Bainbridge College

Bainbridge, GA

Campus Master Plan Update

March 14, 2012

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ACKNOWLEDGEMENT

The master planning team of Hastings+Chivetta Architects, NBP Engineers and Moore Bass Consulting would like to express their gratitude to all Bainbridge College stakeholders who participated in the 2011 Campus Master Plan Update. The important thoughts and ideas you shared at our workshops gave rise to the design concept presented herein. While all participation was critical to the outcome, the team would especially like to thank the Steering Committee members named below for their leadership and guidance.

Dr. Richard Carvajal, President
Dr. Tonya Strickland, Vice-President for Academic Affairs
Shawn McGee, Vice-President of Business Affairs
Leonard Dean, Director of Plant Operations
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Scott Dunn, Chief Information Officer
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III. EXECUTIVE SUMMARY

I Overview and Background

Bainbridge College continues to evolve in its mission to provide transfer degrees, technical programs, and public service/continuing education courses. The College assists in area economic and community development programs and has established collaborative relationships with local businesses, industries, and cultural/civic groups. The College also supports local public education by sponsoring various academic and technical competitions and by offering on-going cultural programs, including lectures, musical programs, art exhibits, and theatrical performances for students and the community.

The last master plan for the College was completed in April, 2000. While the previous plan was reviewed and taken into consideration for this plan, the changes that have taken place in physical facilities, enrollment and campus leadership were significant enough that this master plan was approached as a new plan rather than an update to the previous work.

The master planning process began in March 2011 and consisted of a series of on-campus planning workshops supplemented by multiple web conference reviews. Stakeholder groups were organized to include faculty, staff and students with Steering Committee oversight for guidance and leadership. Summarized below are the master plan goals, prioritization of needs and recommendations for improvement that were selected by consensus.

II Summary of Planning Goals, Objectives and Principles

In order to meet the projected needs of Bainbridge College, the following goals were identified by the Steering Committee and campus stakeholders:

- Create a comprehensive plan that is consistent with the goals of the Strategic Plan:
  - Provide a comprehensive, high quality experience from recruitment to graduation
  - Build a stronger campus community by enhancing organizational effectiveness
  - Expand the educational, economic, social, and cultural opportunities for the citizens of SW Georgia
  - Promote faculty and staff development to advance excellence in education
- Promote staying on campus
- Support innovative instruction and student success
- Graphically illustrate the campus strategy
- Optimize the use of available land
- Provide a long-term plan that benefits the entire Bainbridge Community

The top 10 priorities of the master plan were identified by the Steering Committee as follows:

1. Four Year Degree Programs
2. Satellite Campuses
3. Enrollment Growth
4. Campus Image & Identity
5. Academic Programs/Support
6. Community Outreach
7. Utility Infrastructure
8. Technology
9. Library & Media Services
10. Parking

III. Existing Conditions

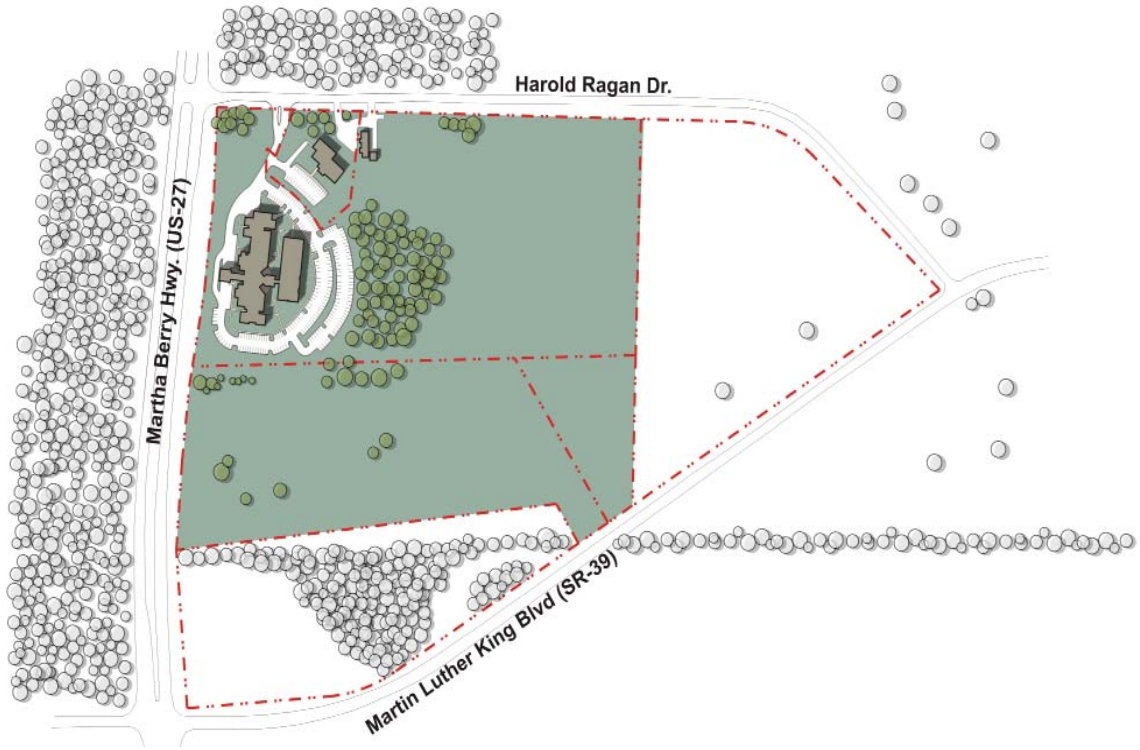
Bainbridge College operates two campuses. The main campus on U.S. Highway 84 in the City of Bainbridge consists of 173 acres; the Early County Center on U.S. Highway 27 Bypass in Blakely consists of 25 acres.

The Bainbridge campus contains 12 academic buildings and a maintenance facility sited among mature trees on gently sloping grades. Campus buildings are one-story in height with the exception of a recently completed two-story student wellness center. The two primary vehicular entrances and service drive connect to a perimeter loop road and multiple surface parking lots. A large gravel lot located on the south side of campus supports commercial truck driving training and testing. Outdoor recreational facilities include a softball field and a nature trail. There are no athletic facilities or programs. (Exhibit 1)

EXHIBIT 1 - BAINBRIDGE CAMPUS - EXISTING CONDITIONS

The Early County site consists of a single one-story academic building and a small maintenance building. A single point of vehicular access is located off the U.S. 27 Highway Bypass and is supported by surface parking lots on three sides of the academic building. The land slopes significantly to the east with the majority of campus containing trees and open field space. An additional parcel of property to the south was recently acquired along with the potential acquisition of a second adjacent parcel that would expand the campus by almost 19 acres (Exhibit 2).

EXHIBIT 2 - EARLY COUNTY - EXISTING CONDITIONS



IV. Projected Needs

Enrollment at Bainbridge has steadily increased to a current FTE of 2,443 students and is proj[illegible]61 students by 2020, the target date for this master plan. The Early County site has experienced s[illegible] as well to a current FTE of 694 students and a projected enrollment of 987 in 2020. Space utilization analysis based on Council of Educational Facilities Planners International (CEFPI) guidelines found net assignable square foot deficits for both campuses ranging from significant to minor in the categories of: academic, office, study, athletic/ physical education, assembly, food service, recreation and meeting. Total space deficits for each campus are as follows:

- Bainbridge Campus - 69,259 net square feet.
- Blakely Campus - 4,552 net square feet

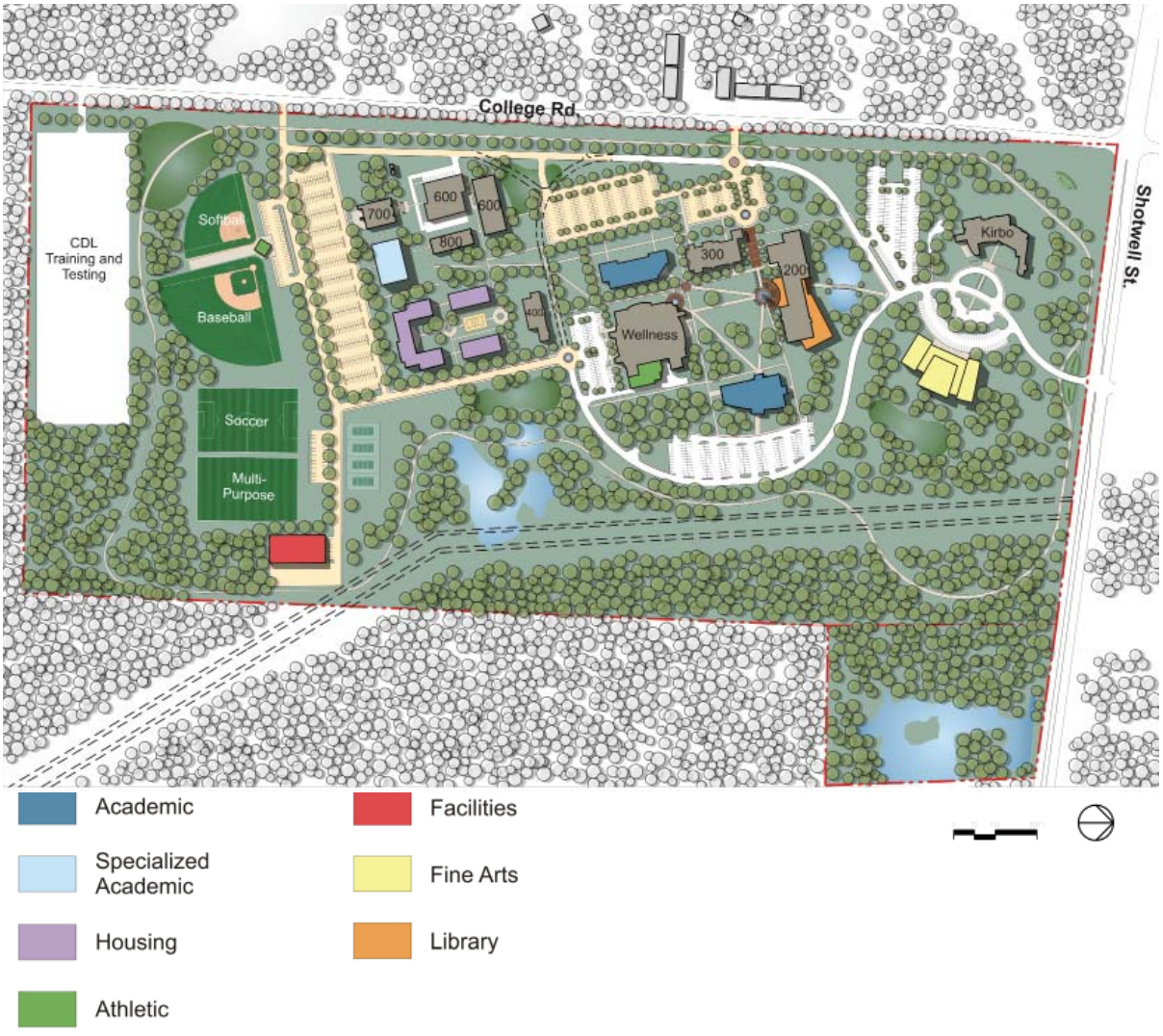
V. Physical Master Plan - Bainbridge

The Bainbridge Master Plan, illustrated below, evolved from three previous designs. This preferred design concept includes: entry modifications; alterations of vehicular circulation and parking; new landscaping; a series of new buildings, and additions / renovations of existing structures. Exhibit 3 below, titled "Bainbridge Campus Concept 4.3," is the third iteration of the fourth alternative and is distinguished by the following features:

V.1 Land Use and Building Use

- The eastern portion of campus that falls within the floodway is left undeveloped
- To maximize connectivity and functional adjacencies, new academic buildings are proposed in proximity of existing structures
- The commercial truck driving instructional area is relocated to the southern-most portion of campus to maximize the amount of contiguous land for academic and support space
- Student housing is developed within the loop road to provide convenient access to campus
- Physical facilities is relocated to the southeast to reduce visibility but maintain functional access
- A fine arts zone in the northern portion of campus complements the Kirbo regional conference center

EXHIBIT 3 - BAINBRIDGE CAMPUS CONCEPT 4.3



V.2 Open Space and Pedestrian Circulation

- A main quad is developed as the heart of campus bounded by the student wellness center to the south, a new academic building that replaces Building 100 on the east, an expanded library in Building 200 on the north and the renovated Building 300 on the west
- An entry plaza into the main quad is developed between Building 200 and Building 300
- The main quad is enhanced with an obelisk and water feature that align with the entry plaza and the new entrance to the expanded library in Building 200
- The campus loop road is reconfigured to reinforce the pedestrian connection between the main quad and the academic buildings to the south
- A new library entrance and an elevated walkway over a retention pond on the north side of Building 200 creates a connection between the main campus and the Kirbo/Fine Arts zone

V.3 Vehicular Circulation and Parking

- The campus entry on College Road is relocated to align with the entry plaza into the main quad
- All parking serving the campus core is relocated within the loop road
- Dedicated parking areas serve the athletic fields and the Kirbo Center

V.4 Athletic and Recreation Facilities

- The student wellness center is expanded to accommodate athletic needs
- Outdoor athletic and recreational fields are located south of the loop road

V.5 Campus Infrastructure

- All utilities are modified and/or expanded to accommodate future campus development
- Detention basins are developed in strategic locations to manage storm water
- A retention basin is located on the north side of the library to manage storm water and act as an entry enhancement
- The existing chilled water plant is relocated from the west side of Building 300 to the new academic building where it will be less visible

Bainbridge Campus alternative concepts 1 through 3 are included in Section 5A.

