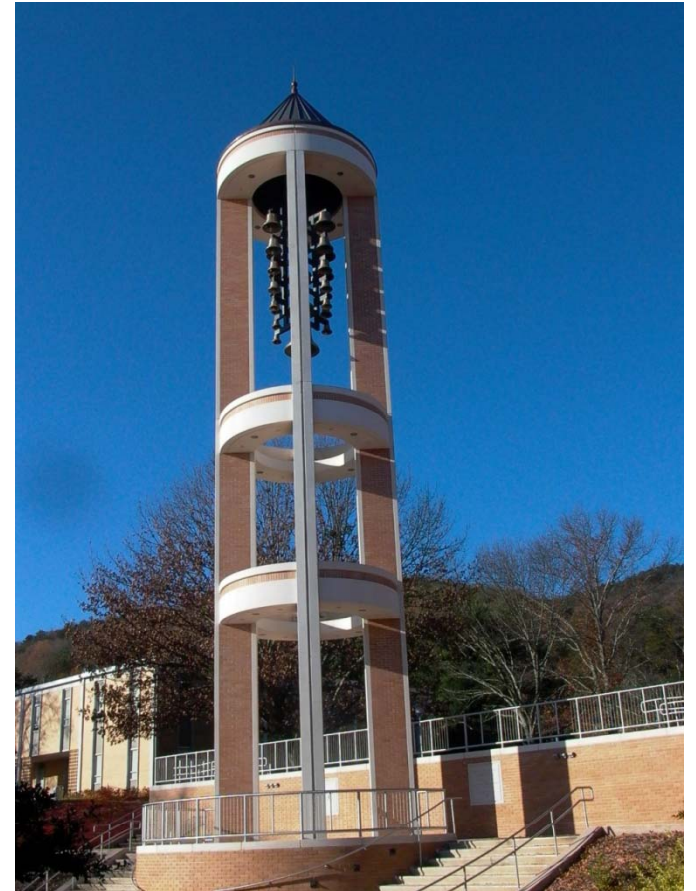


Dalton State College Master Plan Refresh

February 18, 2010

Foundation Work Session #2



agenda

- Purpose
- Review of 2005 Master Plan and Recent Changes
- Program Analysis
- Master Plan Refresh Alternatives
- Assessment of Additional Off-Site Opportunities
- Next Steps and Discussion



purpose

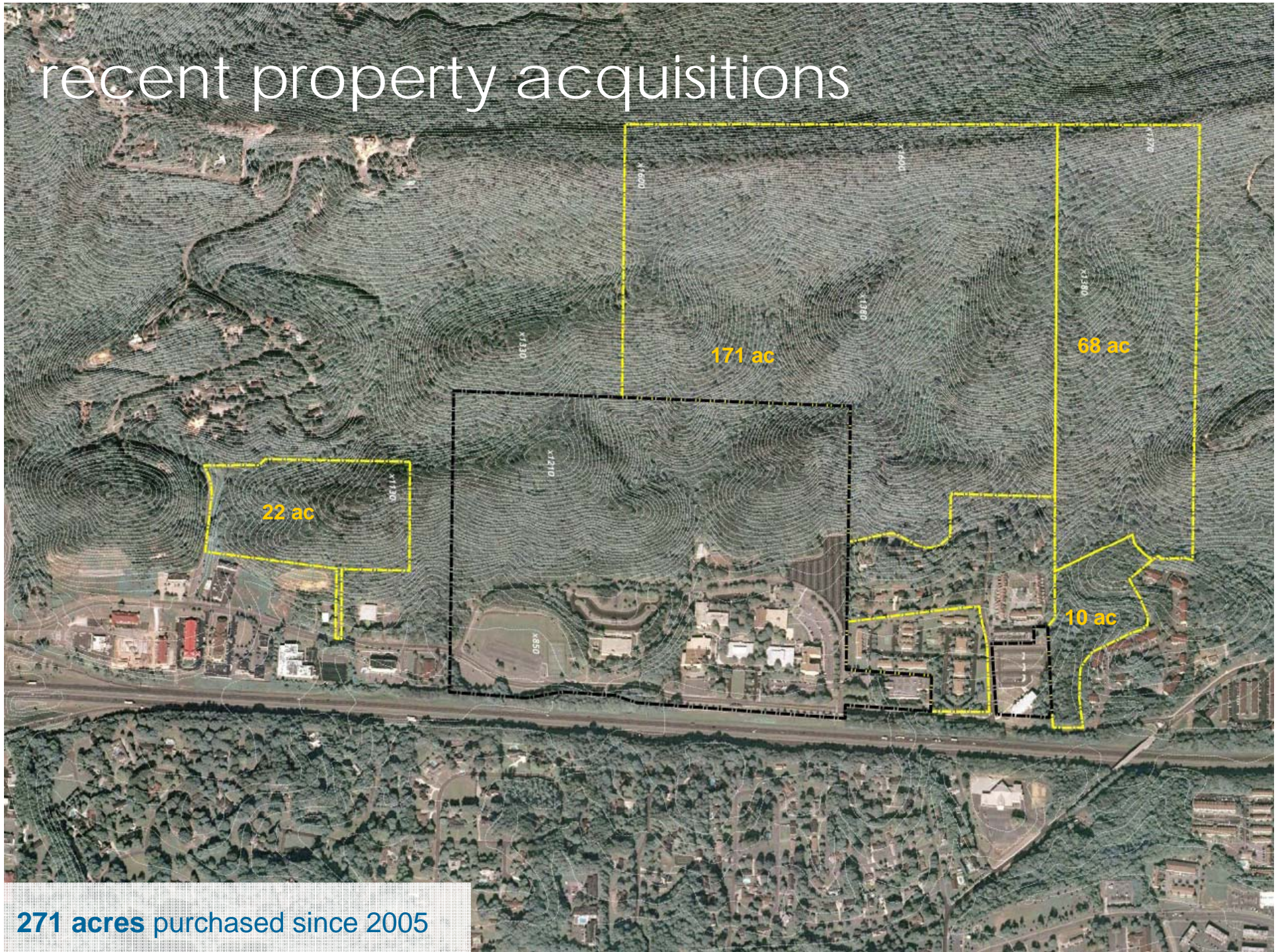
'Refresh' of the 2005 Master Plan reflects new issues related to:

- Rapid enrollment growth
- Changes in the Technical program and Continuing Education program needs
- Acquisition of the Wood Valley apartments and additional properties
- Potential future acquisitions
- New academic building needs
- *Shift in vision toward a 4 year college identity*
- *Need for re-assessment of space utilization and class scheduling*

2005 preferred master plan

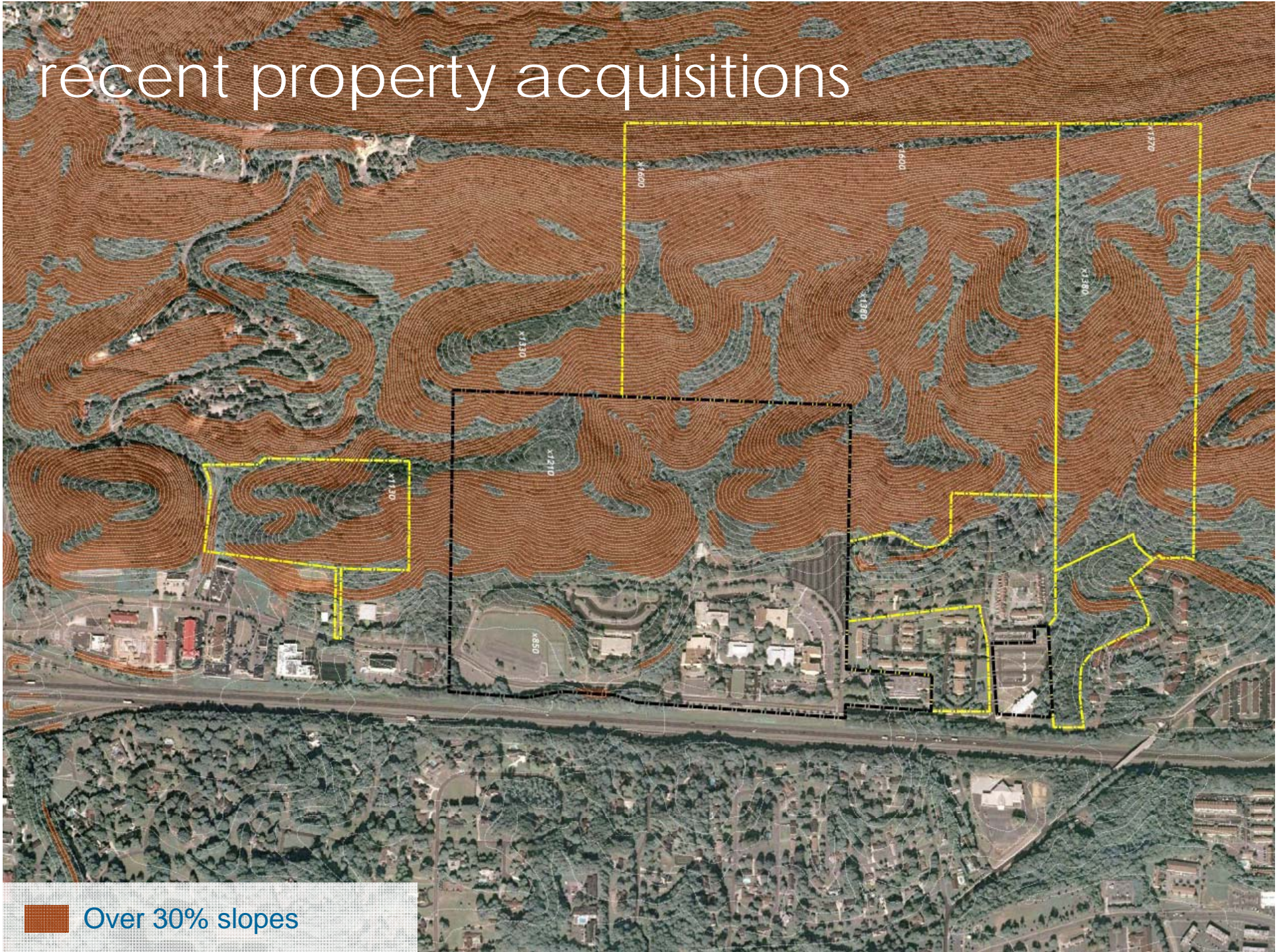


recent property acquisitions



271 acres purchased since 2005

recent property acquisitions



Over 30% slopes

student pride in academic rigor
and new residential community

larger classrooms are in high demand

parking remains an
issue for all

need expanded **hours/ services** for
library, dining, and shuttle services

what we heard...

office space is undersupplied

computers & research are
becoming key parts of teaching

music, theater and fine arts are
potential future programs

diversity & quality of classroom &
seminar space is needed

program

2010 EXISTING ASSUMPTIONS

- Classes are scheduled in 7 buildings:
 - Liberal Arts Building
 - Library (1 classroom only)
 - Memorial Hall
 - Sequoya Hall
 - Pope Student Center (1 classroom only)
 - Brown Center
 - Technical Building
- Classrooms are well used from Monday through Thursday, but Fridays remain largely underutilized.
- Technical Building and Brown Center are used only intermittently



Library space has been given over to a classroom and offices



Liberal Arts building hosts 11 classrooms

program

COURSE SCHEDULE

11 classrooms

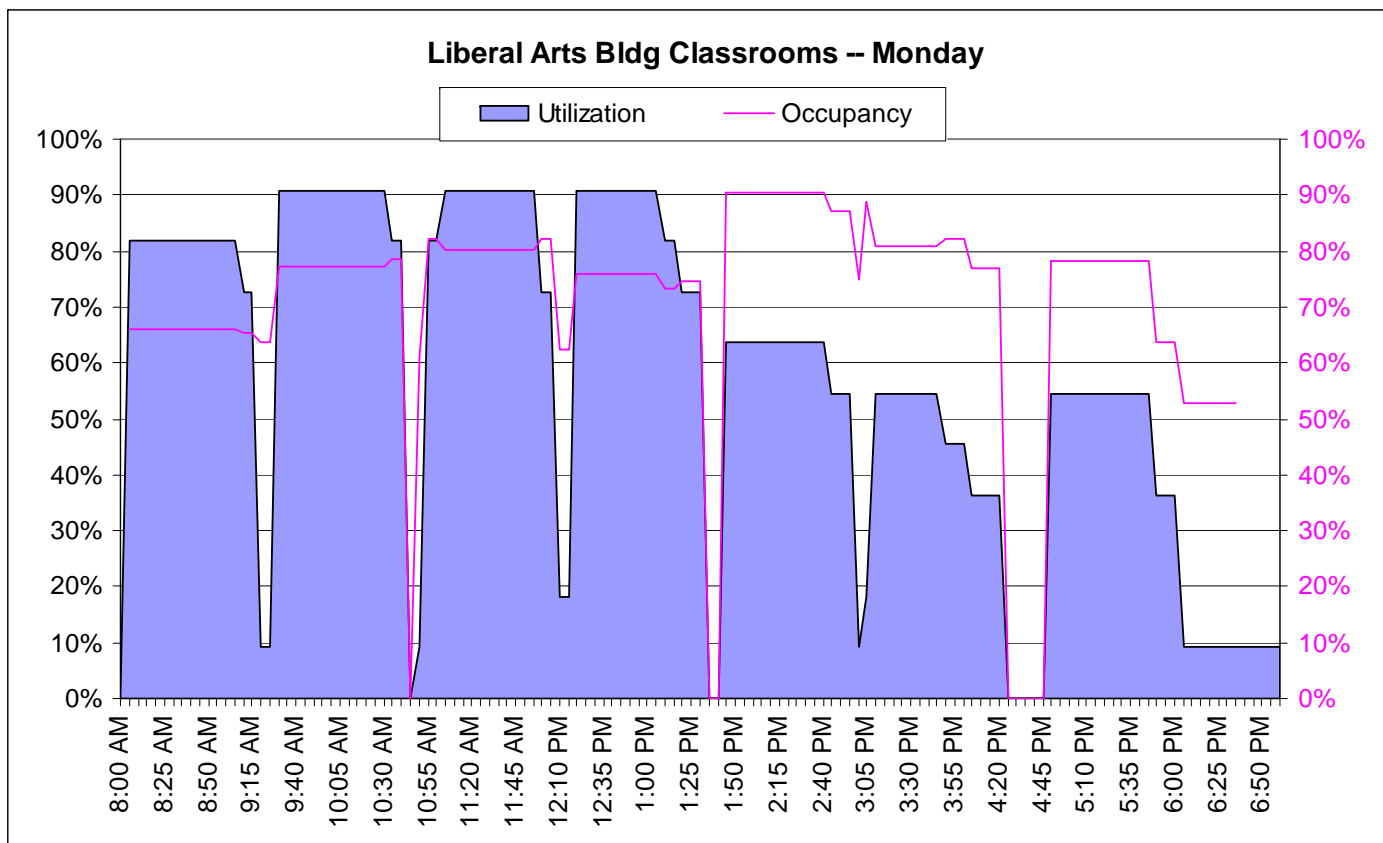
Utilization – 65%

Occupancy – 70%

TARGETS:

