less luminance and sometimes altered quality while drawing the same wattage.

- 4) For any areas (such as outdoor sports facilities and outlying parking lots) which are not intended to be used after a certain hour of night, lights should be turned off after hours of use in order to conserve energy and to limit light trespass onto streets and residential neighborhoods.
- 5) In campus areas which experience very little nighttime usage, it is suggested that illumination be triggered by motion detectors or manual on/off switches wherever feasible. This could be done on an experimental basis.
- 6) This policy is intended to provide general guidelines. Specifics of design and installation of new lighting and retrofitting of existing lighting should be done after a survey and consulting the IDA Outdoor Lighting Code Handbook Version 1.11, including the USA Pattern Lighting Code: http://www.nofs.navy.mil/about_NOFS/staff/cbl/LC_Handbook_v11.html#blulm, and the EPA Green Lights Program: <http://es.epa.gov/partners/green/green.html>.

Any currently existing lighting fixture which does not satisfy these guidelines should be removed, redirected, or shielded within a reasonable period of time, budget permitting, so as to minimize light trespass, light pollution of the night sky, and over-illumination within the VSU campus area. The VSU Administration is hereby charged to cooperate with the Environmental Issues Committee (a standing committee of the VSU Faculty Senate, with representation from SGA and the administration), in collaboration with SGA and COSA, in the design and retrofitting of campus outdoor lighting fixtures to be in compliance with this policy.

Exceptions to this policy are as follow:

- 1) Any state or federal regulations which may take precedence.
- 2) Temporary emergency or construction situations which may require additional lighting for performance of specific tasks.
- 3) Sporting or other special events, where the special lighting is used only during the event.
- 4) Illumination of monuments, structures, or flagpoles, providing every effort is made to direct the illumination so as to minimize light trespass and lateral glare.
- 5) Any other situation in which the VSU Administration can make a special case for a variance, subject to consultation with the Environmental Issues Committee and approval by the Faculty Senate.

This policy has been developed with the aid of guidelines established by the Illuminating Engineering Society of North America and by the International Dark-Sky Association

Passed by VSU Faculty Senate, 15 November 2001

Adopted as VSU Policy, 14 January 2002, as per VSU Statutes, Chapter 4, Article I, Section 3.