EXHIBIT 4 - BAINBRIDGE CAMPUS CONCEPT 4.3 - PERSPECTIVES

College Road Entry Perspective

View from Northeast

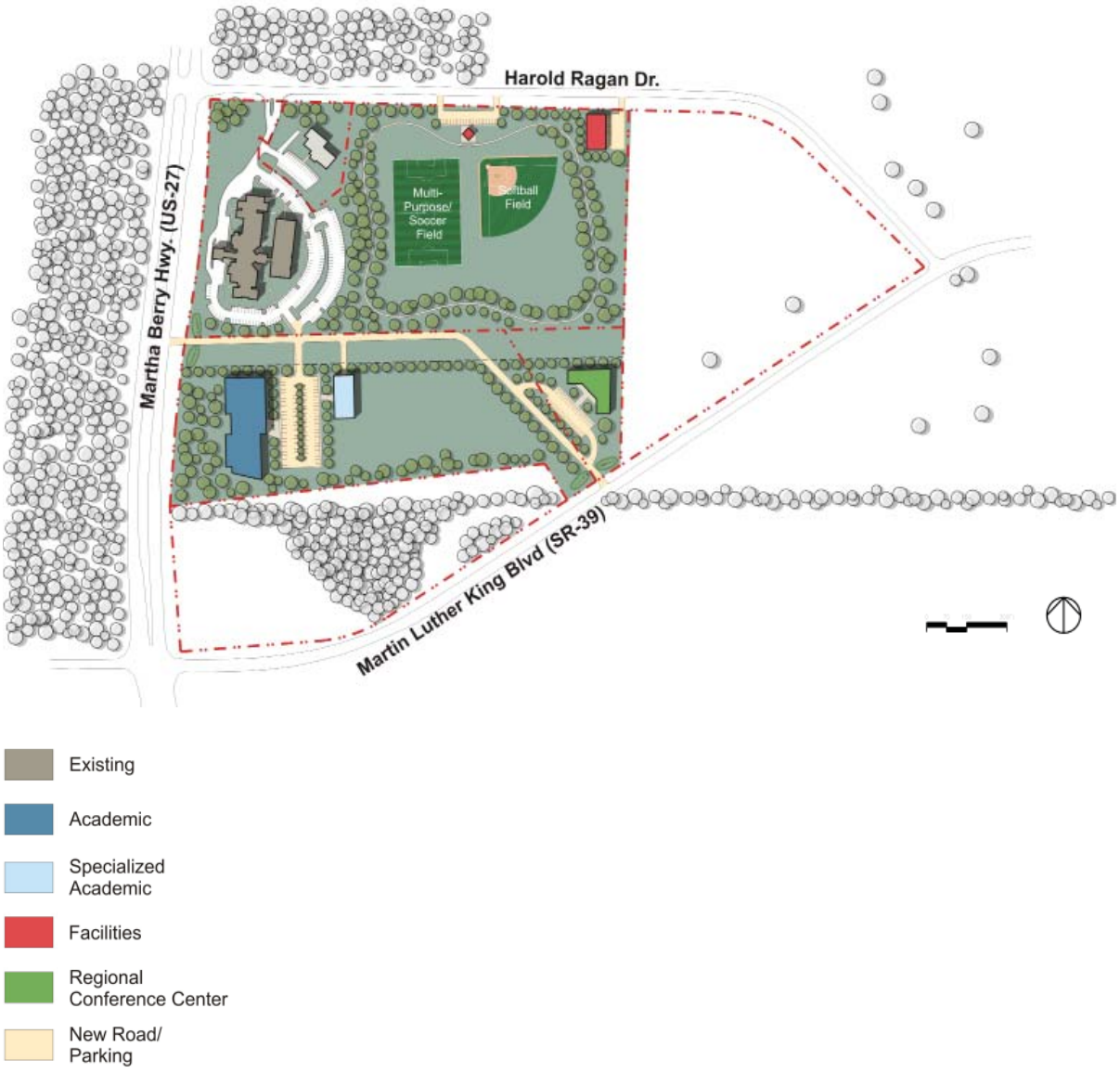
VI. Physical Master Plan - Early County

The concept for Early County is illustrated below in Exhibit 5. This design evolved from two previous concepts and includes: modifications to the entry; vehicular circulation and parking improvements; landscaping concepts and new construction. The master plan is titled "Blakely Master Plan Concept 2.2" signifying that it is the second iteration of the second alternative concept reviewed by the Steering Committee. Concept 2.2 is characterized by the following features:

VI.1 Land Use and Building Use

- New academic buildings are located on the recently acquired property to the south
- Recreational fields are developed on the eastern side of the original campus property

EXHIBIT 5 - BLAKELY MASTER PLAN CONCEPT 2.2



- A new physical facilities building is located on the easternmost portion of the original campus property

VI.2 Open Space and Pedestrian Circulation

- Future buildings are spaced to allow the development of ample green space
- Pedestrian circulation is provided between the buildings and parking areas on campus
- The walking/jogging trail supports recreational pedestrian activity

VI.3 Vehicular Circulation and Parking

- The main campus entry on U.S. Highway 27 is relocated to the south such that it is in the center of campus
- The main drive has direct access to all parking areas
- Harold Ragan Drive provides vehicular access to the recreational fields and service access to the new physical facilities building
- A dedicated parking area serves the recreational fields

VI.4 Athletic and Recreation Facilities

- There are no athletic facilities planned for this campus
- A softball field, multi-purpose soccer field and walking/jogging path are located on the eastern portion of the original campus property

VI.5 Campus Infrastructure

- All utilities are modified and/or expanded to accommodate future campus development

Early County alternative concepts 1 and 2 are included in Section 5B.

1. HISTORY OF THE COLLEGE

1.1 Institutional Timeline

Bainbridge Junior College (BC) was established in 1970 by agreement between the Board of Regents of the University System of Georgia (BOR) and the City of Bainbridge Community Board. A $2 million bond issue to finance construction was approved by Decatur County residents in 1971. In 1972 Dr. Edward D. Mobley was appointed by the BOR to serve as Bainbridge's first president. Construction of five campus buildings began and in 1973, the College opened its doors to a charter class of 217 students.

Five original campus structures included:
- 100 Administration Building
- 200 Academic Building
- 300 Student Services Building
- 400 Physical Education Building (renamed Continuing Education Center - 1984)
- 500 Plant / Operations Building

Charter academic divisions included: Humanities, Natural Sciences and Mathematics, Social Sciences, Library, Department of Physical Education, and Continuing Education Department. These units were later organized into two major academic units, the Division of Vocational / Technical Education and the Department of Developmental Studies.

In 1974, BC held its first formal commencement by conferring a total of 42 degrees and certificates. In 1975, BC received accreditation from the Southern Association of Colleges and Schools (SACS). In 1980, the Division of Technical Studies that was originally housed in leased facilities was moved into a new $1.6 million complex on the BC campus. In 1984, the Continuing Education Department was moved into renovated facilities in the 400 Building which was renamed the Continuing Education Center. The Continuing Ed Department began offering upper division curriculum in cooperation with Valdosta State University and Albany State University.

In 1987, the BOR removed the word "Junior" from the names of all two-year colleges in the University System of Georgia. In 1988, the BOR approved a waiver of out-of-state tuition for counties in other states that border Georgia counties where USG institutions are located. In 1990, the Vocational/Technical Division was formally designated as a Division of the College in recognition of its expanding course offerings and accreditation standing.

One year ahead of its twentieth anniversary in 1992, BC enrollment exceeded 1,000 students for the first time. Responding to growth, BC constructed two modular buildings in 1994. One (the Oak Center) was converted into a new art studio / classroom, the second (Pine Center) was used for noncredit instruction. Later that year, BC completed installation of a fiber optics network to expand opportunities for internet access via the campus network.

In 1996 BC erected a third modular building to house the Southwest Georgia Youth Science and Technology Center to promote interest in science, mathematics, and technology among elementary and middle school students and teachers. One year later, a fourth modular building (Maple Center) was constructed to house interactive distance learning, offices, and new business, medical service and technology program in cooperation with Albany Technical Institute.

The College moved from a quarter to semester system by mandate of the BOR in 1998. One year later, the BOR appointed a second president, Dr. Clifford Brock. Fundraising for a regional center on the BC campus began in 2000 and in 2004 the Charles H. Kirbo Regional Center opened. This year also marked recognition of Bainbridge College for achieving third highest credit hour growth among community colleges in Georgia.

An interim president was appointed in February 2005, Sherman R. Day, followed by the election of a new president in May of the same year. The new President, Dr. Wilkerson, assumed office on July 1. One year later, July 2006, an education center in Early County became part of Bainbridge College (BCEC). The Early County center offers credit and non-credit programs.

The Bainbridge College Early County (BCEC) center became part of the College on July 1, 2006. BCEC offers credit and non-credit programs. Accredited courses and programs in the Arts and Sciences Division and Technical Studies Division lead to Associate of Applied Science degrees, specialized certifications and technical certificates. Continuing education programs respond to community needs by offering a variety of noncredit courses and programs through the Continuing Education Division.

In January 2011, Dr. Richard Carvajal began his tenure as the fourth president of Bainbridge College. He was officially inaugurated on October 28, 2011 and has assumed the role of Steering Committee leader on this master planning effort.

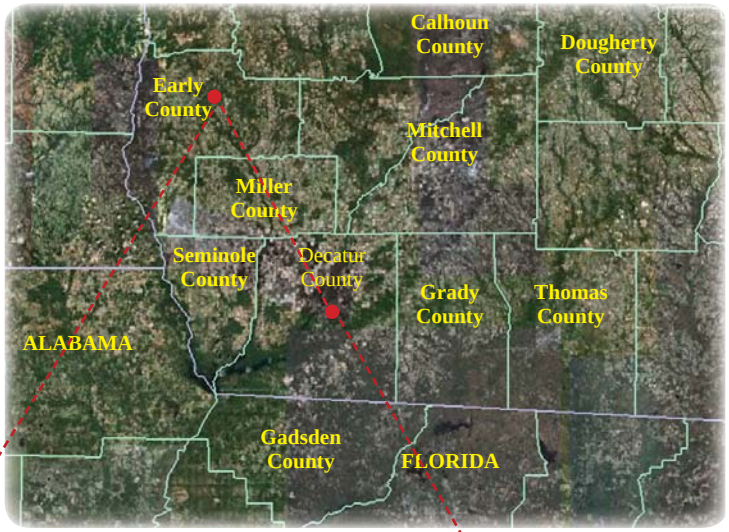
1.2 Service Area

Bainbridge is located in a rural area in the southwest corner of Georgia along the Flint River. Commercial activity in this region has historically been connected to agricultural or river transportation. The City's port ties to the Gulf of Mexico through Florida's Apalachicola River.

The closest large metropolitan city to Bainbridge is Tallahassee, Florida which lies 40 miles south. Albany, Georgia is 60 miles northeast in Dougherty County. Bainbridge is the county seat for Decatur County formed by the Georgia Legislature in 1823. Downtown Bainbridge is characterized by a charming town square and historic early twentieth century structures. The BC main campus is sited east of the City on 176 acres of wooded land. The College also operates an education center in Early County (BCEC) in the City of Blakely. The Early County center serves Georgia residents and Alabama residents in Henry and Houston County.

Over half of Bainbridge College's fall 2010 total enrollment (head count) were residents of Decatur (42%) or Early County (13%), but the College also draws a significant number of students from surrounding counties including Gadsden, Florida.

FA 2010 Resident	Head count	Percent
Decatur	1455	41.7%
Seminole	334	9.6%
Grady	468	13.4%
Miller	263	7.5%
Early	460	13.2%
Mitchell	127	3.6%
Thomas	100	2.9%
Gadsden, FL	32	0.9%
Calhoun	77	2.2%
Other	177	5.1%



Drive distance between BC and BCEC is 47 miles

1.3 Service Area Economic Profile

Although Decatur County comprises more than 623 square miles, its 47:1 density of population per square mile is three times smaller than the state average of 141:1. The State of Georgia's County Labor Force website reports that June 2011 unemployment in Decatur was 14.5%. In 2009, BC completed a Quality Enhancement Plan (QEP) for online education that reported the per capita income in Decatur County as $17,385. Twenty-five percent of residents were sited in the QEP as living below the poverty line - the national average is 13.2%.

Early County is also a sparsely populated rural area with high unemployment. June 2011 County Labor Force estimates project unemployment in Early County at 10.3%.

The QEP reported that 26% of Decatur County's workforce is engaged in education services, health care and social assistance. Other occupations in order of significance are sales and office occupations, service occupations, manufacturing, construction, farming / fishing and forestry.

The average age of Bainbridge College students is 27. Bainbridge High School enrollment is reported by the U.S. Department of Education's National Center for Education Statistics (NCES).

2. GOAL FORMULATION

2.1 Introduction

Bainbridge College's mission is three-fold: to provide transfer degrees, technical programs, and public service/ continuing education courses. To assist the College in the attainment of its mission, The Board of Regents of the State of Georgia has commissioned an update of the 2000 Bainbridge College Master Plan. The primary focus of this effort is the determination of what improvements are required to support enrollment growth that has exceeded the previous master plan projection by 62%. Projections for a 2008 full time equivalent (FTE) were 1,450 but the actual enrollment was 2,361. The time horizon for the current Master Plan Update is Fall 2020 based on an enrollment projection of 5,264 FTE provided by the Bainbridge Master Plan Steering Committee. The FTE distribution for the master plan is 2,961 Bainbridge, 987 Early County and 1,316 online delivery.

2.2 Overall Master Plan Goals & Objectives

This master plan update is intended to express Bainbridge College's (BC) institutional aspirations and provide a blueprint for succeeding in its mission. It seeks to establish a basis of genuine need so that the Board of Regents can confidently allocate resources.