Utilization – 65%

Occupancy – 70%



program

COURSE SCHEDULE

11 classrooms

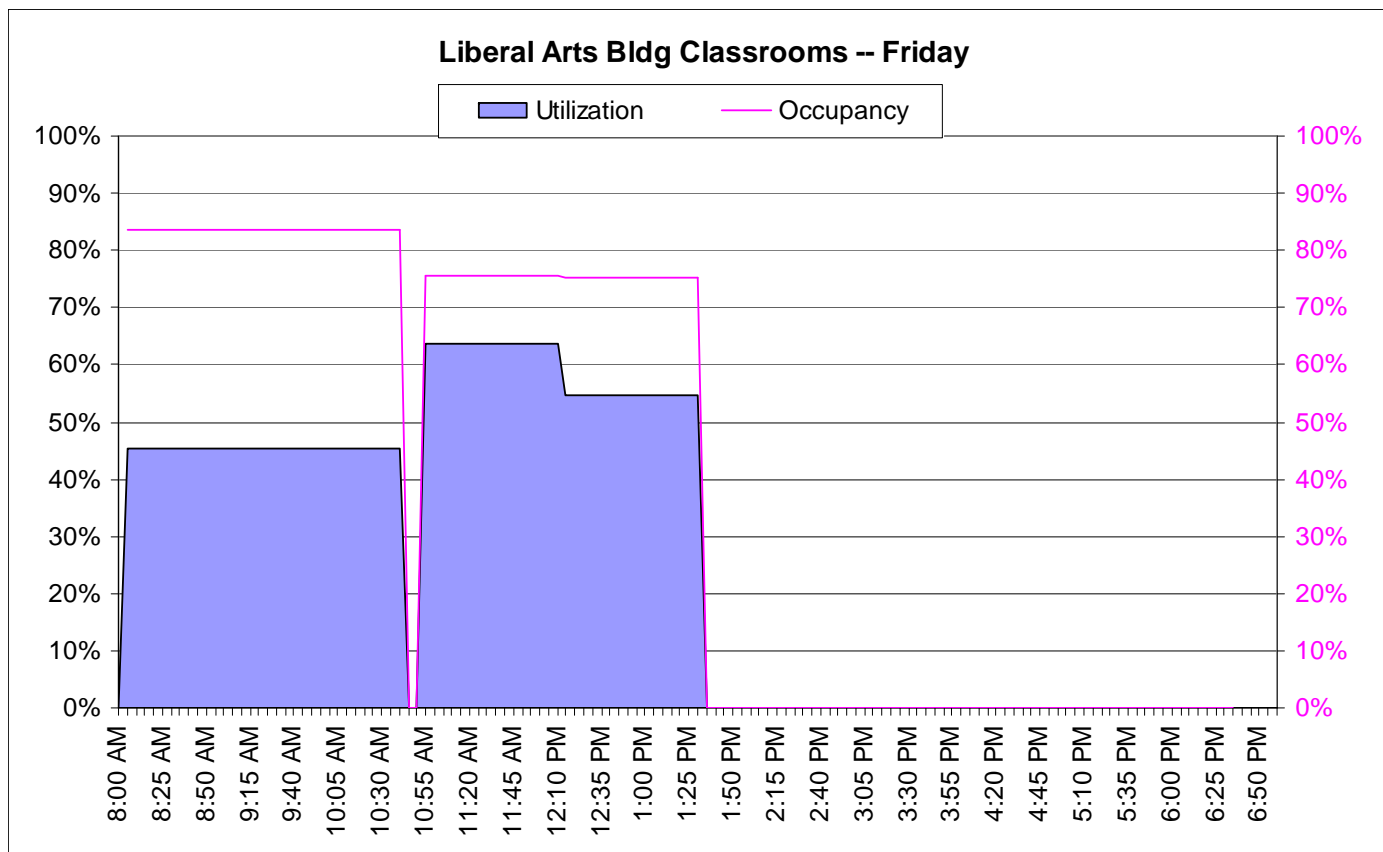
Utilization – 31%

Occupancy – 47%

TARGETS:

Utilization – 65%

Occupancy – 70%



program COURSE SCHEDULE

8 labs

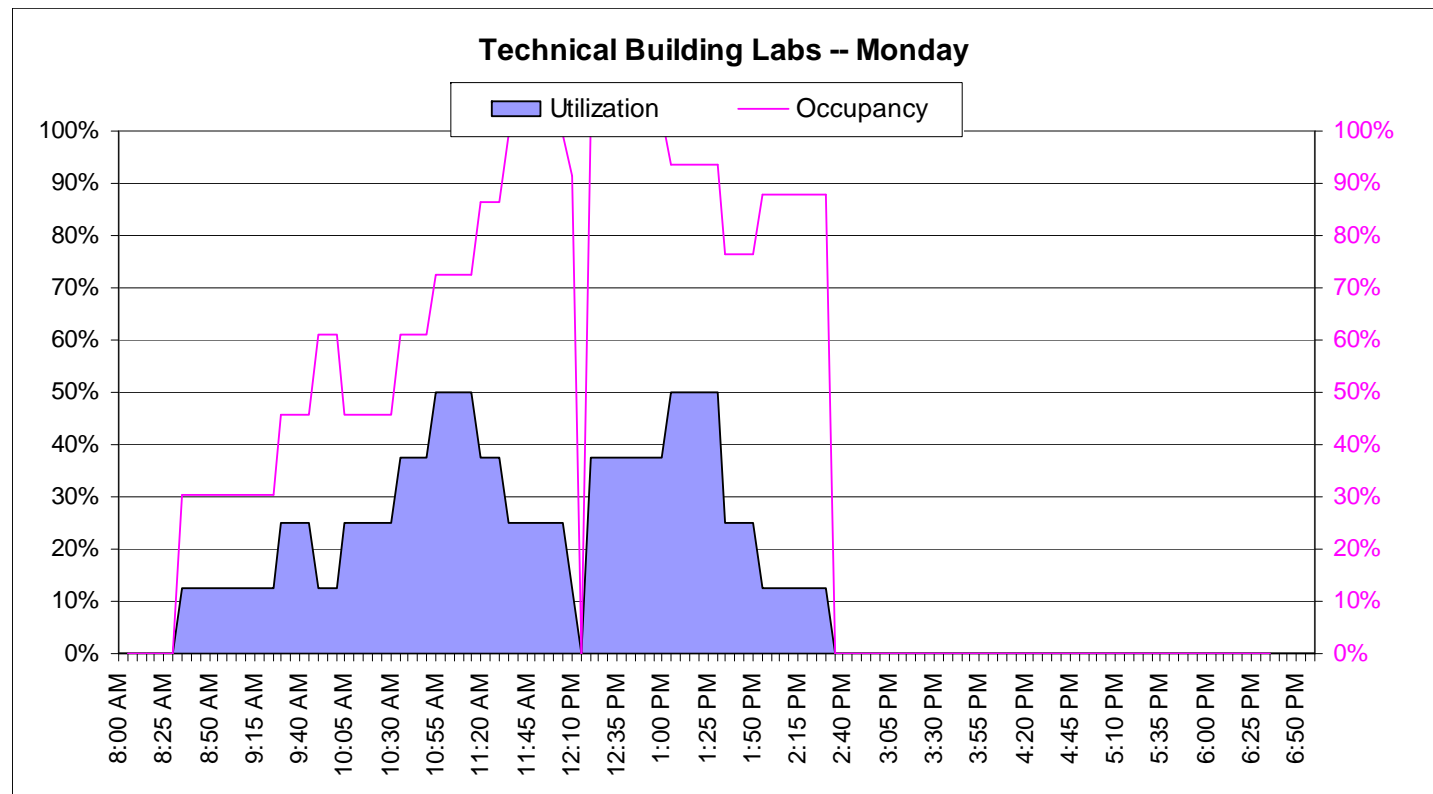
Utilization – 18%

Occupancy – 47%

TARGETS:

Utilization – 65%

Occupancy – 70%



program

COURSE SCHEDULE

8 labs

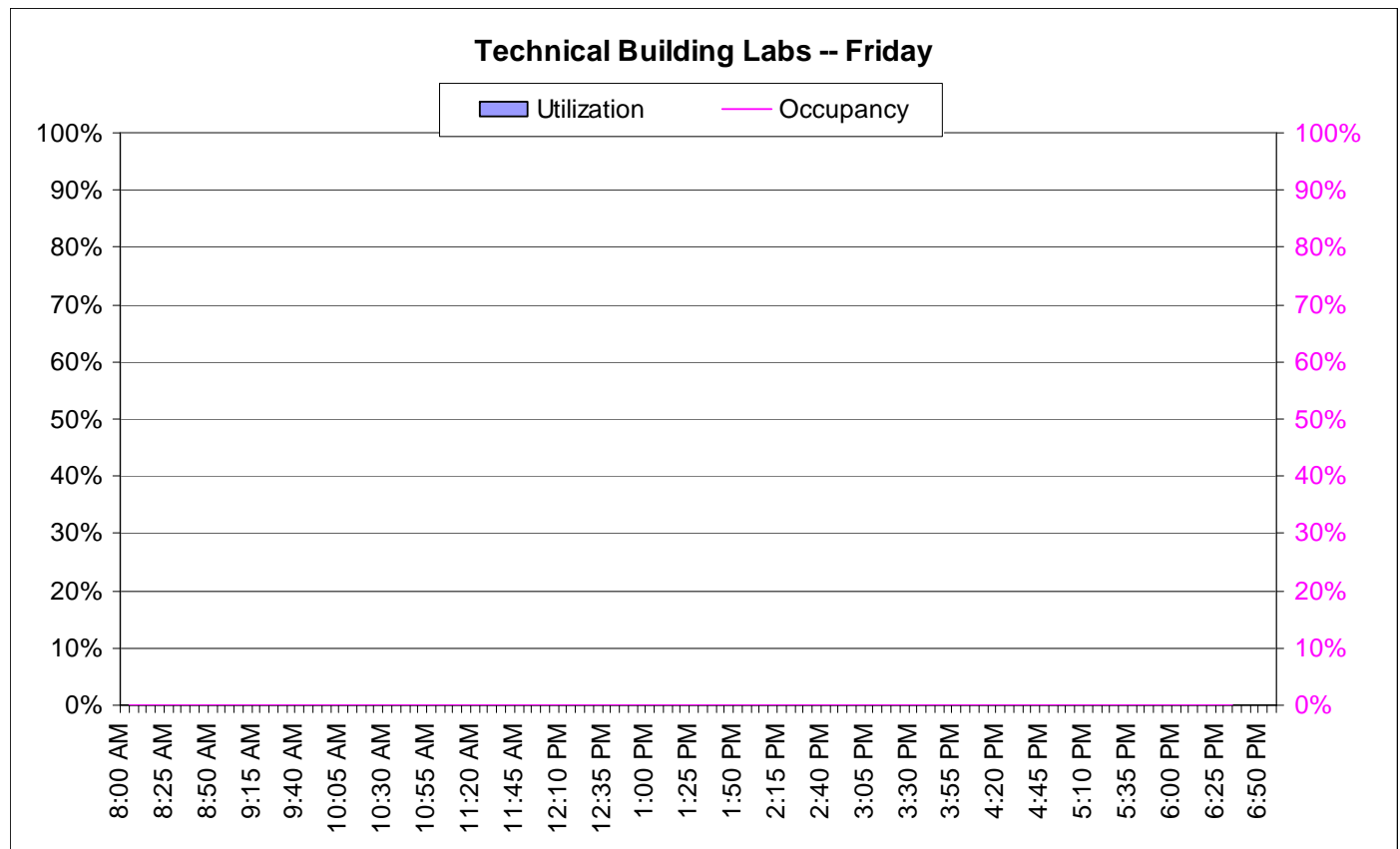
Utilization – 0%

Occupancy – 0%

TARGETS:

