
INTRODUCTION

The University System of Georgia (USG) was created under the State of Georgia Reorganization Act of 1931. At that time, the USG included twenty-six public institutions, several dating back to 1784. Since 1931, Georgia has grown dramatically, and with the state's growth, the number of institutions in the USG has increased to thirty-four campuses. This represents a very large inventory of space—approximately 2,700 buildings distributed throughout the state. These buildings contain almost 50 million square feet of space and have an estimated value of \$4.6 billion. These figures show that the State has a huge investment to protect for the citizens of Georgia¹.

With a history dating back more than 200 years, and a 50% growth rate over the last half of the decade, it is clear that keeping the State's investment in facilities will be an ongoing issue that requires continuous action and proactive planning. A quick look at the *1995-1997 USG Information Digest* finds that more than 150 facilities in the USG are over 75 years old. The report also states that approximately 60% of the buildings are 25 years old or older, and one-third of these buildings are more than 50 years old. With each of the 2,700 current buildings aging every day, major repair and renovation is a growing concern for the USG. Since the USG continues to grow²—up almost 200,000 new students since the HOPE Scholarship Program was introduced in 1993—the number of facilities maintained by the USG will continue to increase at a phenomenal rate.

¹ *The facts referenced in this and the following paragraph were taken from the 1995-1997 USG Information Digest, pages 84-87.*

² *Predicted growth for the USG of Georgia is 10% over the next five years.*

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Maintaining the current inventory of aging space and the ever-growing number of buildings in the USG requires continuous funding that increases as the space inventory grows. To assure safe, well-maintained learning environments, the State Legislature allocates money to several funding sources³ each year. The two sources used most often for major repairs and renovations are the Maintenance and Operations (M&O)⁴ fund and the Major Repair and Renovation (MRR) fund. Each of these funds has a distinct and different purpose. This *MRR Guidelines* distinguishes between these two kinds of funding, and provides ideas for developing successful requests for MRR funding.

³ *The various funding sources are compared starting on page 16. The primary focus of these guidelines are, however, MRR funds. Because these two funding sources are so closely related, M&O resources are given more coverage in this manual than are the other funding sources.*

⁴ ***Maintenance and Operations (M&O)***: *A type of funding provided by the Board of Regents for routine preventive maintenance programs and various campus requirements like custodial services, grounds keeping, utilities, and contract services. These funds are distributed annually among all University System of Georgia institutions based on the square footage of resident instruction space.*