The master plan kicked off on March 2, 2011 with a series of on-site workshops attended by campus stakeholder groups that included: Steering Committee, Physical Facilities, Academic Affairs (Faculty), Student Affairs / Special Events / Auxiliary Services and Registrar. Each workshop session began by asking stakeholders to write down their overall and personal goals for the master plan. Group discussions centered on what obstacles prevent goals from being achieved now, and what improvements should be made to achieve goals in the future. While each stakeholder group significantly contributed to the formation of departmental master plan goals, the Steering Committee was charged with articulating the overall master plan objectives:

2.2.1 Create a comprehensive plan that is consistent with the Strategic Plan

Bainbridge College has recently adopted a new Strategic Plan that supports its mission of providing an "accessible, affordable and excellent" educational experience in four ways:

Goal 1: Provide a comprehensive, high quality experience from recruitment to graduation
Goal 2: Build a stronger campus community by enhancing organizational effectiveness
Goal 3: Expand the educational, economic, social, and cultural opportunities for the citizens of SW Georgia
Goal 4: Promote faculty and staff development to advance excellence in education

The master plan should analyze campus space qualitatively and quantitatively to make recommendations that support the Strategic Plan. Academic space should not be over-booked, or over-crowded. Comfortable environments contribute to retention. Where possible, space should be incorporated for faculty and student teamwork and outreach. New pedagogical methods and technologies should be accommodated for the future.

2.2.2 Promote staying on campus

Bainbridge students are confronted by the same challenge that faces most commuter students - finding time to connect with the campus community. Commuter students tend to arrive on campus shortly before their class and often have other obligations which limit opportunities to socialize with fellow students and faculty during off-hours. The master plan should incorporate spaces that invite students to linger, interact with their peers and become an active part of the campus community.

2.2.3 Support innovative instruction and student success

Peer interaction has been shown to positively affect academic success and leadership development. Academic support space should be incorporated where possible. Bainbridge Library study rooms are in high demand and provide an alternative for commuters who do not have personal campus space such as a dorm room that is available to resident students. The master plan should include spaces to accommodate group study, structured learning support and interaction with faculty.

2.2.4 Graphically illustrate the campus strategy

Sensible building adjacencies, pedestrian connections and parking should be sited to create the sense that the campus is a single, connected community. The master plan should incorporate residence halls and athletic / recreational fields in the event that Bainbridge transitions to a four-year institution.

2.2.5 Optimize the use of available land

Bainbridge College is fortunate to have a significant amount of wooded land. However, the creation of views across campus, open quads and functional zones will contribute significantly to the development of a more pedestrian-friendly collegiate environment. The master plan should consider opportunities to create logical connections without wanton deforestation and explore ways to improve the campus identity with an arrival that is more inviting and emblematic of an academic institution.

2.2.6 Provide a long-term plan that benefits the entire Bainbridge Community

Long-range plans should address all spatial inadequacies, inappropriateness and location. Equitable space standards should be proposed to include the allocation or re-purposing of existing space. Campus resources are finite, sustainability should be promoted by an environmentally responsible master plan.

3A EXISTING CONDITIONS - BAINBRIDGE CAMPUS

3.1A Arrival

The collegiate experience is enhanced by the sense that a campus is fundamentally continuous; internally connected by pedestrian paths and externally organized with identifiable entrances, roadways and parking areas. Prominent entries or gateways add to the arrival impression and create a recognizable image for visitors and passersby.

Entry to Bainbridge is from Shotwell Street along the north side, or College Road along the west side. Arrival from College Road has direct views to the chiller plant at the 300 Building. Arrival from Shotwell is more scenic but also more isolated from the heart of campus. Parking is not centralized into zones and the multitude of separate lots reinforces the impression of a commuter campus. Dense vegetation in the campus core obstructs views across the quad preventing a visual connection with campus.

Improvements are needed to provide increased visibility, consolidate parking and create open quadrangles and vistas across campus.

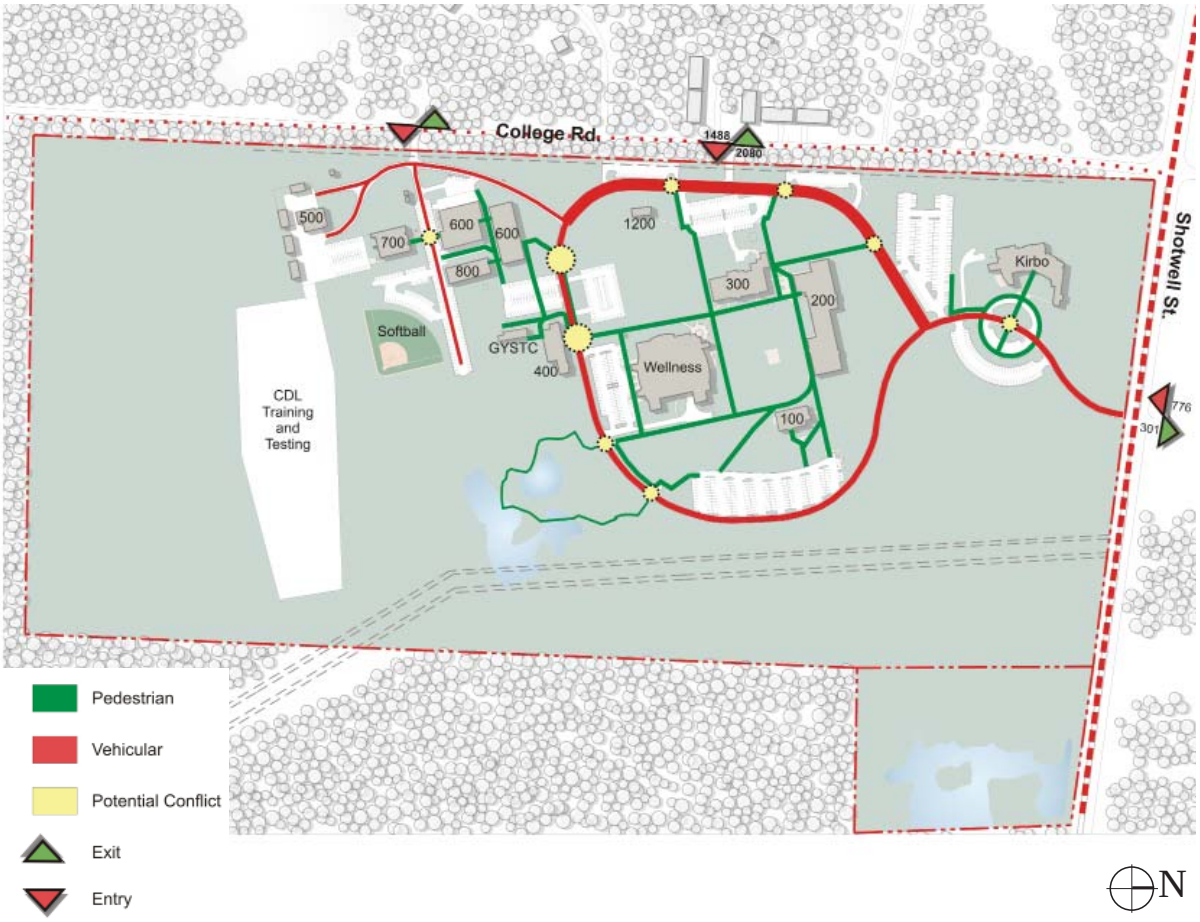
EXHIBIT 6 - EXISTING CONDITIONS - BAINBRIDGE CAMPUS

3.2A Circulation

Existing circulation lacks a clear sense of hierarchy and would benefit from clearly defined walkways that frame building entries with courtyards, gardens or seating similar to the Wellness Center. Existing paths are adequate in width, but often serve more as circulation to parking then building connections. Paths through the trees are subject to considerable needle drop which creates ongoing maintenance.

Conflicts between pedestrians and vehicles occur across campus. Additionally, there is no clearly defined service road that separates campus traffic from maintenance vehicles and/or deliveries. The master plan should improve circulation patterns to increase safety and walkability.

EXHIBIT 7 - CIRCULATION



3.3A Buildable Area

The College has adequate real estate to meets its current academic mission and to support its ambition of becoming a four-year institution. Buildable land extends to the north, south and west edges of campus. East/northeast campus land in the flood way is not suitable for development.

EXHIBIT 8 - BUILDABLE AREA

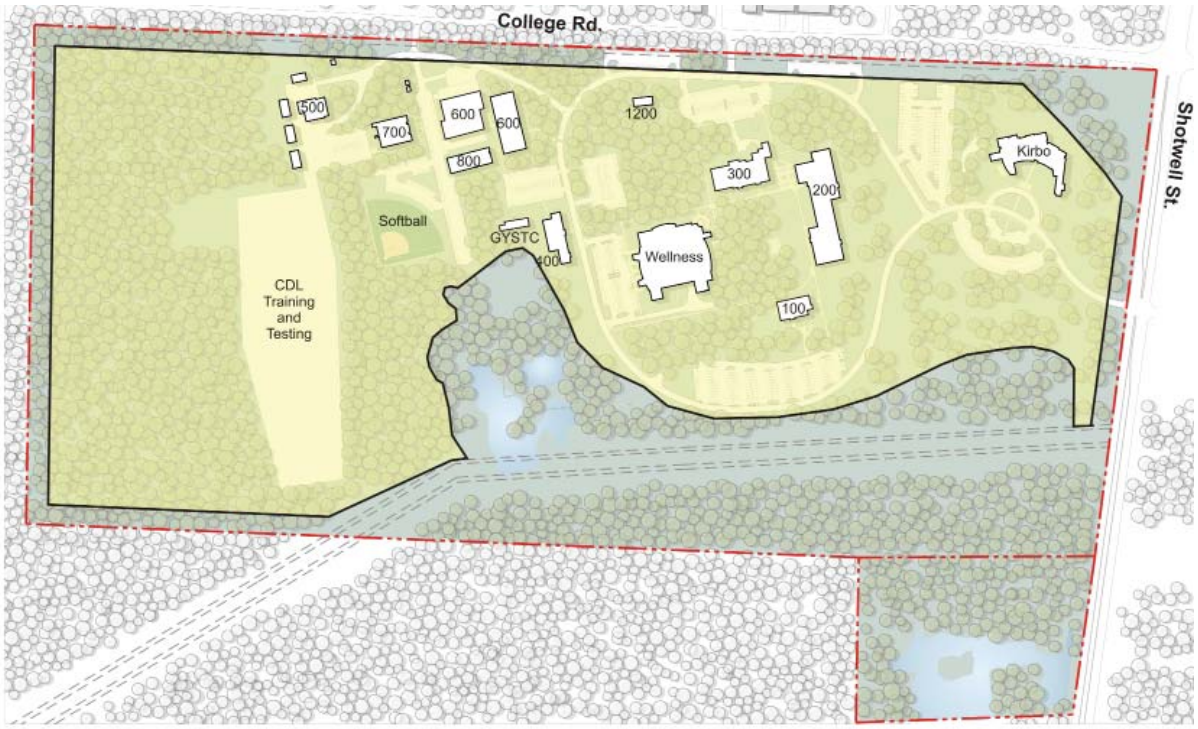
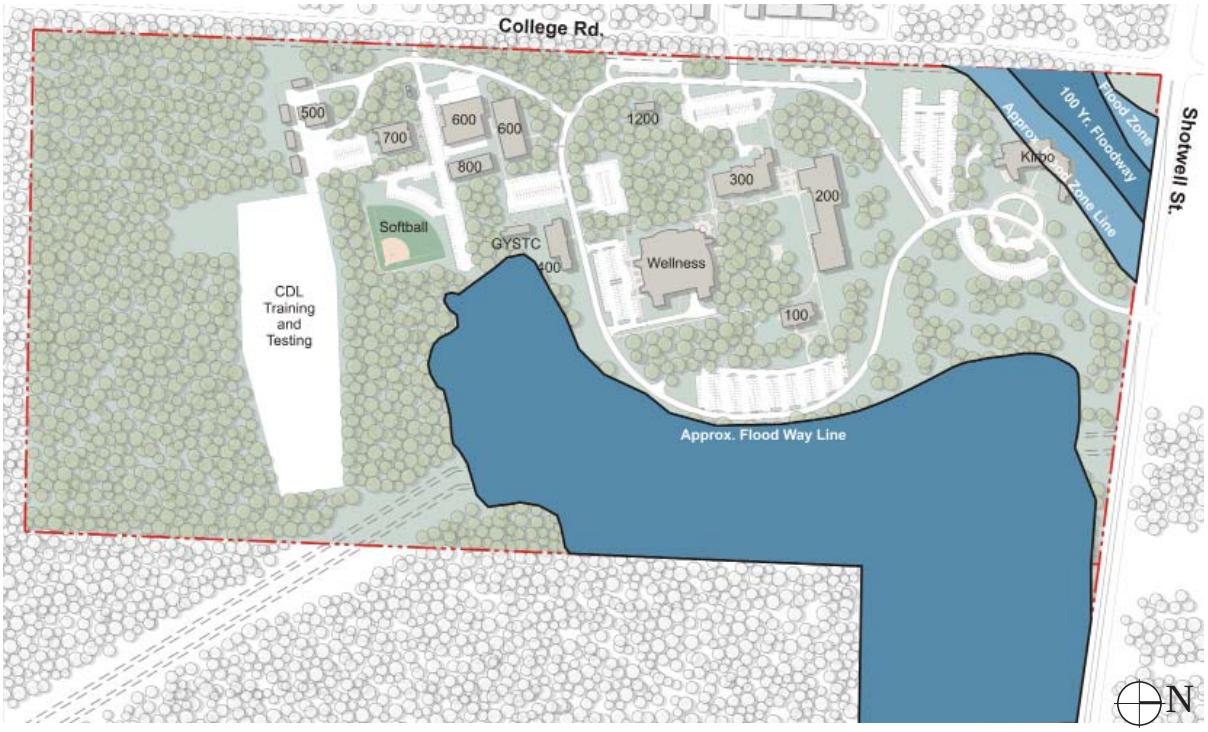