Utilization – 65%

Occupancy – 70%



program

COURSE SCHEDULE

6 classrooms

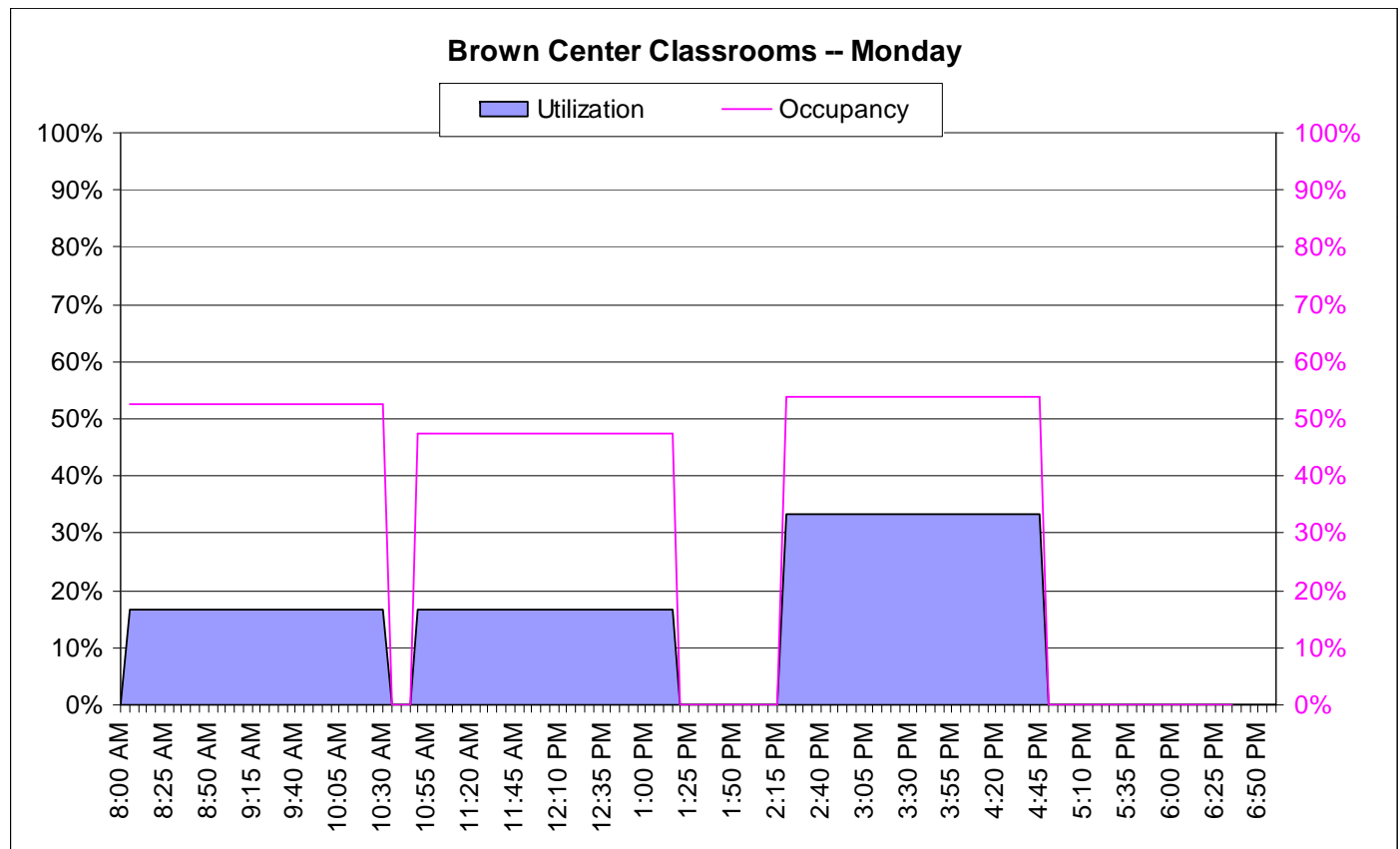
Utilization – 19%

Occupancy – 43%

TARGETS:

Utilization – 65%

Occupancy – 70%



program

COURSE SCHEDULE

6 classrooms

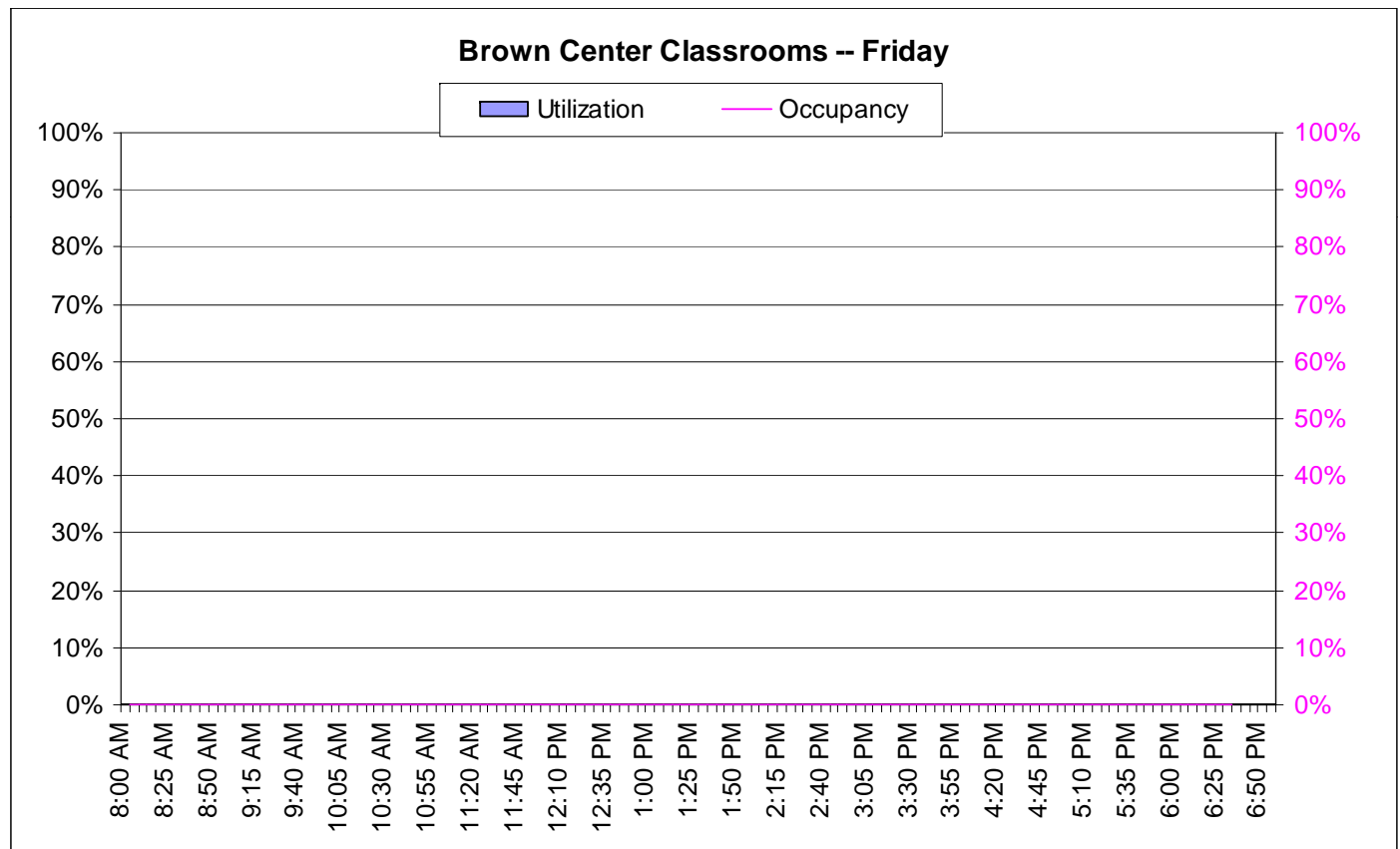
Utilization – 0%

Occupancy – 0%

TARGETS:

Utilization – 65%

Occupancy – 70%



program

SPACE ANALYSIS METHODOLOGY

1. Current conditions

- 5,722 headcount
- Existing scheduling patterns: Monday through Thursday

2. Growth under current scheduling patterns

- 8,000 headcount
- Existing scheduling patterns: Monday through Thursday only
- Existing space use patterns: Does not program Brown and Technical Building

3. Growth under adjusted scheduling patterns and new space

- 8,000 headcount
- Adjust scheduling to utilize Fridays
- Program new space in Brown Center and Technical Building efficiently



program SPACE ANALYSIS

Summary		2009 Headcount	
Dalton State College			
Projected Undergraduate Headcount		5722	
		8,000	
		39.8%	

Classrooms	Offices
Student Stations (asf/stn)	Admin Stations (asf/stn)
26	
Maximum Room Use (hrs/wk)	Typical Room Use (hrs/wk)
36	105
Classroom Use Rate (%)	Faculty Station Size (asf/stn)
65	125
Station Occupancy (%)	Adjunct Station Size (asf/stn)
65	70

Campus population variable shows growth

Student FTEs	4,720
Faculty FTEs	217
Staff FTEs	218
Student:Faculty Ratio	22

ASSIGNABLE SQUARE FEET					
	Existing	Need	Deficit	Incr.	
Hegis	Current	5,722	Current	5,722	
100	40,148	44,239	4,091	4,091	-
200	22,758	34,633	11,875	11,875	-
300	38,298	45,550	7,252	7,357	105
400	43,685	47,678	3,993	3,996	3
500	23,001	82,096	59,095	59,095	-
600	61,720	111,754	50,034	50,041	7
700	12,683	18,298	5,615	5,620	6
800	-	2,516	2,516	2,516	-
900	-	54,900	54,900	257,490	202,590
	242,293	441,664	199,371	402,082	202,711

Reading/Computer/ Liberal Arts Labs	Sequoia	Technical
Station Module Size (asf/stn)	Station Module Size (asf/stn)	Station Module Size (asf/stn)
35	65	65
Maximum Room Use (hrs/wk)	Maximum Room Use (hrs/wk)	Maximum Room Use (hrs/wk)
36	36	36
Room Use Rate (%)	Room Use Rate (%)	Room Use Rate (%)
40	40	40
Station Occupancy (%)	Station Occupancy (%)	Station Occupancy (%)
80	80	80

<input checked="" type="checkbox"/> Include Fridays
<input checked="" type="checkbox"/> Include Brown Center
<input checked="" type="checkbox"/> Include Technical Building

3 scheduling variables for space analysis

Category	Existing Space at Dalton	Current Need	Need at Headcount 8000
Classroom	~45,000	~40,000	~55,000
Lab	~45,000	~30,000	~45,000
Office	~50,000	~45,000	~65,000
Library, study, media	~45,000	~48,000	~60,000
Recreation & Athletics	~25,000	~80,000	~95,000
General	~60,000	~110,000	~140,000
Plant	~15,000	~20,000	~25,000
Health	~5,000	~5,000	~5,000

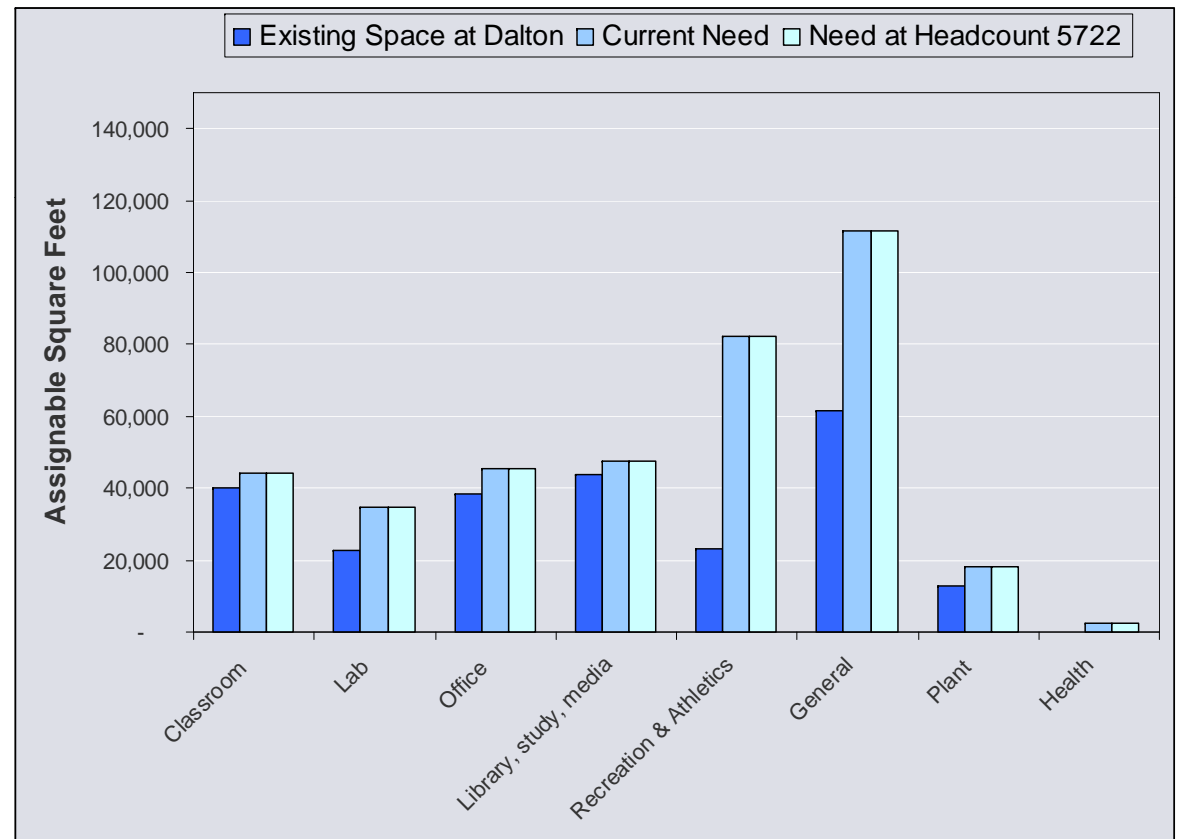
program

1. CURRENT CONDITIONS

- Space deficits exist across all program categories
- Needs are largest in Student Life categories
 - Student Center (general)
 - Recreation and Athletics
- Analysis does not account for *quality* of academic space

2009 Headcount	5722
Projected Undergraduate Headcount	5,722
	0.0%

- Include Fridays
- Include Brown Center
- Include Technical Building



program

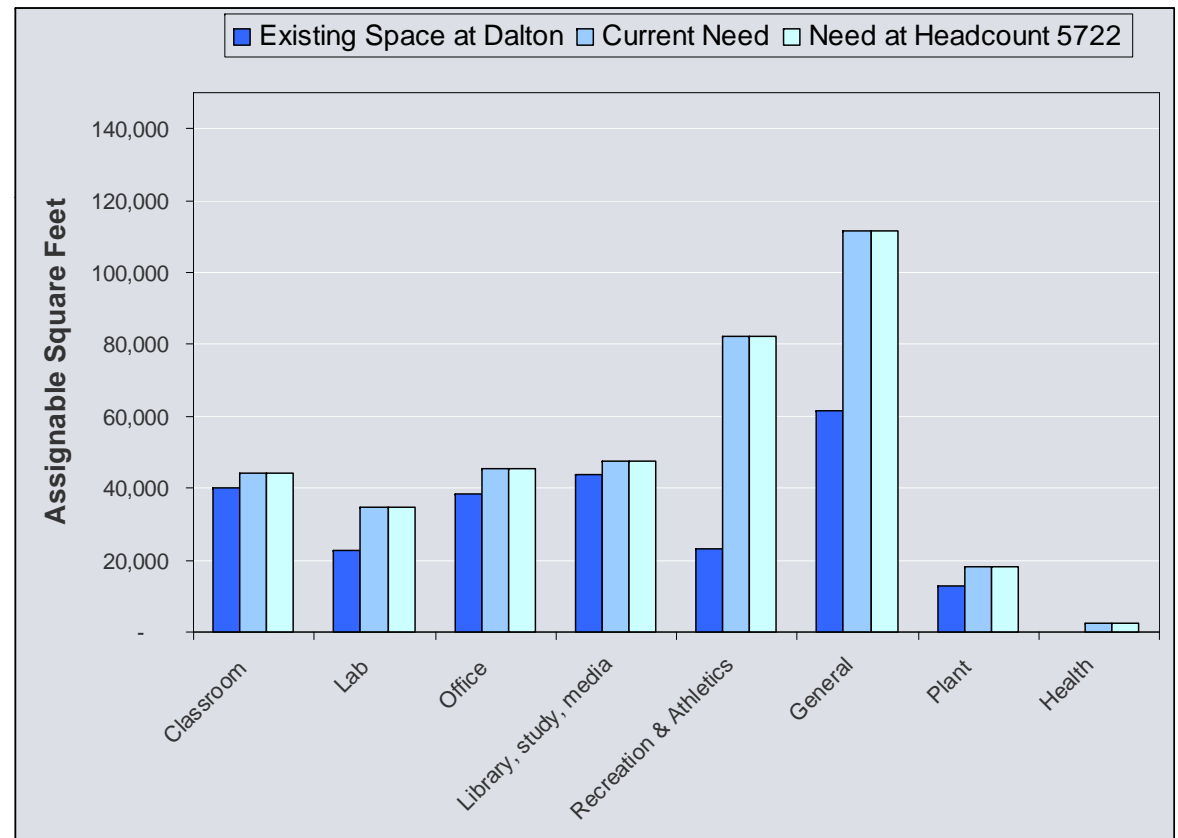
1. CURRENT CONDITIONS

	2009 Headcount	5722
Projected Undergraduate Headcount		5,722
		0.0%

- Include Fridays
- Include Brown Center
- Include Technical Building

Space Type	Deficit (ASF)
Academic*	(23,324)
Library	(3,996)
Recreation	(59,095)
Student Center	(50,041)
Plant Operations	(5,620)
Health	(2,516)

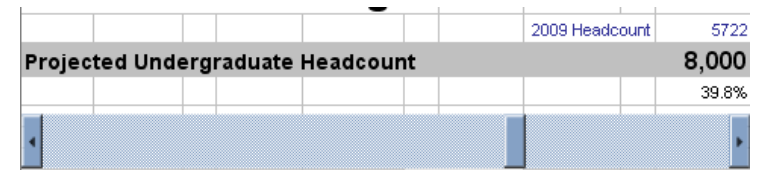
*classrooms, labs, offices



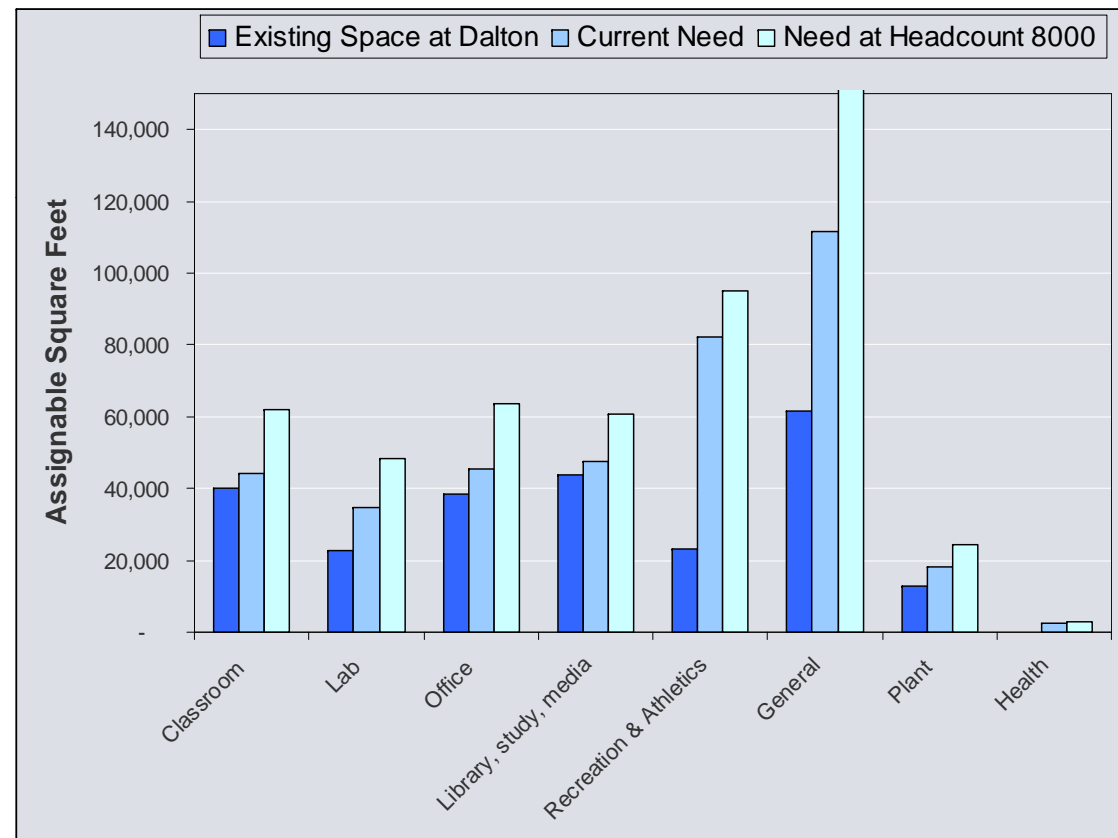
program

2. GROWTH UNDER CURRENT SCHEDULING

- Growth to 8,000 headcount further demonstrates a **need for a new academic building**
- A **student center expansion** is needed to address a space deficit and demands from the **transition to residential life**

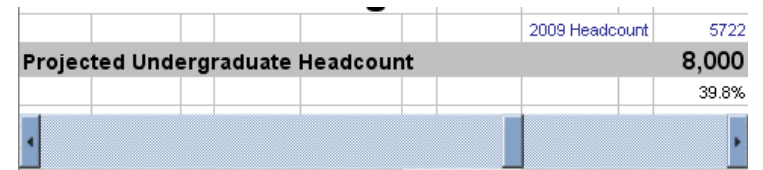


- Include Fridays
- Include Brown Center
- Include Technical Building



program

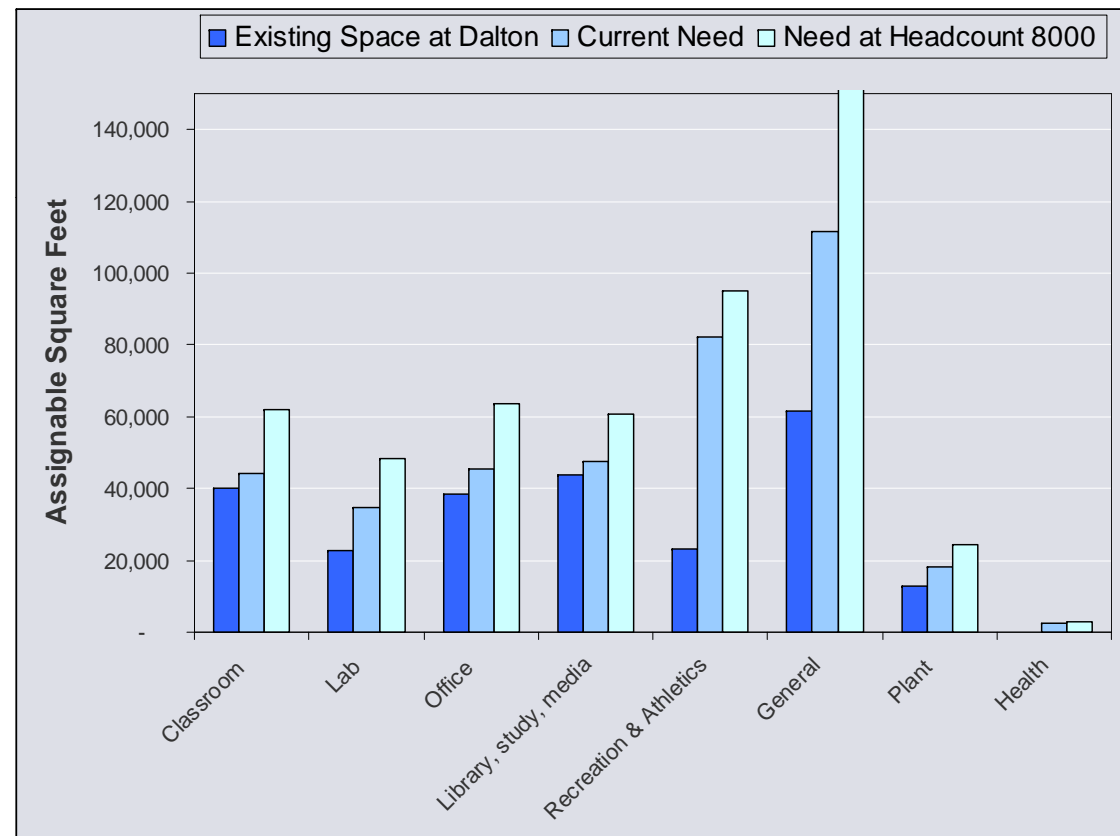
2. GROWTH UNDER CURRENT SCHEDULING



- Include Fridays
- Include Brown Center
- Include Technical Building

Space Type	Deficit (ASF)
Academic*	(72,869)
Library	(16,966)
Recreation	(71,873)
Student Center	(93,737)
Plant Operations	(11,570)
Health	(3,080)