EXHIBIT 9 - FLOOD WAY

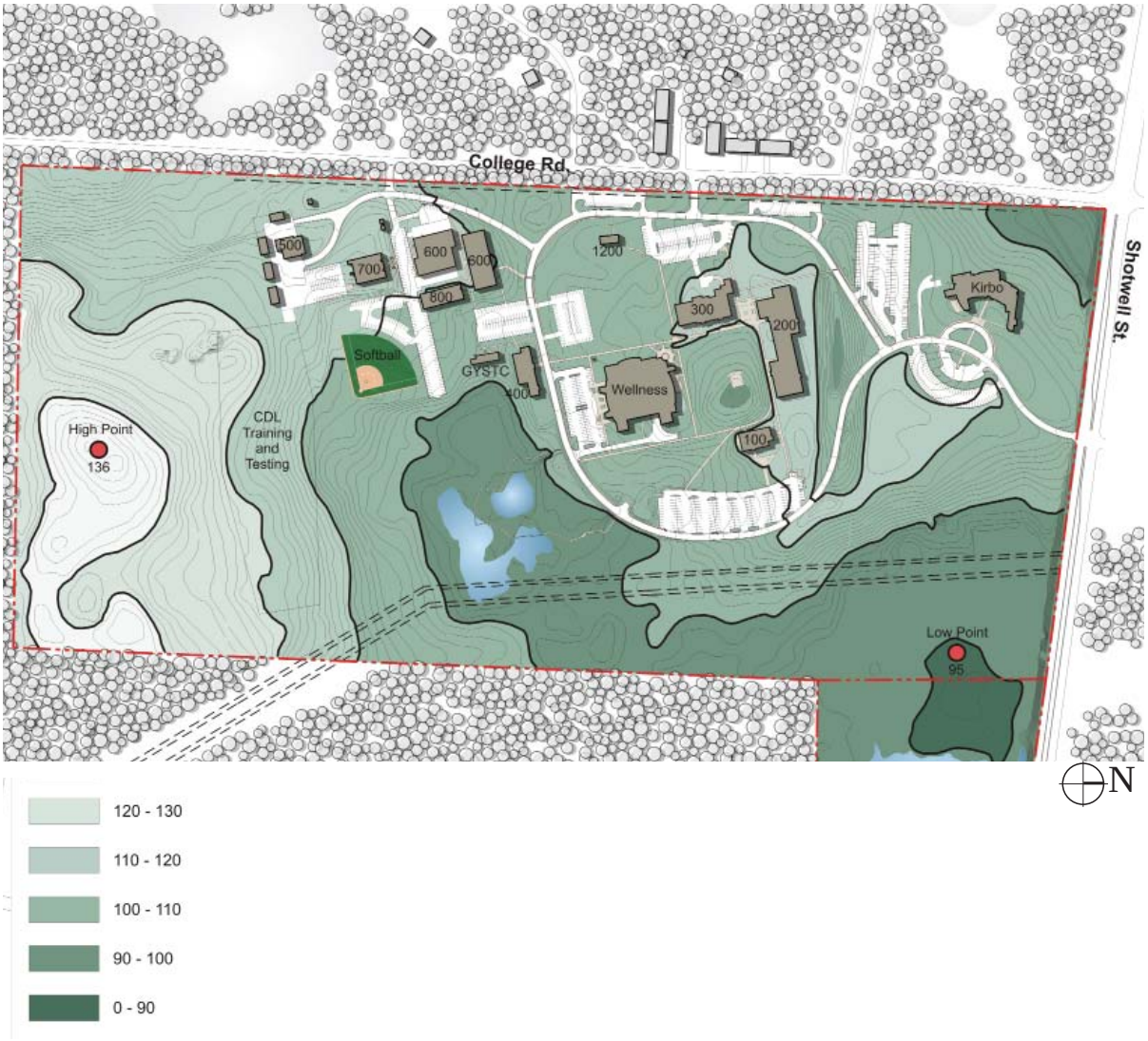


3.4A Vegetation / Topography

A large majority of campus has favorable topography for development; it is flat and requires minimal site work. Natural vegetation proves to be a greater obstacle to development as almost all developable land has dense trees. Future construction could incorporate the use of timber as structural elements or for the manufacturer of furnishings to earn LEED accreditation points.

EXHIBIT 10 - VEGETATION

EXHIBIT 11 - TOPOGRAPHY

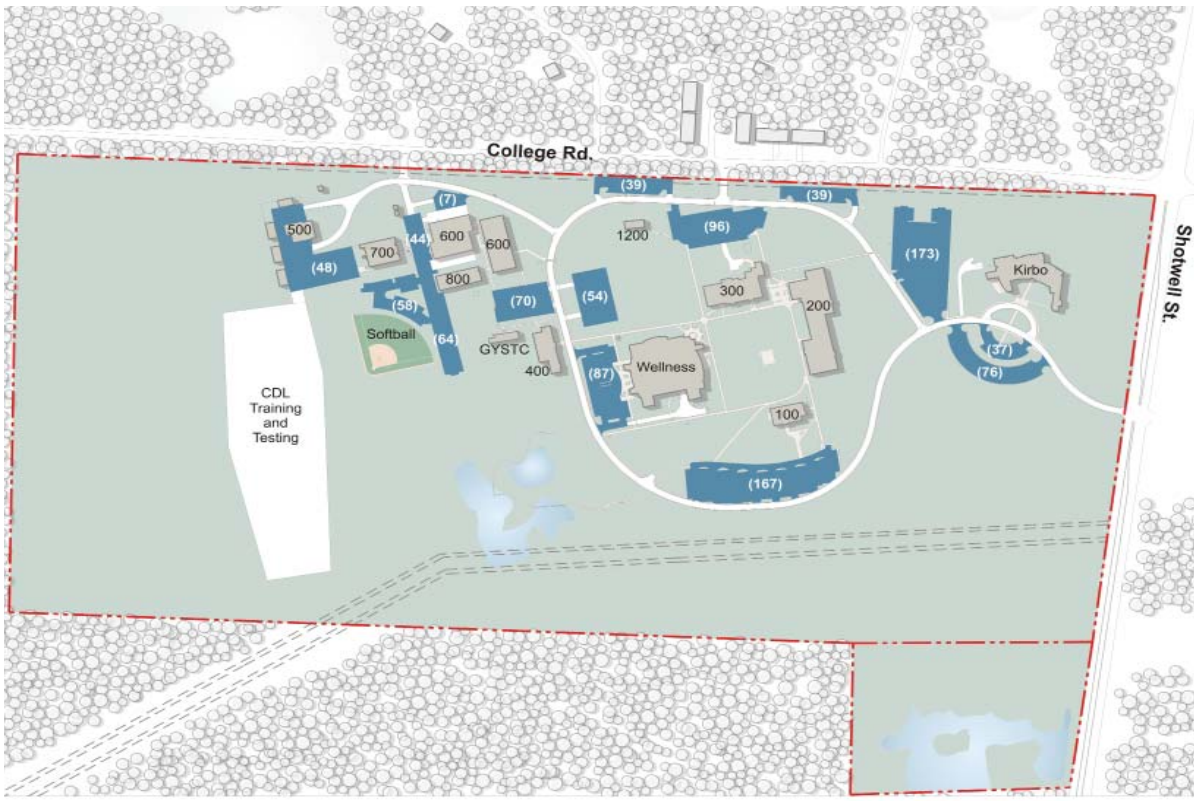


3.5A Handicapped Accessibility & Parking

Some campus buildings do not have accessible parking areas, or drop-off areas. Master plan improvements should address all accessibility issues and locate parking to minimize points where pedestrians cross in front of traffic. The existing parking capacity is 1,059 cars. In the existing configuration, an additional 95 parking spaces can provided to the east of the Student Wellness Center.

EXHIBIT 12 - HANDICAP ACCESSIBILITY AND PARKING

EXHIBIT 13 - PARKING LOTS



Parking Total:

1,059 - Existing Spaces

N

EXHIBIT 14 - CAMPUS GRID

EXHIBIT 15 - BUILDING DENSITY

3.8A Enrollment Characteristics & Retention

Over the past ten years, annual enrollment growth at Bainbridge has averaged 15.9% (Exhibit 16). The 2010-2011 student body was 70% female, 30% male. The retention rate in Associate Degree programs from 1995-2009 peaked at 68% in 2002, the fall 2010 retention was 59%. Retention rates for first-time freshman has improved significantly over the past five years from 33% to 55%.

Bainbridge offers several programs to promote retention and has been successful in encouraging participation. In fall 2010, thirty percent of BC students accessed learning support programs in reading, English and/or math. Of the 3,736 total head count, 1,147 students received learning support. In the 2008-2010 Community College Survey of Student Engagement (CCSSE), Bainbridge ranked equal to the top performing colleges in its cohort for providing support to learners. Areas of support in the survey include tutoring, mentoring, career counseling, financial, etc.

Areas of lowest BC student engagement in the same survey were: student effort in preparing for class; working on a paper or project that required integration of ideas or information from various sources; and analysis of basic elements of an idea, experience or theory. When asked to identify the amount of time or effort expended, BC students consistently exhibited a lower effort than those at cohort institutions. While BC has achieved great success with learning support participation, student motivation requires improvement. Master plan elements that can positively impact motivation include more group study rooms, break out rooms for class-time discussion, student/faculty collaboration space and a larger, more engaging library.

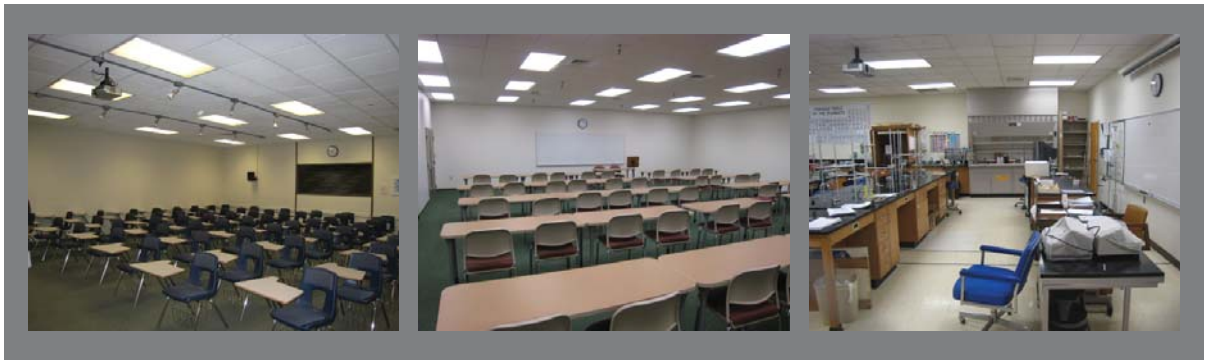
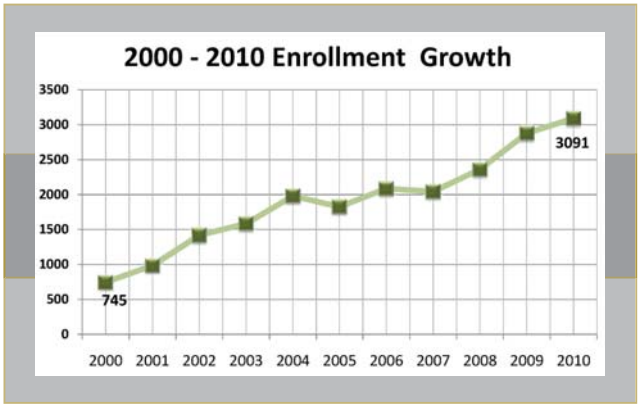


EXHIBIT 16 - TEN-YEAR ENROLLMENT GROWTH



3.9A Academic Buildings - Main Campus

There are 42,540 sf of existing 100 and 200 academic spaces on the BC campus (Exhibits 17 & 18).

EXHIBIT 17 - DISTRIBUTION OF ACADEMIC BUILDINGS (DARK BLUE)

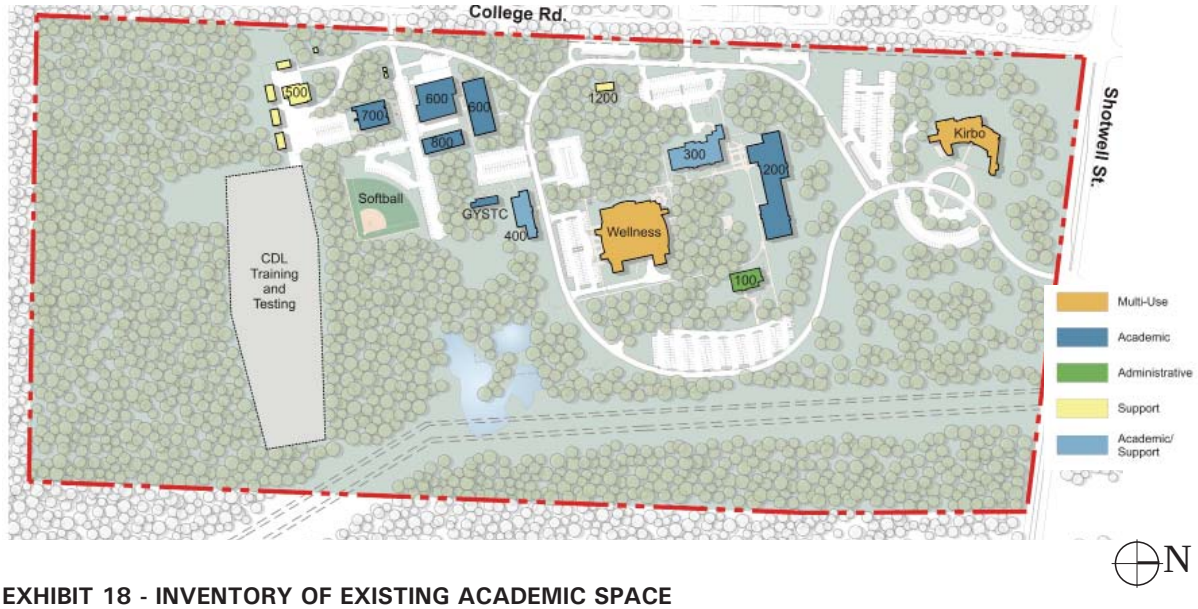


EXHIBIT 18 - INVENTORY OF EXISTING ACADEMIC SPACE

Room	Current Function	Room Size
250	Classroom	768 sf
266	Classroom	572 sf
267	Classroom	560 sf
273	Classroom	576 sf
628	Classroom	795 sf
629	Classroom	954 sf
644	Classroom	1,010 sf
664	Classroom	673 sf
814	Classroom	806 sf
815	Classroom	806 sf
816	Classroom	805 sf
817	Classroom	612 sf
818	Classroom	989 sf
819	Classroom	588 sf
274	Classroom	1,116 sf
721	Classroom	848 sf
710	Classroom	632 sf
268	Classroom	567 sf
269	Classroom	572 sf
270	Classroom	616 sf
277	Classroom	590 sf
702	Classroom	616 sf
653	Classroom	1,423 sf
657	Classroom	504 sf
663	Classroom	500 sf