*classrooms, labs, offices



program

3. GROWTH UNDER NEW SCHEDULING

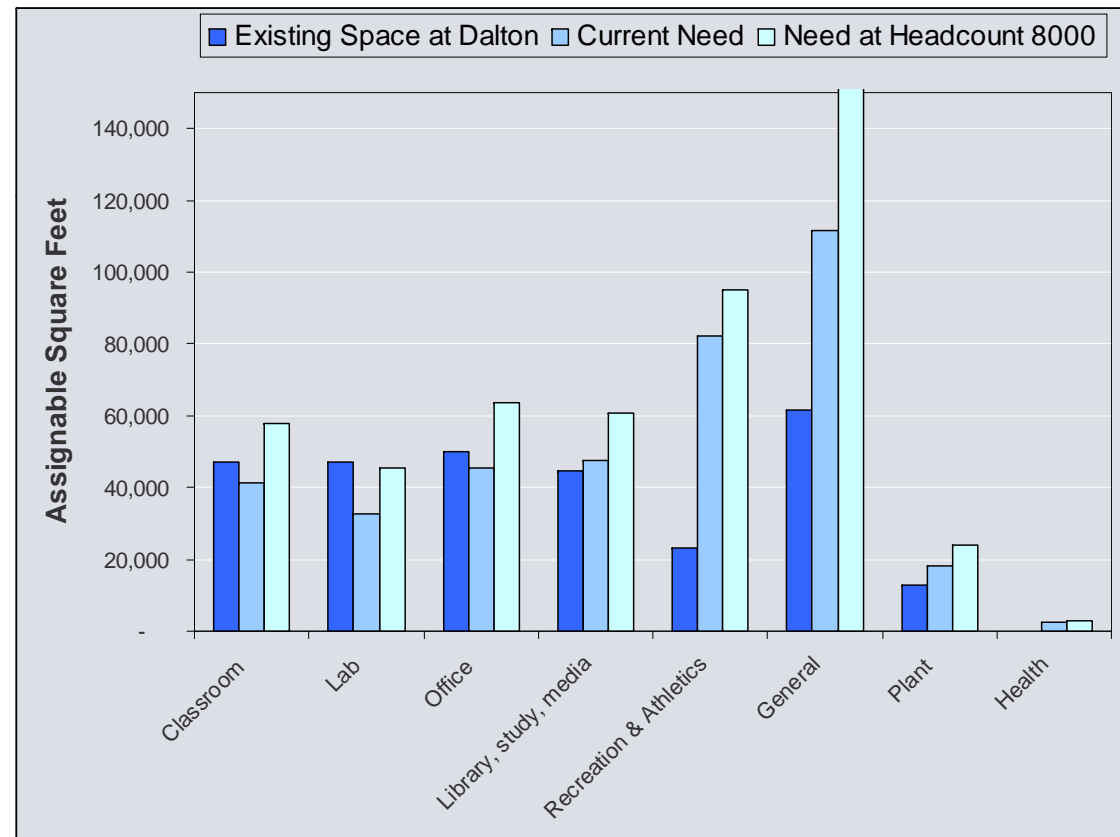
- A Monday through Friday schedule **reduces space needs slightly** by reducing competition
- Efficient use of the Brown Center and Technical Building **creates an additional 43,180 ASF** of academic space
- The Technical Building alone **adds 11,881 ASF of lab space**

	2009 Headcount	5722
Projected Undergraduate Headcount		8,000
		39.8%

Include Fridays

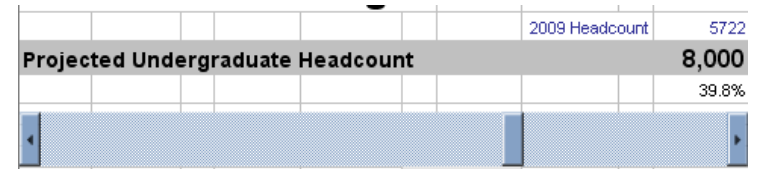
Include Brown Center

Include Technical Building



program

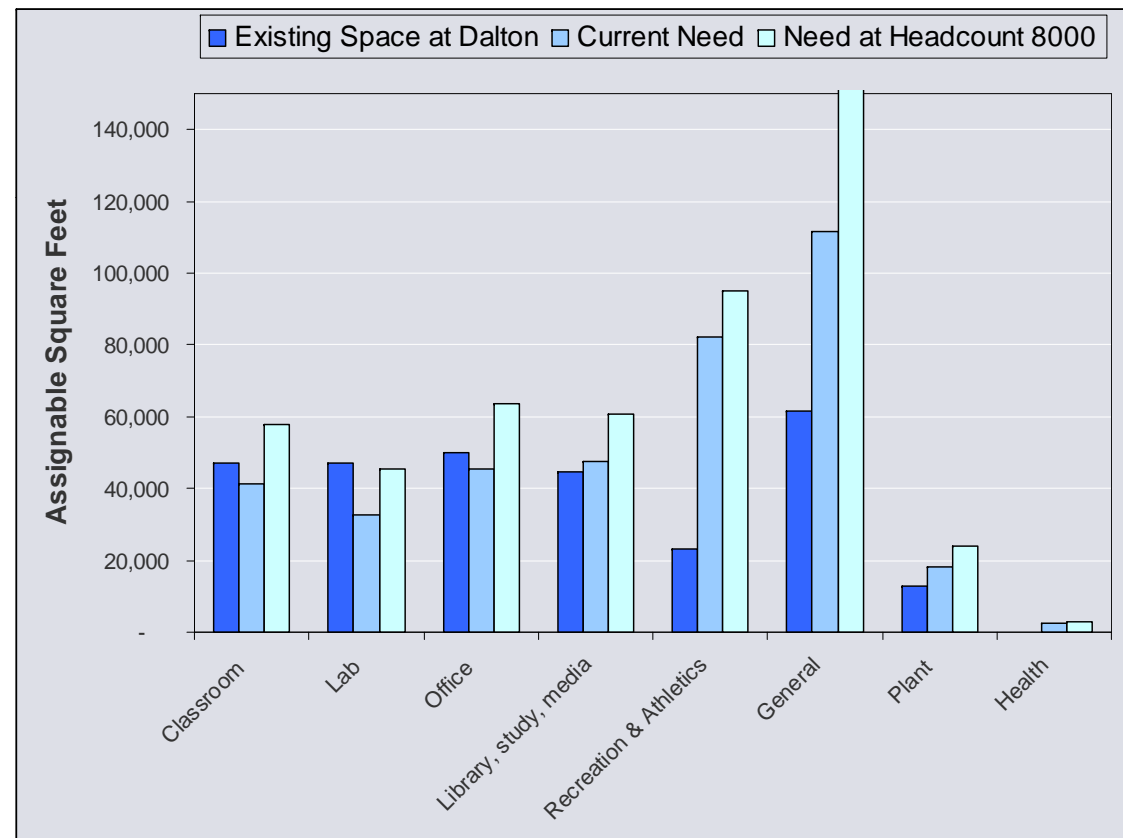
3. GROWTH UNDER NEW SCHEDULING



- Include Fridays
- Include Brown Center
- Include Technical Building

Space Type	Deficit (ASF)
Academic*	(24,302)
Library	(16,165)
Recreation	(71,873)
Student Center	(93,536)
Plant Operations	(11,223)
Health	(3,080)

*classrooms, labs, offices



master plan refresh alternatives

PROGRAM REQUIREMENTS



ACADEMIC

- Site 1 new academic building
- Locate additional future academic building sites

STUDENT LIFE

- Expand existing student center (program to be determined)
- Achieve 1,600 total beds on campus (1,356 additional)
- Expand indoor recreation by 110,000 GSF and add 1 competition field

PARKING

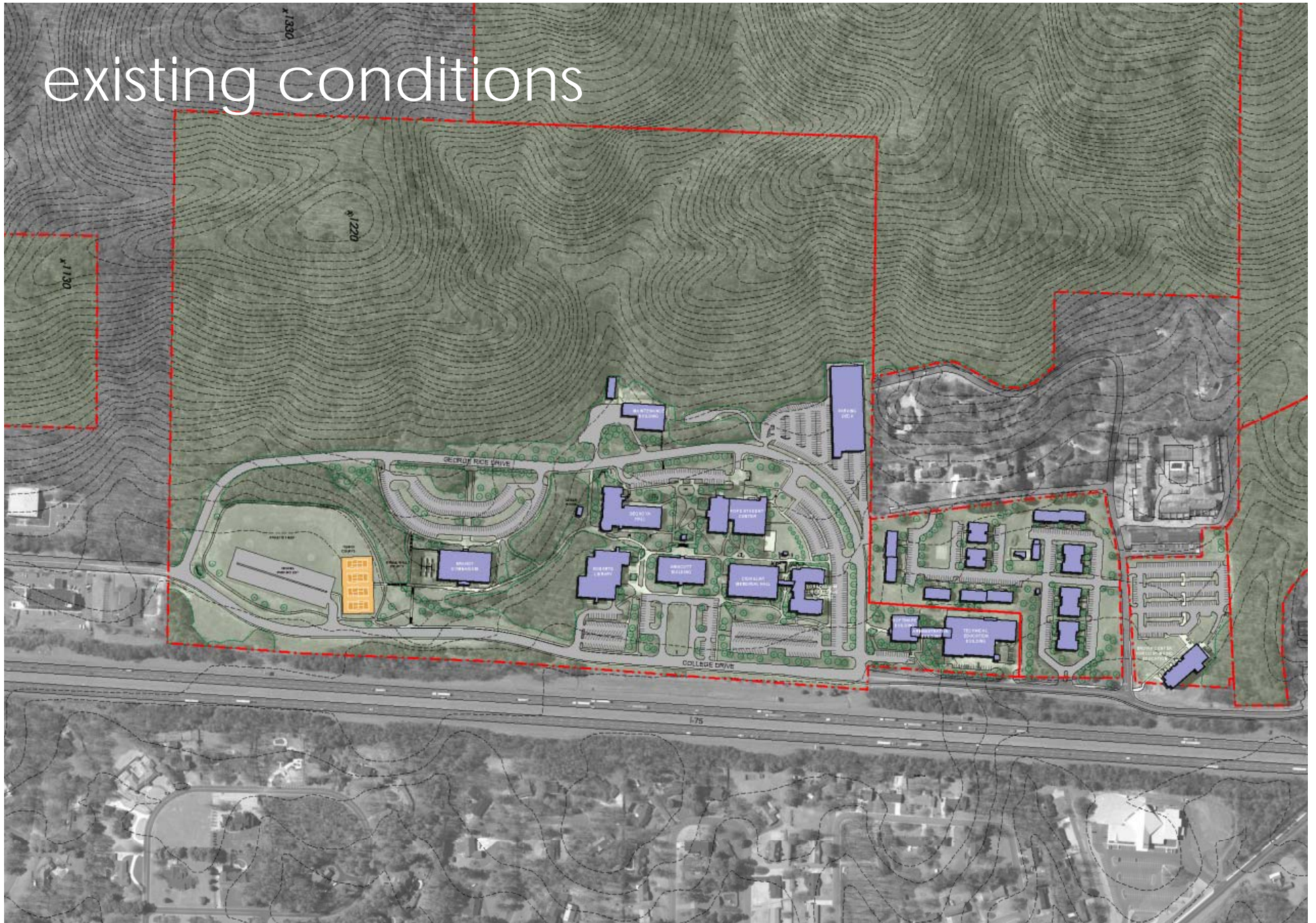
- Accommodate 1,000 additional cars



master plan alternatives



existing conditions



Option 1 ACCOMMODATE GROWTH ON CORE CAMPUS WITH RESIDENTIAL COMMUNITY TO THE SOUTH



Option 1

- Consolidate growth within existing core campus
- Focus residential to the south to capitalize on natural features
- Grow academic uses north to connect to Brown Center
- Accommodate recreation needs both to the north, and south in coordination with residential
- New parking deck near Brown Center, with additional capacity continued at Trade Center



Option 2

ACCOMMODATE GROWTH ON CORE CAMPUS WITH HOUSING FOCUS TO THE NORTH



Option 2

- Consolidate growth within existing core campus
- Redevelop and densify residential zone at the north end of campus
- Grow academic uses in the core
- Remove Westcott and open up views
- Accommodate parking in new garage near Brown Center

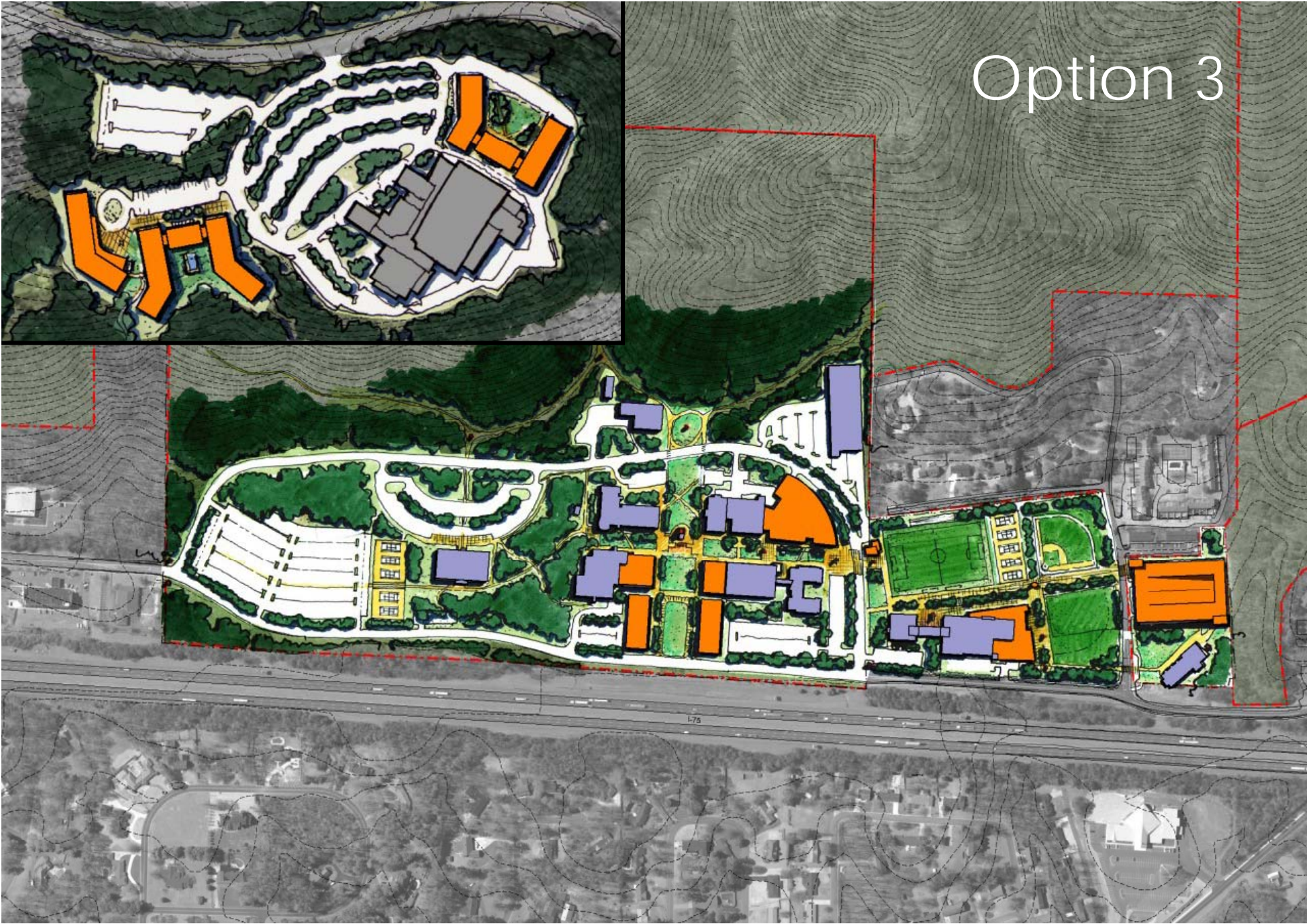


- New academic building
- Student center expansion
- Recreation center
- expansion
- Residential
- Parking
- * Recreation fields