Room	Current Function	Room Size
255	Biology	1,152 sf
258	Biology	1,152 sf
254	Chemistry	896 sf
253	Physical Science	1,452 sf
635	Lab - Reading	1,113 sf
636/637	Lab - SEC	1,267 sf
626	Lab - DP	600 sf
627	Lab - DP	480 sf
718	Lab - Electrical	3,319 sf
711/713	Lab - Welding	2,916 sf
660	Lab - Drafting	1,510 sf
677	EMT / A. Health	712 sf
676	EMT Classroom	998 sf
656	Classroom	1,824 sf
645	Lab - LPN	1,564 sf
667	Lab - Nursing	3,087 sf
TOTAL		**42,540 sf**

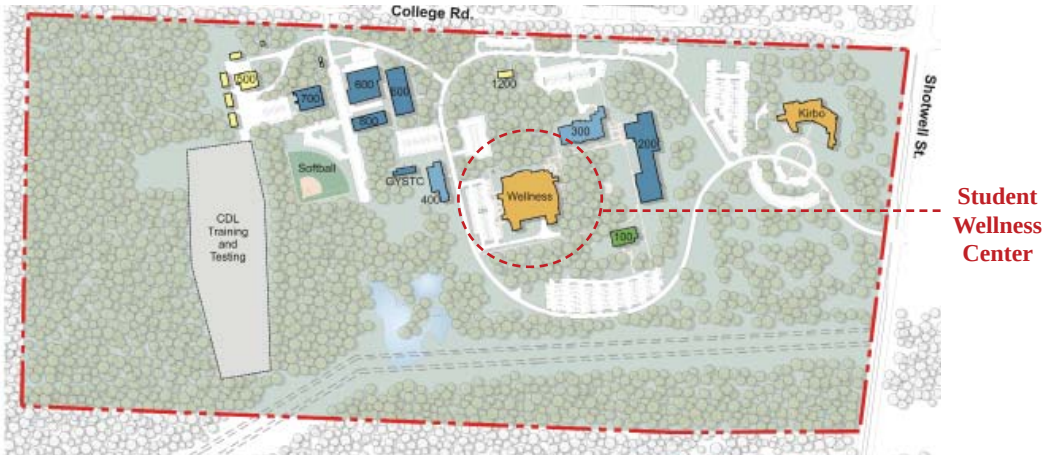
FICM Space Use Codes from Postsecondary Education Facilities Inventory and Classifcation Manual U.S. Department of Education:

100 = general purpose classroom
200 = specialty teaching laboratory.

3.10A Building Function/Condition

A conditional assessment of campus structures is provided in the later part of this section. A summary of exterior graded condition is below in Exhibit 19.

The newest campus structure, Student Wellness Center, was completed in 2010 and is sited as the anchor of a new quad and for its proximity to buildings frequented by students. The Wellness Center houses campus food service and is viewed as key support for future residential development. The Kirbo Center, completed in 2008, was designed as a regional conference center and is sited for ease of public access.



(REPEATED EXHIBIT #17)

EXHIBIT 19 - CONDITIONAL ASSESSMENT SUMMARY - EXTERIOR

5-POINT GRADE SYSTEM (A = 4.0, F = 0.0)	Roof Age	Exterior Condition
100 Building - Administration	1990	2.1
200 Building - Arts & Science/Library	1987	2.1
300 Building - Student Services	1990, 2001, 2005	2.4
400 Building - Formerly Continuing Ed	2010	2.7
500 Building - Physical Plant	-	2.4
600A Building - Technical Studies	1996	2.1
600B Building - Technical Studies	1996	2.1
700 Building - Welding, Elec. CDL	2009	3.5
800 Building - Annex	2005	3.4
900 Building - Student Wellness Cntr.	2010	4.0
Charles H. Kirbo Regional Center	2008	4.0
Student Wellness Center	2010	4.0
Dogwood (Southwest Georgia Youth Science & Technology Center)	1995	2.5
Maple (Office of Informational & Instructional Technology)	1995	2.5

3.11A Building 100

3.11.1A Mechanical

- Building is connected to the Central Chiller Plant.
- Air handling unit was replaced in 2005. It is a multi-zone unit with chilled water coil and electric heaters located in each zone duct. The unit is in excellent condition. All building controls are DDC electronic.
- The HVAC system is adequate to serve the current functional requirements of the building.

3.11.2A Plumbing/Fire Protection

- The building has copper water lines, cast iron sanitary lines and an electric water heater. The system is in good condition. The water heater is only approximately 3 years old.
- The building is not sprinkled. Consider sprinkling if the building is renovated.

3.11.3A Electrical

- The original electrical gear is still in operation. Building service capacity is adequate for the current functional requirements of the building.
- The original electrical gear has very few spare circuit breakers. Some new panels have been added in renovations. Spare parts for original gear will become harder to obtain and more costly as time goes on.
- All original electrical gear should be considered for replacement if the building is renovated.

3.11.4A Fiber Optic

- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.11.5A Fire Alarm

- Building is on the campus wide fire alarm and mass notification system.

3.12A Building 200

3.12.1A Mechanical

- Building is connected to the Central Chiller Plant.
- The original built-up air handling system is still in service. This is a variable air volume (VAV) system with ducted air distribution to terminal boxes with heating water coils. All building controls are DDC electronic.
- Heating water is generated from the original electric hot water boiler.
- Computer labs are provided with supplemental DX cooling units to meet the increased cooling load of the electronic equipment.
- The HVAC system is adequate to serve the current functional requirements of the building.
- All major mechanical equipment, ductwork, and terminal air boxes should be considered for replacement in a future building renovation.

3.12.2A Plumbing/Fire Protection

- The building has copper water lines, cast iron sanitary lines and an electric water heater. The system is in good condition. The water heater is only approximately 3 years old.
- The water heater is an electric nickel shield type. The water heater is in good condition.
- The building is not sprinkled. Consider sprinkling if the building is renovated.

3.12.3A Electrical

- The original electrical gear is still in operation. Building service capacity is adequate for the current functional requirements of the building.
- The original electrical gear has very few spare circuit breakers. Some new panels have been added in renovations. Spare parts for original gear will become harder to obtain and more costly as time goes on.
- All original gear should be considered for replacement if the building is renovated.

3.12.4A Fiber Optic
- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.
- The data equipment is located inside the main mechanical room. Relocation to a dedicated telecom closet should be considered if the building is renovated.

3.12.5A Fire Alarm
- Building is on the campus wide fire alarm and mass notification system.

3.13A Building 300

3.13.1A Mechanical
- The campus Central Chiller Plant is located in this building which includes two centrifugal chillers, two cooling towers, and associated distribution pumps and controls. The capacity of each chiller is 250 tons. One of these chillers is being considered for replacement.
- The existing air handling system is a multi-zone unit with chilled water coil and electric heaters located in each zone duct. All building controls are DDC electronic.
- A renovation is currently being planned for this building to include a new air handling unit, new ductwork distribution, and controls.

3.13.2A Plumbing/Fire Protection
- The building has copper water lines, cast iron sanitary lines and an electric water heater. The system is in good condition. The water heater is only approximately 3 years old.
- The building is not sprinkled. Consider installing a sprinkler system if the building is renovated.
- The recirculation pump is not operating. Recommend investigating reason for this pump not operating and repair.

3.13.3A Electrical
- A renovation is currently underway which will replace all the original electrical gear.

3.13.4A Fiber Optic
- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.13.5A Fire Alarm
- Building is on the campus wide fire alarm and mass notification system.

3.14A Building 400

3.14.1A Mechanical
- Building is connected to the Central Chiller Plant.
- Air handling unit was replaced in 2005. It is a multi-zone unit with chilled water coil and electric heaters located in each zone duct. The unit is in excellent condition. All building controls are DDC electronic.
- The building is currently under renovation. The air handling unit will remain in service and the ductwork redistributed as needed to serve the functional requirements of the renovation design.
- Server Room is conditioned by an independent ductless split system.

3.14.2A Plumbing/Fire Protection
- The building has copper water lines, cast iron sanitary lines and an electric water heater. The system is in good condition. The water heater is only approximately 3 years old.
- The building is not sprinkled. Consider installing a sprinkler system if the building is renovated.
- Hot water is generated using inline heaters. There is no central water heater.

3.14.3A Electrical

- The original electrical gear is still in operation. Building service capacity is adequate for the current functional requirements of the building.
- The original electrical gear has very few spare circuit breakers. New panels are being added in the current renovation. Spare parts for original gear will become harder to obtain and more costly as time goes on.
- All original gear should be considered for replacement in the future.

3.14.4A Fiber Optic

- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.
- This building currently houses the campus servers.

3.14.5A Fire Alarm

- Building is on the campus wide fire alarm and mass notification system.

3.15A Building 500

3.15.1A Mechanical

- Building is not connected to the Central Chiller Plant.
- Air handling unit was replaced in 2005. It is a multi-zone unit with DX cooling coil and electric heaters located in each zone duct. The unit is in excellent condition. All building controls are DDC electronic.
- System is adequate to serve the current functional requirements of the building.

3.15.2A Plumbing/Fire Protection

- The plumbing system consists of copper water lines and cast iron sanitary lines. It has electric water heaters. The system is in good condition.
- The building is not sprinkled. If the building is renovated, consider installing a sprinkler system.

3.15.3A Electrical

- The original electrical gear is still in operation. Building service capacity is adequate for the current functional requirements of the building.

3.15.4A Fiber Optic

- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.
- The data rack is currently located in the mechanical space. Consider relocating if building is renovated.

3.15.5A Fire Alarm

- Building is on the campus wide fire alarm and mass notification system.

3.16A Building 600A

3.16.1A Mechanical

- Building is connected to the Central Chiller Plant.
- The original built-up air handling system is still in service. This is a variable air volume (VAV) system with ducted air distribution to fan powered terminal boxes with heating water coils. All building controls are DDC electronic.
- Heating water is generated from the original electric hot water boiler.
- Several DX split system supplemental cooling units are installed to provide additional cooling for computer classrooms.
- System is adequate to serve the current functional requirements of the building.
- All major mechanical equipment, ductwork, and terminal air boxes should be considered for replacement in a future building renovation.

3.16.2A Plumbing/Fire Protection
- The building has copper water lines, cast iron sanitary lines and an electric water heater. The system is in good condition. The water heater is only approximately 3 years old.
- The building is sprinkled. Consider installing a sprinkler system if the building is renovated.
- The recirculation pump is turned off. Recommend investigating the reason this pump is not operating and repair.

3.16.3A Electrical
- The original electrical gear is still in operation. Building service capacity is adequate for the current functional requirements of the building.
- The original electrical gear has very few spare circuit breakers. Some new panels have been added in renovations. Spare parts for original gear will become harder to obtain and more costly as time goes on.
- All original gears should be considered for replacement if the building undergoes a large renovation.

3.16.4A Fiber Optic
- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.16.5A Fire Alarm
- Building is on the campus wide fire alarm and mass notification system.

3.17A Building 600B
3.17.1A Mechanical
- Chilled water and heating water service for this building is provided by a piped connection to the adjacent Building 600A.
- The original VAV air handling system is still in service. This is a variable air volume (VAV) system with ducted air distribution to fan powered terminal boxes with heating water coils. All building controls are DDC electronic.
- Several instructional spaces are provided with supplemental DX package or split system units to meet an increased cooling demand for these spaces.
- The original technical shop areas have been recently renovated for Nursing and EMT instructional space. These areas are served by separate, roof mounted packaged AC units.
- Systems are adequate to serve the current functional requirements of the building.
- Except for the areas recently renovated, all major mechanical equipment, ductwork, and terminal air boxes should be considered for replacement in future building renovations.

3.17.2A Plumbing/Fire Protection
- The building has copper water lines, cast iron sanitary lines and an electric water heater. The system is in good condition.
- The water heater was installed in 1979-1980. The water heater is functioning properly with no loss of heat through the vessel that could be detected. If the building is renovated, consider replacing water heater.
- The building is provided with a sprinkler fire protection system.

3.17.3A Electrical
- The original electrical gear is still in operation. Building service capacity is adequate for the current functional requirements of the building.
- The original electrical gear has very few spare circuit breakers. Some new panels have been added in renovations. Spare parts for original gear will become harder to obtain and more costly as time goes on.
- All original gear should be considered for replacement if the building is renovated.

3.17.4A Fiber Optic
- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.17.5A Fire Alarm
- Building is on the campus wide fire alarm and mass notification system.

3.18A Building 700

3.18.1A Mechanical

- Building is not connected to the Central Chiller Plant.
- Air handling systems serving classroom and office spaces consist of split system DX and wall mounted, packaged DX air conditioning units.
- The technical shop spaces are heated and ventilated.
- Building construction was completed and occupied in 2010.
- Systems are adequate to serve the current functional requirements of the building.

3.18.2A Plumbing/Fire Protection

- This building was recently constructed. The plumbing and fire protection systems are in good working order.

3.18.3A Electrical

- Electrical gear is new and in good working order.
- Building service is adequate for current and future anticipated function.
- Adequate spare circuit breakers are available.

3.18.4A Fiber Optic

- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.18.5A Fire Alarm

- Building is on the campus wide fire alarm and mass notification system.

3.19A Building 800

3.19.1A Mechanical

- Building is connected to the Central Chiller Plant.
- The existing air handling unit is variable air volume (VAV) with chilled water coil and ducted air distribution to air terminal boxes with electric heating coils. All building controls are DDC electronic.
- Building construction was completed and occupied in 2005.
- Systems are adequate to serve the current functional requirements of the building.

3.19.2A Plumbing/Fire Protection

- This building was recently constructed. The plumbing and fire protection systems are in good working order.

3.19.3A Electrical

- Electrical gear is new and in good working order.
- Building service is adequate for current and future anticipated function.
- Adequate spare circuit breakers are available.

3.19.4 Fiber Optic

- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.19.5A Fire Alarm

- Building is on the campus wide fire alarm and mass notification system.

3.20A Charles H. Kirbo Regional Center

3.20.1A Mechanical

- Building is connected to the Central Chiller Plant. This building is also provided with a stand-alone packaged air cooled chiller capable of meeting the full cooling requirements for the building.
- Five air handling systems are installed to serve the occupancy zones of the building. These systems are comprised of variable air volume (VAV) units with chilled water coilsand ducted air distribution to terminal boxes with electric heating coils, and single zone units with chilled water coil and electric heating coil. All building controls are DDC electronic.
- Building construction was completed and occupied in 2008.
- Systems are adequate to serve the current functional requirements of the building.

3.20.2A Plumbing/Fire Protection

- This building was recently constructed. The plumbing and fire protection systems are in good working order.

3.20.3A Electrical

- Electrical gear is new and in good working order.
- Building service is adequate for current and future anticipated function.
- Adequate spare circuit breakers are available.

3.20.4A Fiber Optic

- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.20.5A Fire Alarm

- Building is on the campus wide fire alarm and mass notification system.

3.21A Student Wellness Center

3.21.1A Mechanical

- Building is not connected to the Central Chiller Plant. Cooling service is provided by two independent air cooled chillers with capacity of 185 tons each.
- Three air handling systems are installed to serve the occupancy zones of the building. These systems are comprised of one variable air volume (VAV) unit with chilled water coil and ducted air distribution to terminal boxes with electric heating coils, and two single zone units with chilled water coils and electric heating coils. All building controls are DDC electronic.
- Building construction was completed and occupied in 2010.
- Systems are adequate to serve current functional requirements of the building.

3.21.2A Plumbing/Fire Protection

- This building was recently constructed. The plumbing and fire protection systems are in good working order.

3.21.3A Electrical

- Electrical gear is new and in good working order.
- Building service is adequate for current and future anticipated function.
- Adequate spare circuit breakers are available.

3.21.4A Fiber Optic

- The building is on the new fiber optic loop. Capacity is adequate for current and anticipated future function of the building.

3.21.5A Fire Alarm

- Building is on the campus wide fire alarm and mass notification system.

3.22A Building Conditional Assessment Summary Matrix

A conditional assessment of building interiors was performed simultaneously with the assessment of exterior condition that is summarized in Section 3.10A. Building elements were assessed on a four-point grading system A through F with A having a value of 4 and F having a value of 0. A minus grade reduces the component value by a half-point. The grade point averages for Exterior and Interior Condition are outlined in Exhibit 20 below. Buildings 300 and 400 were either under renovation or scheduled for renovation when the assessment was performed. It is assumed that the planned renovations will correct conditional and code issues observed at the time of the assessment.

EXHIBIT 20 - DETAILED CONDITIONAL ASSESSMENT SUMMARY - INTERIOR / EXTERIOR

	Exterior Condition	Walls	Windows	Doors	Site Lighting	Site Signage	Roof	Roof Age	**Interior Condition**	Partitions	Ceilings	Floors	Exterior Accessibility	Entrance Accessibility	Parking Accessibility	Campus Accessibility	Number of Public Entries	Accessible Entries w. Door Operators	Interior Accessibility
100 Building - Administration	**2.1**	**3.0**	**1.5**	**2.0**	**1.0**	**3.0**	**2.0**	**1990**	**4.0**	**4.0**	**4.0**	**4.0**	**3.0**	**3.0**	**3.0**	**3.0**	**2.0**	**1.0**	**3.0**
200 Building - Arts & Science/Library	**2.1**	**3.0**	**1.5**	**2.0**	**1.8**	**3.0**	**1.0**	**1987**	**2.3**	**2.5**	**2.5**	**1.9**	**3.0**	**3.0**	**3.0**	**3.0**	**4.0**	**4.0**	**1.0**
300 Building - Student Services	**2.4**	**3.0**	**2.3**	**2.0**	**1.5**	**3.0**	**2.3**	**1990, 2001, 2005**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**5.0**	**2.0**	**4.0**
400 Building - Formerly Continuing Ed	**2.7**	**3.0**	**1.5**	**2.0**	**-**	**3.0**	**4.0**	**2010**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**2.0**	**2.0**	**4.0**
500 Building - Physical Plant	**2.4**	**3.0**	**1.5**	**2.0**	**-**	**3.0**	**-**	**-**	**2.0**	**2.0**	**2.0**	**2.0**	**0.3**	**0.0**	**0.0**	**1.0**	**1.0**	**0.0**	**1.0**
600A Building - Technical Studies	**2.1**	**3.0**	**1.5**	**2.0**	**2.0**	**3.0**	**1.0**	**1996**	**2.1**	**2.0**	**2.3**	**2.0**	**2.3**	**2.0**	**3.0**	**2.0**	**3.0**	**1.0**	**1.0**
600B Building - Technical Studies	**2.1**	**2.5**	**-**	**2.0**	**2.0**	**-**	**2.0**	**1996**	**3.1**	**3.0**	**3.0**	**3.3**	**2.7**	**3.0**	**3.0**	**2.0**	**2.0**	**1.0**	**1.0**
700 Building - Welding, Elec. CDL	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**3.5**	**2009**	**4.0**	**4.0**	**4.0**	**4.0**	**1.8**	**0.0**	**3.5**	**2.0**	**2.0**	**0.0**	**4.0**
800 Building - Annex	**3.4**	**3.5**	**3.5**	**3.5**	**3.0**	**-**	**3.5**	**2005**	**4.0**	**4.0**	**4.0**	**4.0**	**3.0**	**3.5**	**3.5**	**2.0**	**2.0**	**1.0**	**4.0**
900 Building - Student Wellness Cntr.	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**-**	**4.0**	**2010**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**2.0**	**2.0**	**4.0**
Charles H. Kirbo Regional Center	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**2008**	**4.0**	**4.0**	**4.0**	**4.0**	**3.7**	**4.0**	**4.0**	**3.0**	**2.0**	**1.0**	**4.0**
Dogwood (Southwest Georgia Youth Science & Technology Center)	**2.5**	**3.0**	**3.0**	**3.0**	**-**	**-**	**1.0**	**1995**	**-**	**-**	**-**	**-**	**1.7**	**1.0**	**1.0**	**3.0**	**2.0**	**0.0**	**-**
Maple (Office of Informational & Instructional Technology)	**2.5**	**3.0**	**3.0**	**3.0**	**-**	**-**	**1.0**	**1995**	**-**	**-**	**-**	**-**	**2.0**	**1.0**	**3.0**	**2.0**	**6.0**	**0.0**	**-**
Cosmetology and Continuing Ed.	**3.0**	**3.0**	**3.0**	**3.0**	**-**	**-**	**-**	**-**	**4.0**	**4.0**	**4.0**	**4.0**	**2.0**	**3.0**	**3.0**	**0.0**	**1.0**	**1.0**	**4.0**
Wellness Center	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**4.0**	**2010**	**4.0**	**4.0**	**4.0**	**4.0**	**3.7**	**4.0**	**4.0**	**4.0**	**2.0**	**2.0**	**4.0**

3.23A Building Conditional Assessment

Individual grades for each building component that are averaged in the assessment summary (Exhibit 20) are detailed below. Grades were assigned during a visual inspection completed during master planning workshop sessions in March and May of 2011.

EXHIBIT 21 - CONDITIONAL ASSESSMENT WORKSHEETS

100 Building - Administration

Exterior Condition	Walls	Precast/Brick	B
	Windows	1/4" Thick Glass in Aluminum Frame	C-
	Doors	Aluminum & Glass	C
	Roof	Ballasted Roof (1990)	C
	Site Lighting	Bollards	D
	Site Lighting	Poles	D
	Site Signage	Building Sign	B
Exterior Accessibility		Number of Public Entries	2
		Number of Accessible Entries with Automatic Door Operators	1
		Entrance Accessibility	B
		Access to Parking	B
		Accessibility to Rest of Campus	B
Interior Condition	Partitions	Gypsum Board	A
	Ceiling	Acoustic Board Lay-In Ceiling	A
	Floors	Carpet, Quarry Tile, Porcelain Tile	A
Interior Accessibility	Restrooms	Restrooms have been upgraded to meet ADA, Door Pull Side Clearance not Accessible	B
	General	Service counters too high	B

200 Building - Arts and Sciences/Library

Exterior Condition	Walls	Precast/Brick	B
	Windows	1/4” Thick Glass in Aluminum Frame	C-
	Doors	Aluminum & Glass	C
	Roof	Ballasted Roof (1987)	D
	Site Lighting	Bollards	D
	Site Lighting	Poles	B-
	Site Signage	Building Sign	B
Exterior Accessibility		Number of Public Entries	4
		Number of Accessible Entries with Automatic Door Operators	4
		Entrance Accessibility	B
		Access to Parking	B
		Accessibility to Rest of Campus	B
Interior Condition - Library	Walls	Brick	B
	Walls	Gypsum Board Partitions	C
	Walls	Glass in Aluminum Frames	B
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Carpet	D
	Base	Rubber Base	D
Interior Accessibility - Library	Restooms	Restrooms have not been upgraded to meet ADA	F
	General	Service counters too high, Automatic Door Operators at both entries to library	C
Interior Condition - Arts & Sciences Corridors	Walls	Brick	B
	Walls	Gypsum Board Partitions with Vinyl Wall Covering	C
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Quarry Tile Floor	C
	Floors	Carpet	D
	Base	Rubber Base	D
Interior Condition - Arts & Sciences Teaching Laboratories	Walls	Brick	B
	Walls	Gypsum Board Partitions	C
	Ceiling	Acoustic Board Lay-In Ceiling	C
	Floors	Vinyl Composition Tile	D
	Base	Rubber Base	D
	Casework	Wood Cabinets with Resin Countertops	C
Interior Condition - Arts & Sciences Classrooms	Walls	Gypsum Board Partitions	C
	Ceiling	Acoustic Board Lay-In Ceiling	C
	Floors	Carpet	C
	Base	Rubber Base	C

200 Building - Arts and Sciences / Library (continued)

Interior Condition - Arts & Sciences Computer Classrooms	Walls	Gypsum Board Partitions	C
	Ceiling	Acoustic Board Lay-In Ceiling	C
	Floors	Carpet	C
	Base	Rubber Base	C
Interior Condition - Arts & Sciences Offices	Walls	Gypsum Board Partitions	B
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Carpet	B
	Floors	Vinyl Composition Tile	B
	Base	Rubber Base	B
Interior Accessibility - Arts & Sciences	Restooms	Restrooms have not been upgraded to meet ADA	F
	General	Service counters too high	C

300 Building - Student Services

Exterior Condition	Walls	Precast/Brick	B
	Windows	1/4” Thick Glass in Aluminum Frame	C-
	Windows	1” Thick Insulated Glass in Aluminum Frame	B
	Doors	Aluminum & Glass	C
	Roof	Ballasted Roof (1990)	D
	Roof	Modified Bitumen (2001)	B
	Roof	Membrane Roof (2005)	B
	Site Lighting	Bollards	D
	Site Lighting	Poles	C
	Site Signage	Building Sign	B
Exterior Accessibility		Number of Public Entries	5
		Number of Accessible Entries with Automatic Door Operators	2
		Entrance Accessibility	C
		Access to Parking	B
		Accessibility to Rest of Campus	B
Interior Condition Financial Aid	Walls	Gypsum Board Partitions	B
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Carpet	B
	Base	Rubber Base	B
Interior Condition - Student Success Center	Walls	Gypsum Board Partitions	B
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Carpet	B
	Base	Rubber Base	B

Student Services (continued)

Interior Condition - Corridors / Dining	Walls	Gypsum Board Partitions	C
	Walls	Brick	C
	Ceiling	Acoustic Board Lay-In Ceiling	C
	Floors	Quarry Tile	C
	Base	Rubber Base	C
Interior Condition - Student Conference Room	Walls	Gypsum Board Partitions	B
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Carpet	B
	Base	Rubber Base	B
Interior Condition - Admissions / Records	Walls	Gypsum Board Partitions	B
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Carpet	B
	Base	Rubber Base	B
Interior Condition - Old Bookstore	Walls	Gypsum Board Partitions	B
	Ceiling	Acoustic Board Lay-In Ceiling	B
	Floors	Vinyl Composition Tile	B
	Base	Rubber Base	B
Interior Accessibility	Restooms	Restrooms have not been upgraded to meet ADA	F
	General	Service counters too high	C

400 Building - Continuing Education

Exterior Condition	Walls	Precast/Brick	B
	Windows	1/4” Thick Glass in Aluminum Frame	C-
	Doors	Aluminum & Glass	C
	Roof	Modified Bitumen (2010)	B
	Site Lighting	Bollards	-
	Site Lighting	Poles	-
	Site Signage	Building Sign	B
Exterior Accessibility		Number of Public Entries	2
		Number of Accessible Entries with Automatic Door Operators	2
		Entrance Accessibility	B
		Access to Parking	B
		Accessibility to Rest of Campus	B