Option 3 RESIDENTIAL COMMUNITY AT TRADE CENTER



Option 3



Option 3 uses

- Acquire and develop part of the Trade Center site for residential use and parking
- Transition north end of campus to athletics and recreation zone
- Grow academic uses in the core
- Remove Westcott and open up views
- Provide parking in a large lot and garage at the south and north poles of campus



















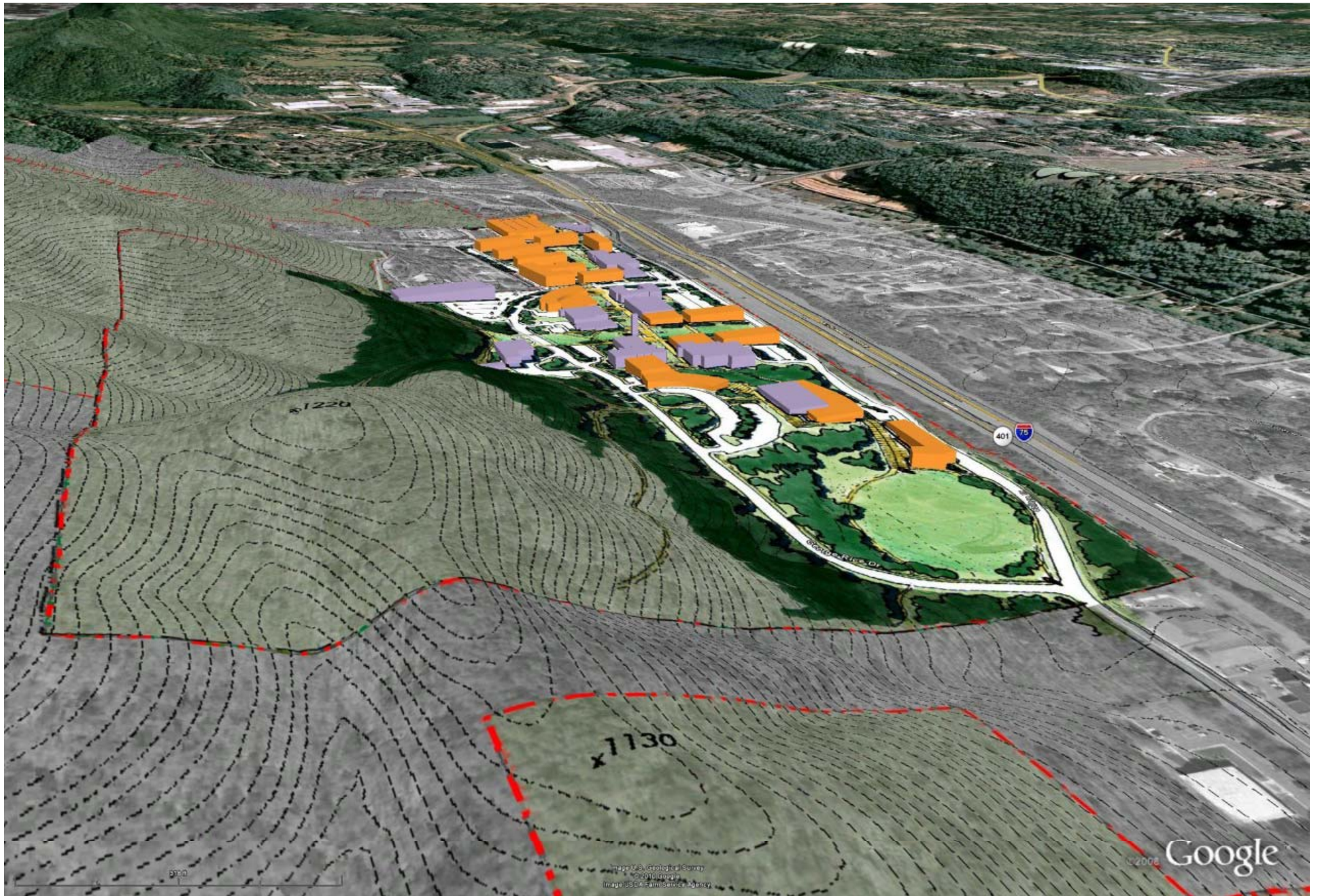










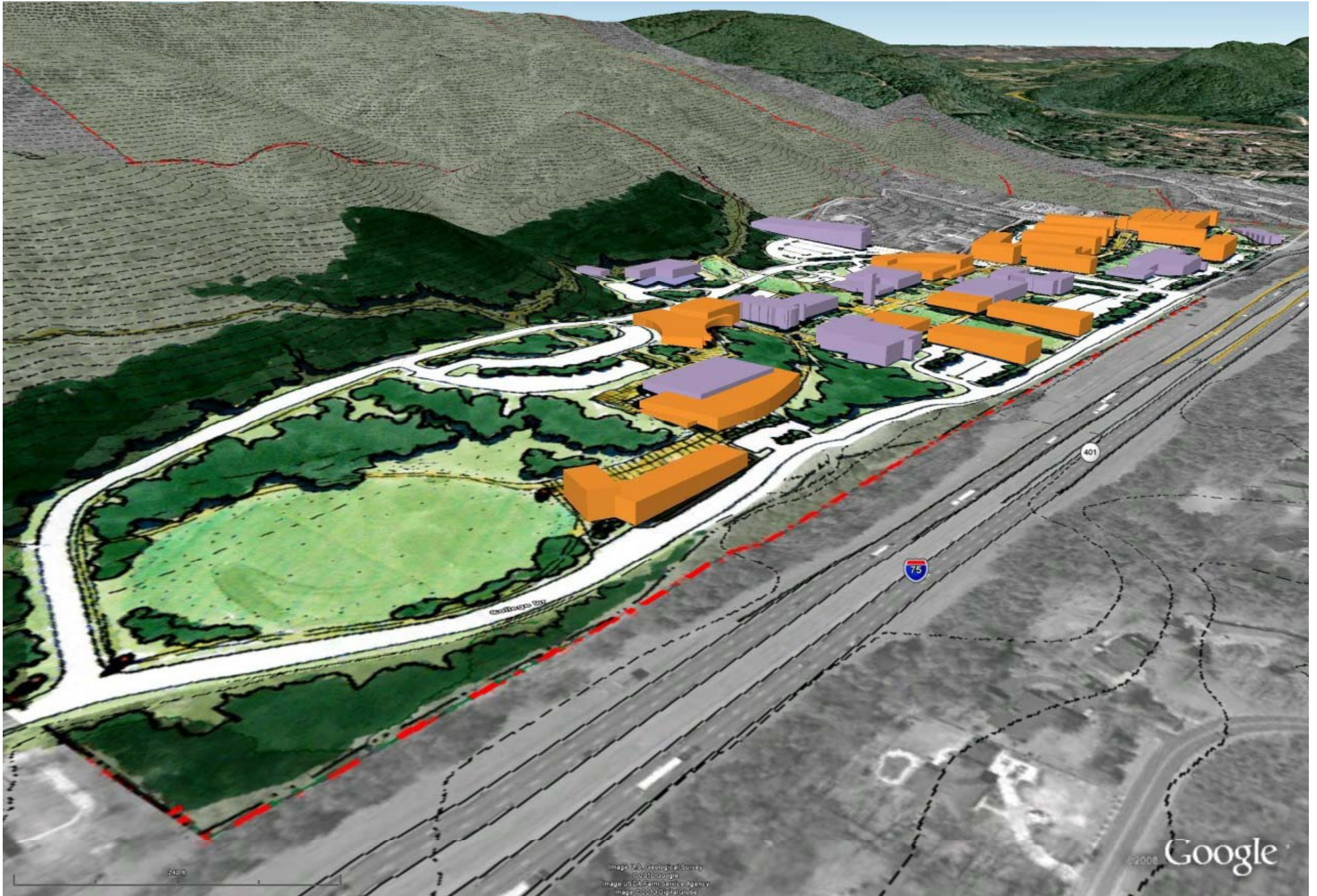










































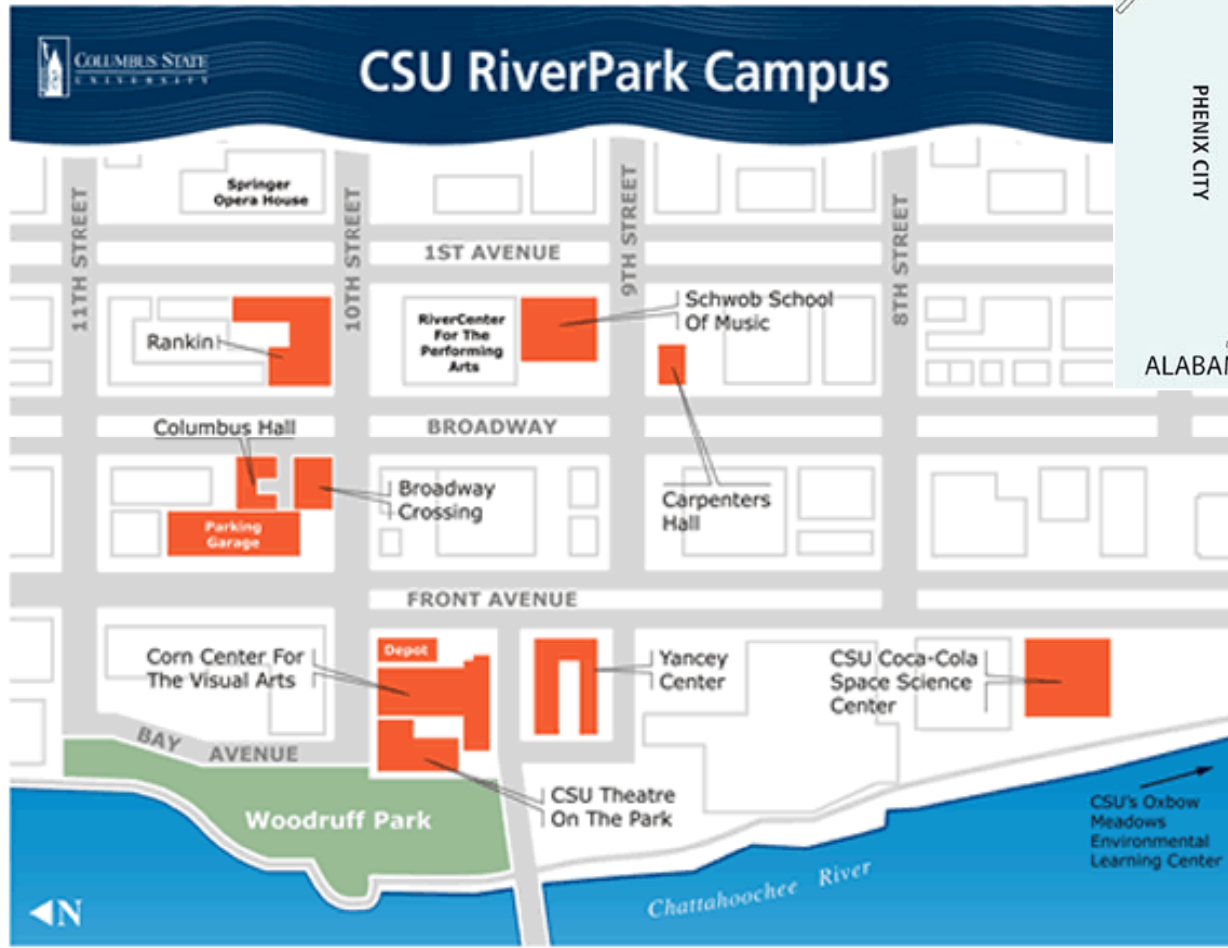


downtown opportunities

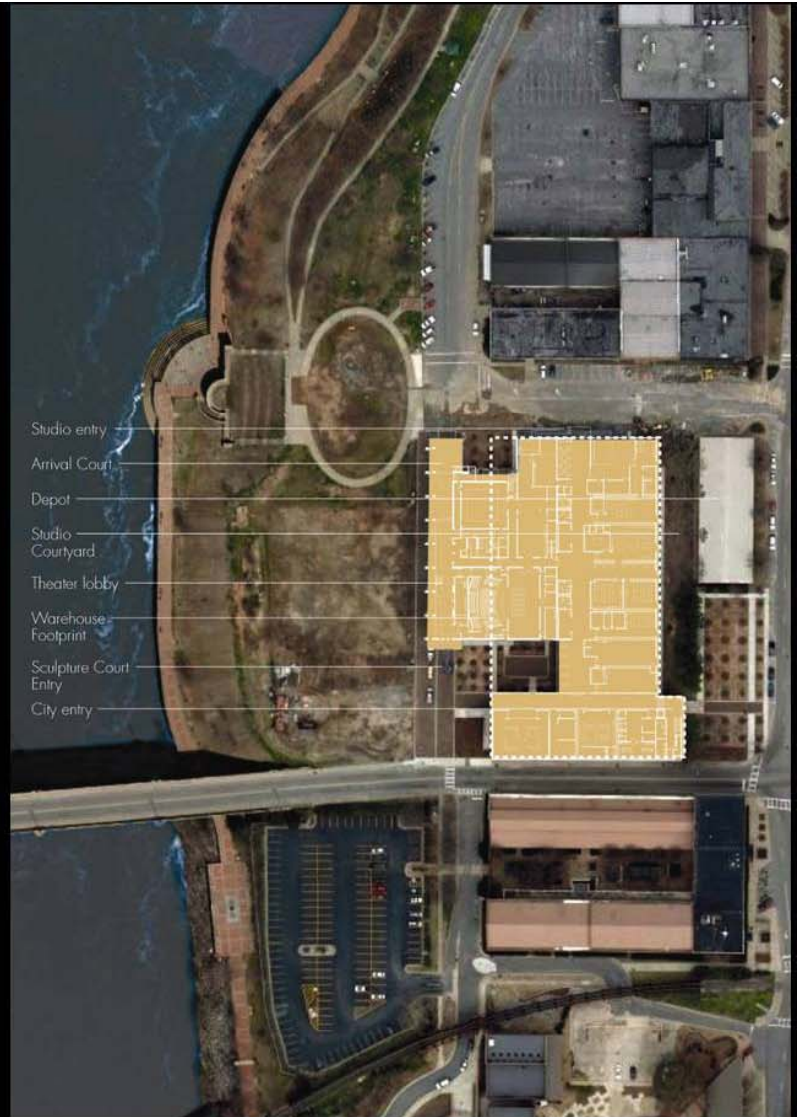


downtown opportunities