500 Building - Physical Plant (Includes Metal Garages)

Exterior Condition	Walls	Precast/Brick/Metal Panels	B
	Windows	1/4” Thick Glass in Aluminum Frame	C-
	Doors	Aluminum & Glass	C
	Roof		
	Site Lighting	Bollards	-
	Site Lighting	Poles	-
	Site Signage	Building Sign	B
Exterior Accessibility		Number of Public Entries	1
		Number of Accessible Entries with Automatic Door Operators	0
		Entrance Accessibility	D
		Access to Parking	B
		Accessibility to Rest of Campus (No Sidewalk Access)	D
Interior Condition	Walls	CMU	C
	Floors	Quarry Tile	C
	Floors	Carpet	C
	Base	Rubber Base	C
	Ceiling	Acoustical Board Lay-In Ceiling	C
Interior Accessibility	Restooms	Restrooms have not been upgraded to meet ADA	F

600 A Building - Technical Studies

Exterior Condition	Walls	Precast/Brick	B
	Windows	1/4” Thick Glass in Aluminum Frame	C-
	Doors	Aluminum & Glass	C
	Roof	Modified Bitumen (1996)	D
	Site Lighting	Bollards	-
	Site Lighting	Poles	C
	Site Signage	Building Sign	B
Exterior Accessibility		Number of Public Entries	3
		Number of Accessible Entries with Automatic Door Operators	1
		Entrance Accessibility	C
		Access to Parking	B
		Accessibility to Rest of Campus (Through Parking Lot, No Sidewalk Access)	D
Interior Condition - Corridor	Walls	Gypsum Board	C
	Floors	Quarry Tile	C
	Base	Rubber Base	C
	Ceiling	Acoustical Board Lay-In Ceiling	B
Interior Condition - Computer Labs / Classrooms	Walls	Gypsum Board	C
	Floors	Vinyl Composition Tile	C
	Floors	Carpet	C
	Base	Rubber Base	C
	Ceiling	Acoustical Board Lay-In Ceiling	C
Interior Condition - Classrooms	Walls	Gypsum Board	C
	Floors	Carpet	C
	Base	Rubber Base	C
	Ceiling	Acoustical Board Lay-In Ceiling	C
Interior Condition - LPN Lab	Walls	Gypsum Board	C
	Floors	Vinyl Composition Tile	C
	Base	Rubber Base	C
	Ceiling	Acoustical Board Lay-In Ceiling	C
Interior Accessibility	Restooms	Restrooms have not been upgraded to meet ADA	F

600 B Building - Technical Studies

Exterior Condition	Walls	Metal Panel	C
	Walls	Brick/C.M.U.	B
	Windows	-	-
	Doors	Aluminum & Glass	C
	Roof	Metal - Standing Seam	C
	Roof	Modified Bitumen (1996)	C
	Site Lighting	Bollards	-
	Site Lighting	Poles	C
	Site Signage	Building Sign	-
Exterior Accessibility		Number of Public Entries	2
		Number of Accessible Entries with Automatic Door Operators	1
		Entrance Accessibility	B
		Access to Parking	B
		Accessibility to Rest of Campus (Through Parking Lot, No Sidewalk Access)	D
Interior Condition - Corridors	Walls	C.M.U.	C
	Floors	Quarry Tile	C
	Base	Quarry Tile	C
	Ceiling	Acoustical Board Lay-In Ceiling	B
Interior Condition - EMT / Bio / Offices / Medical Suite	Walls	Gypsum Board	A
	Floors	Carpet	A
	Floors	Vinyl Composition Tile	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Condition - Nursing Suite	Walls	Gypsum Board	A
	Walls	C.M.U.	A
	Floors	Vinyl Composition Tile	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Condition - Technical Classrooms	Walls	C.M.U.	C
	Floors	Carpet	C
	Floors	Vinyl Composition Tile	C
	Base	Rubber Base	C
	Ceiling	Acoustical Board Lay-In Ceiling	C
Interior Accessibility	Restooms	Restrooms have not been upgraded to meet ADA	F

600 C Building - Technical Studies

Exterior Condition	Walls	Metal Panel	B
	Walls	Brick/C.M.U.	B
	Windows	1” Thick Insulated Glass in Aluminum Frame	B
	Doors	Aluminum & Glass	B
	Roof	Modified Bitumen (2005)	B
	Site Lighting	Poles	C
	Site Signage	Building Sign	-
Exterior Accessibility		Number of Public Entries	2
		Number of Accessible Entries with Automatic Door Operators	1
		Entrance Accessibility	B
		Access to Parking	B
		Accessibility to Rest of Campus (Through Parking Lot, No Sidewalk Access)	D
Interior Condition - Offices	Walls	Gypsum Board	A
	Floors	Carpet	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Condition - Corridors / Classrooms	Walls	Gypsum Board	A
	Floors	Vinyl Composition Tile	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Accessibility	Restooms	Restrooms meet ADA design standards	A

Charles Kirbo Regional Center

Exterior Condition	Walls	Metal Panel/E.I.F.S.	A
	Walls	Brick/C.M.U.	A
	Windows	1” Thick Insulated Glass in Aluminum Frame	A
	Doors	Aluminum & Glass	A
	Roof	Metal - Standing Seam (2005)	A
	Roof	Membrane Roofing (2005)	A
	Site Lighting	Poles	A
	Site Lighting	Bollards	A
	Site Signage	Building Sign	A
Exterior Accessibility		Number of Public Entries	2
		Number of Accessible Entries with Automatic Door Operators	1
		Entrance Accessibility	A
		Access to Parking	A
		Accessibility to Rest of Campus	B

Welding , Electrical, CDL Labs

Exterior Condition	Walls	Brick	B
	Windows	1” Thick Insulated Glass in Aluminum Frame	B
	Doors	Aluminum & Glass	B
	Roof	Metal - Standing Seam (2009)	B
	Site Lighting	Poles	B
	Site Lighting	Bollards	B
	Site Signage	Building Sign	-
Exterior Accessibility		Number of Public Entries	2
		Number of Accessible Entries with Automatic Door Operators	0
		Entrance Accessibility	D
		Access to Parking	B
		Accessibility to Rest of Campus (Through 2 Parking Lots, No Sidewalk Access)	D
Interior Condition - Classrooms	Walls	C.M.U.	A
	Floors	Vinyl Composition Tile	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Condition - Corridors	Walls	C.M.U.	A
	Floors	Vinyl Composition Tile	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Condition - Offices	Walls	C.M.U.	A
	Floors	Vinyl Composition Tile	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Condition - Electronics Lab	Walls	C.M.U.	A
	Floors	Vinyl Composition Tile	A
	Base	Rubber Base	A
	Ceiling	Acoustical Board Lay-In Ceiling	A
Interior Condition - Welding Lab/ Machine	Walls	C.M.U.	A
	Floors	Concrete	A
	Base	None	-
	Ceiling	None	-
Interior Accessibility	Restooms	Restrooms meet ADA design standards	A

Dogwood (Southwest Georgia Youth Science & Technology Center)

Exterior Condition	Walls	Cedar Wood Siding	B
	Windows	Double Hung, 1” Thick Insulated Glass in Aluminum Clad	B
	Doors	Metal Clad & Glass	B
	Roof	Shingles (1995)	D
	Site Lighting	Poles	-
	Site Lighting	Bollards	-
	Site Signage	Building Sign	-
Exterior Accessibility		Number of Public Entries	2
		Number of Accessible Entries with Automatic Door Operators	0
		Entrance Accessibility	D
		Access to Parking (Ramp Slope Greater than 1:12, No landing every 30” of vertical rise)	D
		Accessibility to Rest of Campus	B

Maple (Office of Informational & Instructional Technology)

Exterior Condition	Walls	Cedar Wood Siding	B
	Windows	Double Hung, 1” Thick Insulated Glass in Aluminum Clad	B
	Doors	Metal Clad & Glass	B
	Roof	Shingles (1995)	D
	Site Lighting	Poles	-
	Site Lighting	Bollards	-
	Site Signage	Building Sign	-
Exterior Accessibility		Number of Public Entries	6
		Number of Accessible Entries with Automatic Door Operators	0
		Entrance Accessibility	D
		Access to Parking	Good
		Accessibility to Rest of Campus (Through Parking Lot)	Fair



3.24A Campus Infrastructure - Utilities

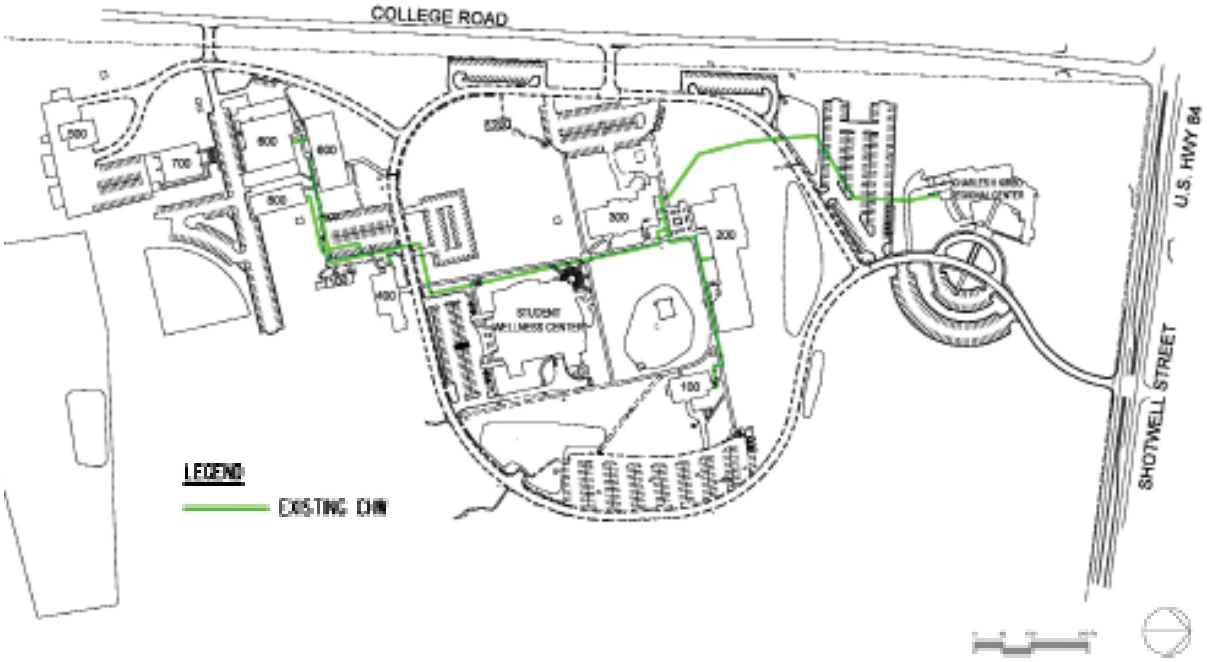
3.24.1A Current On-Campus Source

3.24.1.1A Chilled Water

The Bainbridge College Campus currently has an existing central chiller plant located in Building 300. This plant was installed as part of the original campus construction. The primary plant equipment includes two 250 ton centrifugal chillers with the associated cooling towers, pumps, and controls. The plant design is a primary/ secondary piping loop arrangement.

The chilled water piping is distributed underground from the plant to serve eight campus buildings. The loop distribution pumps were replaced in 2005, and these are in good condition. The original plant and piping loop is sized for 500 tons capacity.

EXHIBIT 22 - CHILLED WATER



3.24.1.2A Heating Water/Steam

The Bainbridge College Campus does not have a central plant heating water or steam distribution system. All campus buildings are heated locally with either electric resistance heaters or electric hydronic boilers.

3.24.1.3A Electrical Distribution

The Bainbridge College Campus is served by a 3-phase 12,470 Volt primary loop. The loop consists of #4/0 Aluminum conductors in 4" concrete encased ductbank. Each building is supplied by a loop-feed transformer. Each transformer has an associated loop switch. The combination of switches is variable across the campus to divide the loop into two separate segments, attempting to keep the loads balanced. Manholes around the campus serve as pullpoints for the primary loop.

3.24.1.4A Fiber Distribution

The Bainbridge College Campus is served by a 144 strand single mode fiber optic loop in 4" conduit. A spare 4" conduit is in the same trench as the conduit containing the fiber. Each building is connected to the fiber optic loop. Handholes around the campus serve as pullpoints for the fiber cable.