RiverPark – Columbus State University



- Opened in 2007
- 10 miles from the main campus
- 110,000 sf
- \$35 million construction cost (\$318/sf)
- Recently completed 350 beds of student housing in lofts over retail

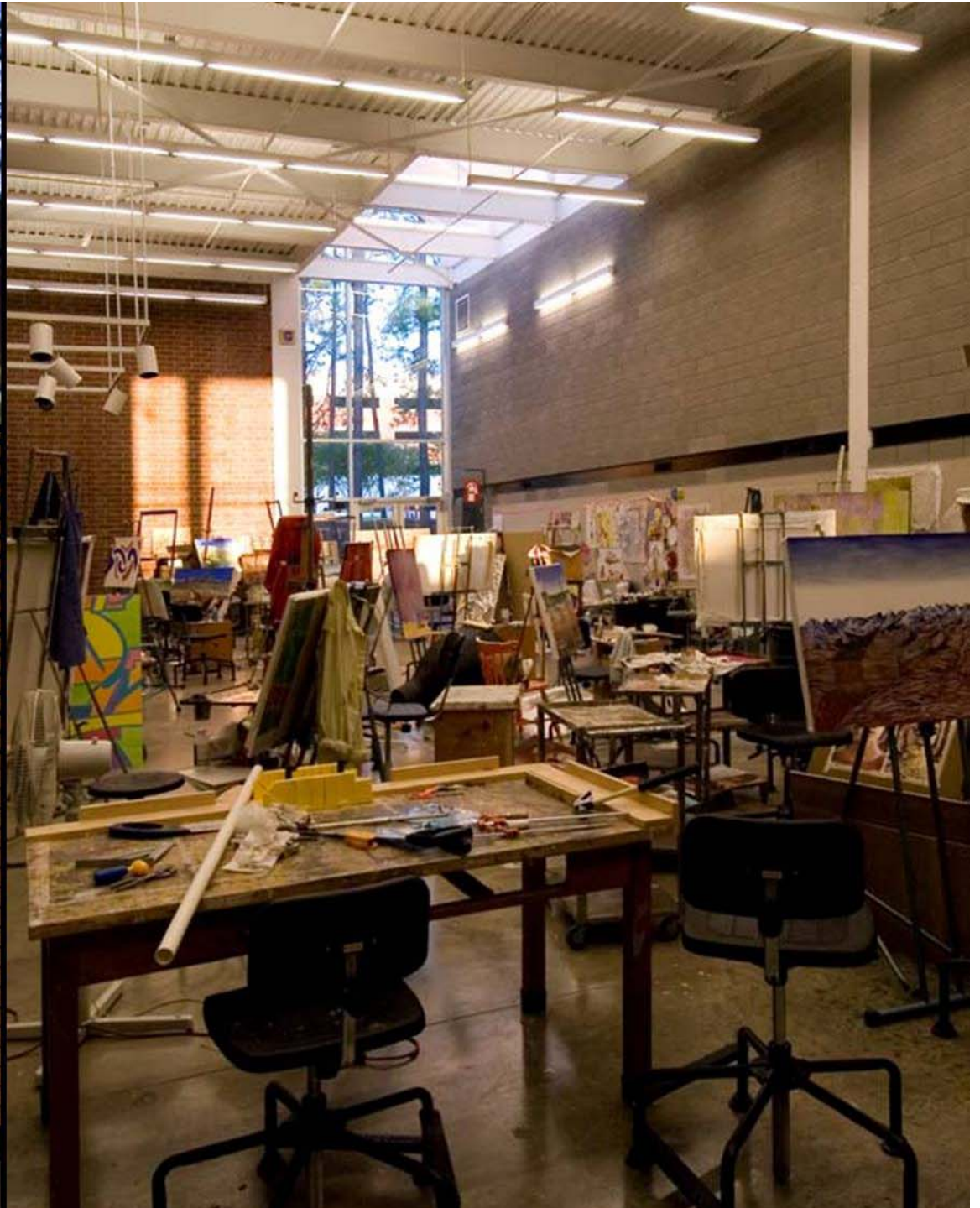


downtown opportunities

RiverPark – Columbus State University

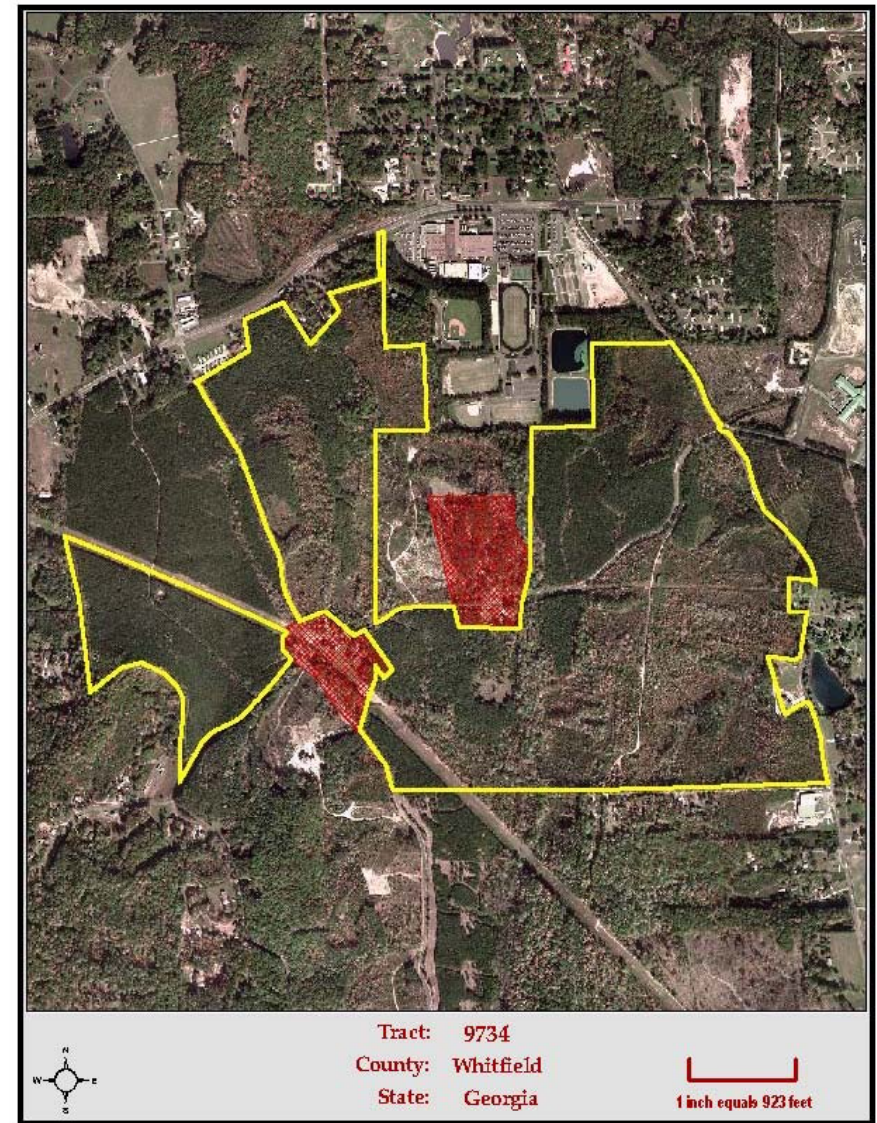
- Included renovation of a portion of a 70,000 sf cotton warehouse – studio arts located under the existing 22' high bays
- Program also includes 2 performance venues: a 450-seat performance hall (below) and a 150-seat studio theater (right)





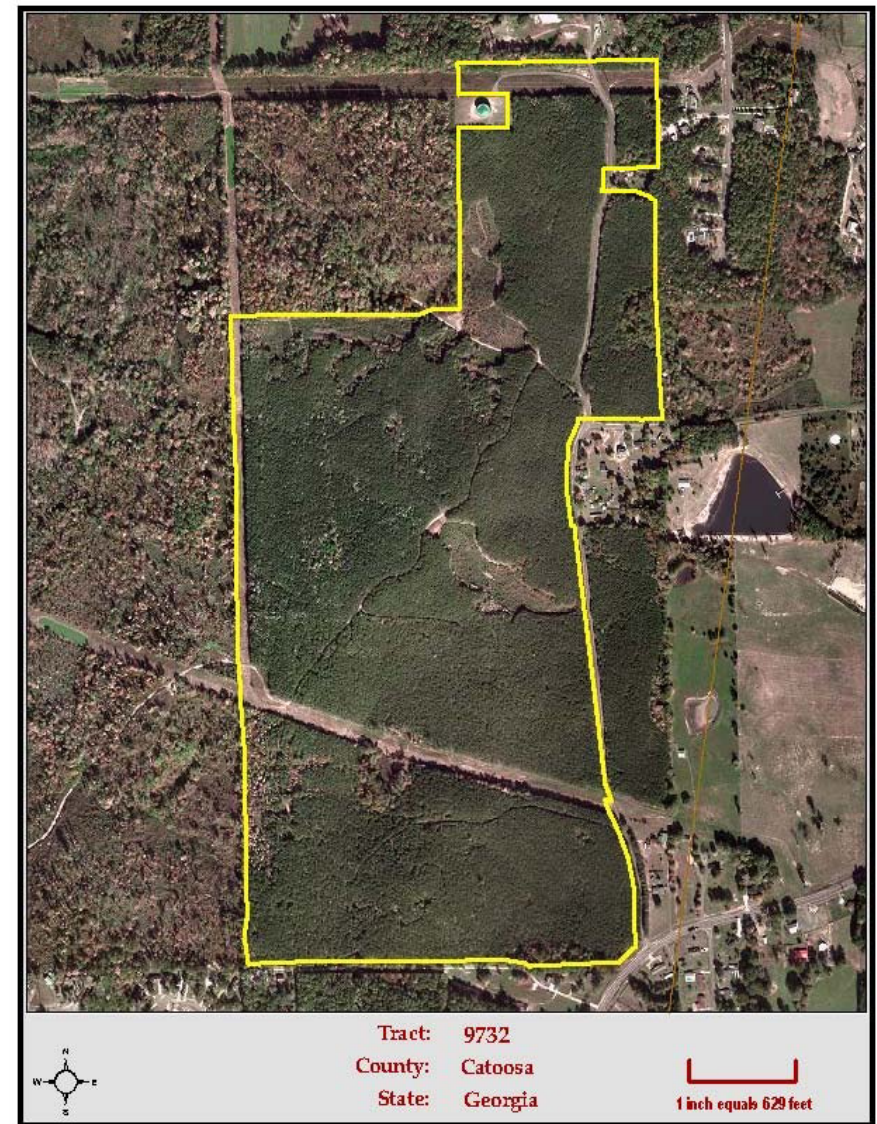
potential acquisitions (expansion or relocation?)

- 349.52 ac adjacent to Northwest Whitfield County High School
- Potential expansion + shared use of athletics / recreation?
- \$6500/ac = \$2,596,880



potential acquisitions (expansion or relocation?)

- 247.5 ac near Northwest Whitfield County High School (but in Catoosa County)
- Depending on the net usable area, could provide up to three times as much land area as the existing campus
- \$5500/ac = \$1,361,250



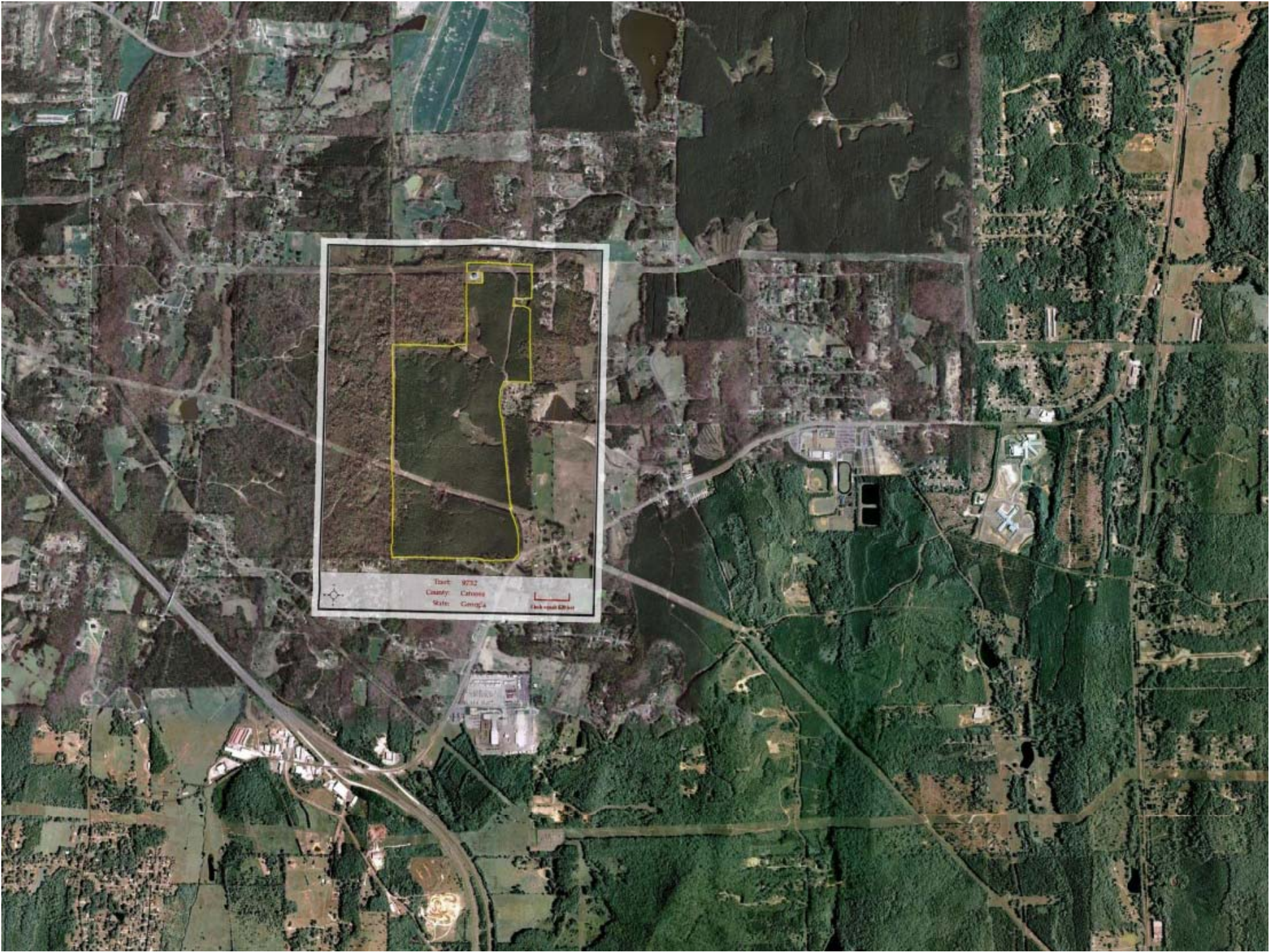


7 miles

DSC

Downtown

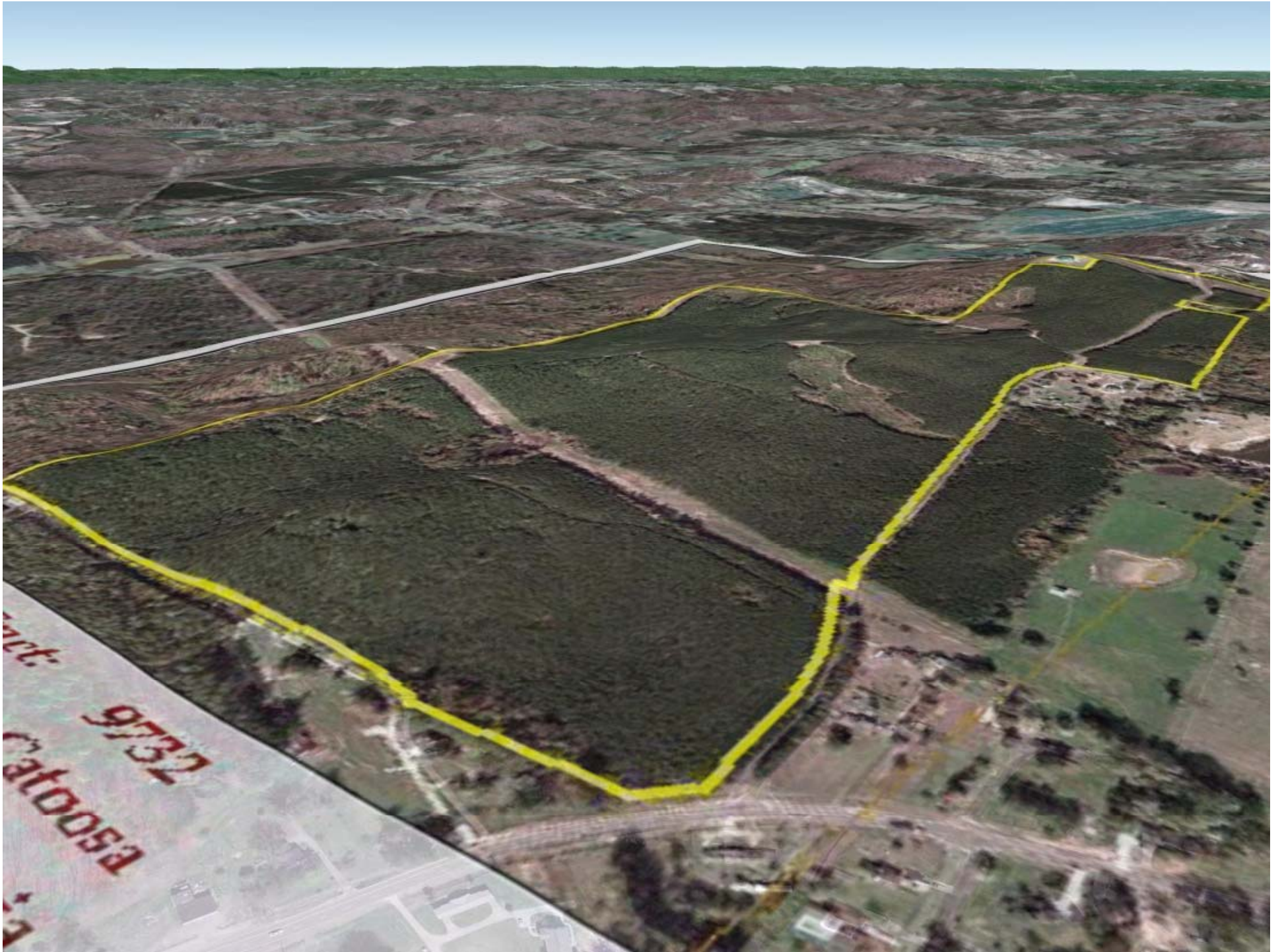
Dalton, GA

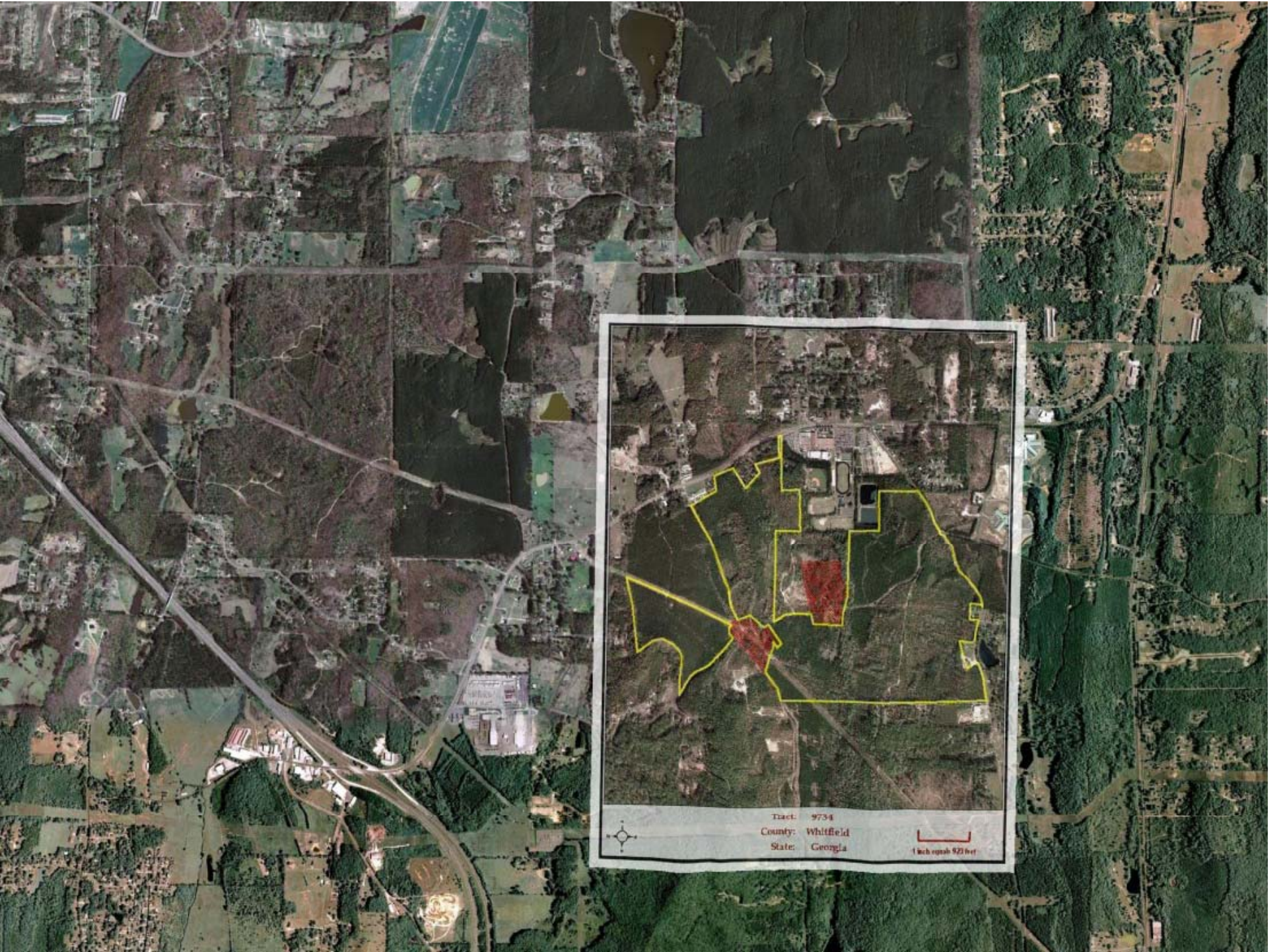


North Arrow

Town: W32
County: Calhoun
State: Georgia

Link opens in new window





Tract: 9734
County: Whitfield
State: Georgia

1 inch equals 920 feet



next steps

ISSUES TO RESOLVE

- Evaluate the pros and cons of growing toward a **consolidated campus** versus developing key programs on **off-campus sites**
- Conduct a **detailed, room by room space analysis** that examines the **quality and effectiveness** of academic space as well as quantity available.
- Develop a **parking management strategy** to consider:
 - **Quantity** of spaces needed by students, staff, faculty, & visitors
 - **Changes in demand** and location requirements due to on-campus housing initiative
 - Effective parking permit, rate, shuttle, and **management strategy**
- Create a **comprehensive student life vision**, incorporating on-campus housing, recreation, and dining services, and living/ learning opportunities.



next steps

ISSUES TO RESOLVE

- Further document issues and opportunities related to Trade Center
 - Operating costs
 - Academic space
- Update CIP requests for next funding cycle
- Resolve campus access/egress issues