EXHIBIT 23 - PRIMARY POWER

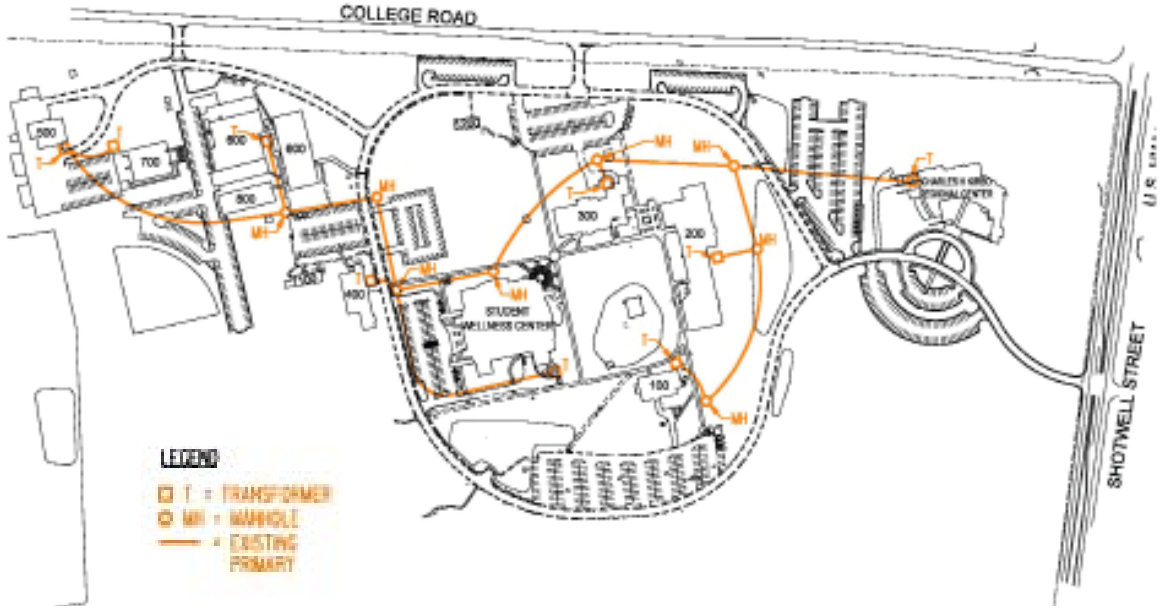
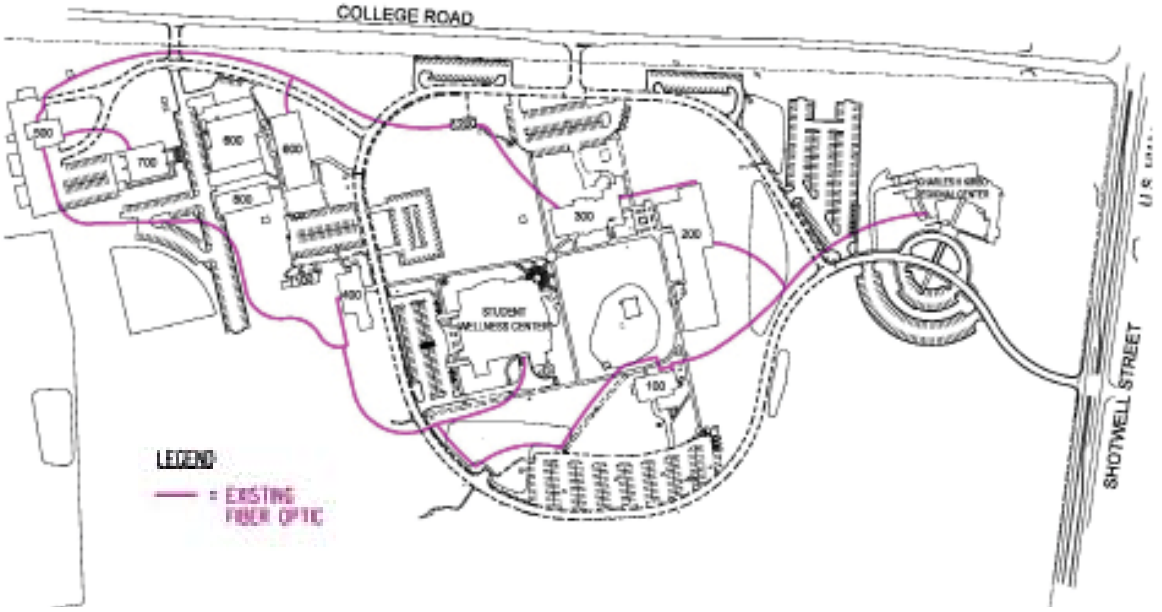


EXHIBIT 24 - FIBER OPTIC



3.24.1.5A Exterior Lighting

Existing lighting consists mostly of the following:

Concrete parking poles with shoe-box style fixtures with high pressure sodium lamps, 25' tall, located in parking lots and along the roadways.

Steel Pedestrian scale pole fixtures, with box style fixtures with metal halide lamps, 12' tall, located along sidewalks.

Tree uplights, with metal halide lamps, located mostly near Building 100 Entry.

Bollard lights, with metal halide lamps, located along plazas and at building entries.

Some building mounted flood lights.

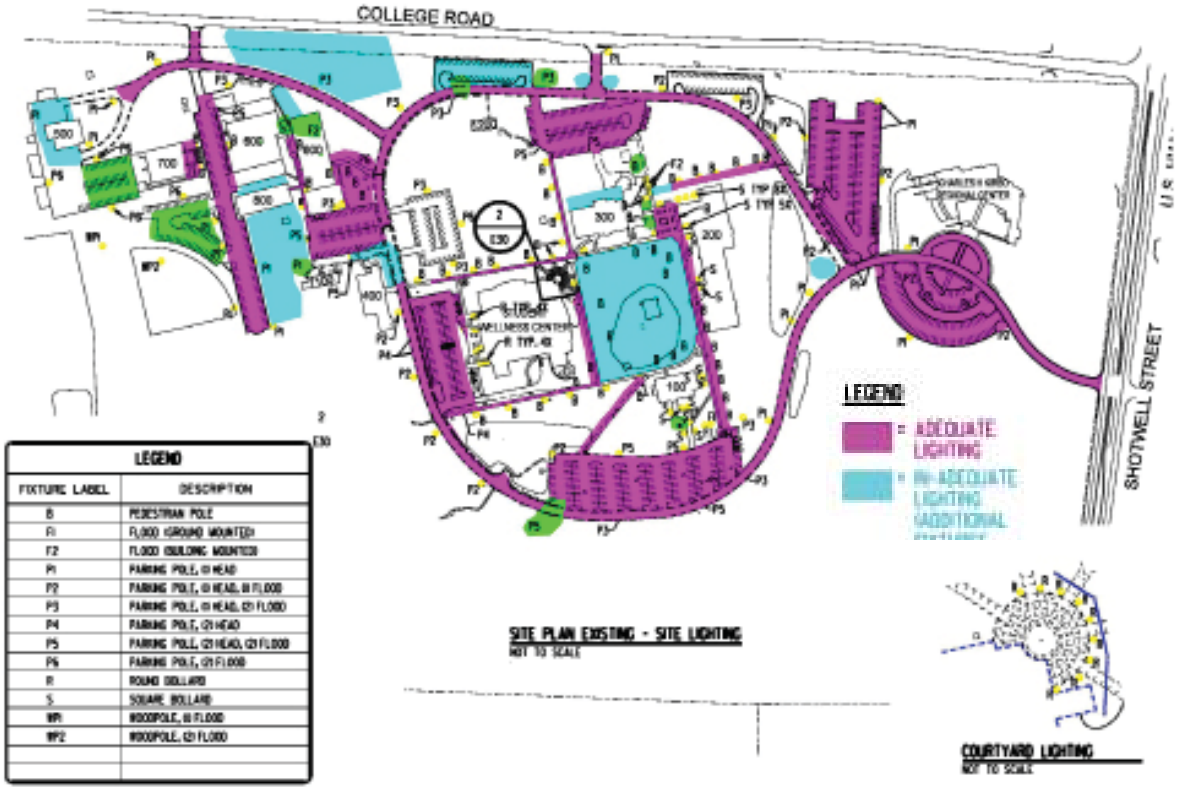
3.24.1.6A Utility Metering

The Bainbridge College Campus has one electrical service metering point from Georgia Power Company, located on College Street.

3.24.1.7A Campus Security/Mass Notification

The Bainbridge College Campus has a campus wide fire alarm and mass notification system. There are strategically located main call stations throughout campus for staff to make all-call to the buildings on campus in the event of an emergency other than fire. Fire alarms are reported to the main monitoring panel in the Security Office.

EXHIBIT 25 - SITE LIGHTING



3.25A Utility Infrastructure Assessment

3.25.1A Chilled Water

The existing chiller plant capacity and piping infrastructure is sized for 500 tons capacity. The total cooling load of all connected buildings served by this plant is approximately 500 tons.

There is limited capability for any expansion of the plant at the existing location. This would require expansion of Building 300 with major reconfiguration of equipment and new piping. The replacement of one of these chillers is currently under consideration to improve the operating reliability of the plant.

The existing chiller plant limitations will directly impact the planning and programming for future building development and campus operating costs. Projection of future infrastructure requirements in the master plan will consider a new chiller plant option to create a reliable, planned infrastructure capacity to serve new campus growth.

3.25.2A Electrical Distribution

The existing primary loop is adequate for the current needs of the campus. The loop has considerable capacity for growth. The most recent peak demand load information is from Summer 2010, when the demand load reached 1823KVA. This translates to approximately 85 Amps total at 12,470 Volts. The primary loop can be divided into two segments using the switches. Each half is rated for approximately 295 Amps maximum. At each phase of future construction and expansion, the loop capacity will need to be re-examined to determine where switching is to be accomplished to keep the two “halves” of the loop about equally loaded.

3.25.3A Fiber Distribution

The existing fiber optic loop is adequate for the current and future anticipated needs of the College. Future designs will need to address fiber installation options when adding new buildings to the system - either by rerouting existing fiber optic cable, splicing into existing cable, or installing new segments to new buildings.

3.25.4A Exterior Lighting

The major parking areas appear lighted at levels consistent with industry standards. Building 300 and Building 100 parking are well illuminated.

Sidewalks for the most part appear illuminated to industry standards with some dark spots.

Building 300 is currently under renovation and some of its exterior fixtures are not burning.

Future projections for master planning will need to consider relocating light fixtures as necessary for new building locations as well as maintaining campus standard fixtures to serve new sidewalks, parking lots, and plazas.

There are near term recommendations for improving lighting.

3.25.5A Campus Security/Mass Notification

The campus fire alarm and mass notification system is functioning very well and has been in service for approximately 2 years. Master planning will need to address adding new buildings to the system, upgrading the main monitoring panel and remote call stations as required to maintain all-call functions across the campus.

3.26A Site Civil Infrastructure

3.26.1A Existing Stormwater

The existing Bainbridge College boundary contains approximately 150 acres and contains 3 primary stormwater basins, which drain away from the campus at 3 different locations along the boundary.

3.26.1.1A Basin #1

Basin #1 contains approximately 11 acres and encompasses the Kirbo Center Building. This basin drains towards the north into the existing ditch that is the outfall of Lake Douglas and Twin Lakes. The existing ditch runs across the corner of Bainbridge College as the ditch enters the site on west boundary from Twin Lakes and exits the north boundary under Highway 84. This existing ditch has both FEMA regulated Floodplain and Floodway associated with the ditch. The overall basin area that comes to this point is 5000+ acres. The basin exits the site under Highway 84 thru triple 10x10 box culverts. The 11 acre on-site basin contains approximately 1.7 acres of impervious or 15% impervious.

3.26.1.2A Basin #2

Basin #2 contains approximately 115 acres and encompasses the majority of the campus buildings and parking lots. This basin has 4 existing stormwater facilities and generally drain toward the northeast. The existing stormwater facilities are well maintained grass systems and have been currently meeting the needs of the campus with no known flooding. Basin #2 does have an additional 165 acres which naturally drain off-site to this basin from the east. The area to the east under the powerlines is a wooded generally low area with 2 distinct depressions (one at Highway 84 and the other near where the powerlines turn to the east). The basin leaves the site via twin 48" pipes under Highway 84. The 115 acre on-site basin contains approximately 20 acres of impervious or 17.4% impervious.

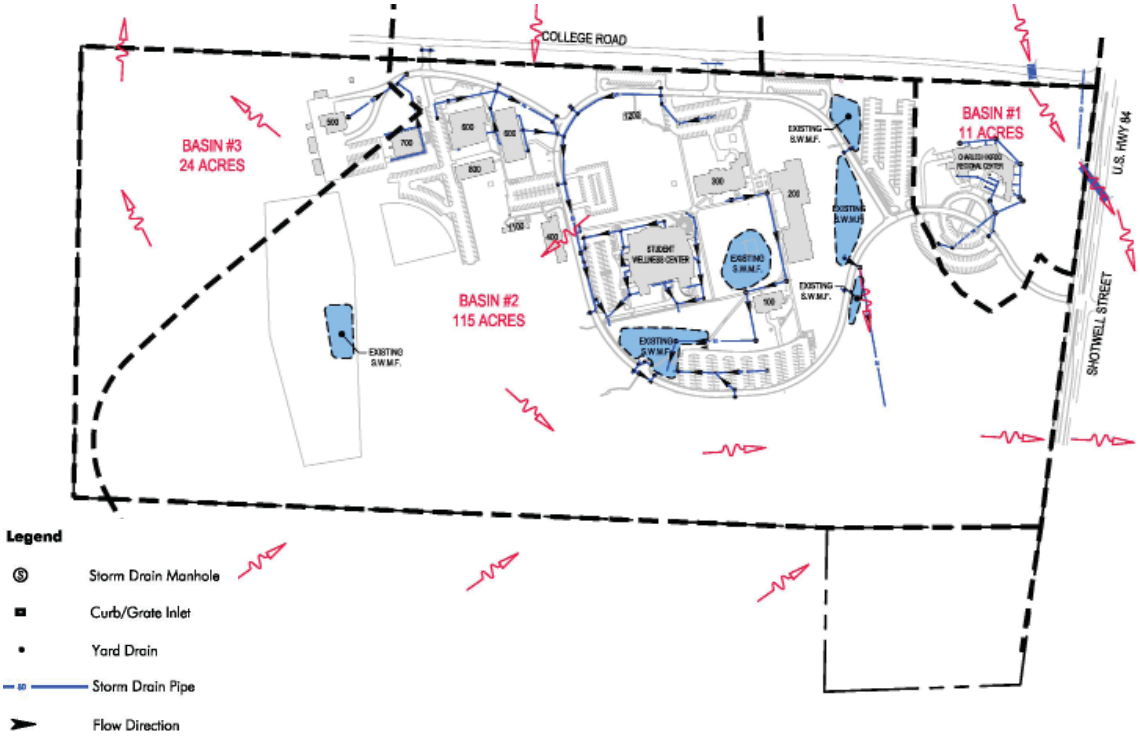
3.26.1.3A Basin #3

Basin #3 contains approximately 24 acres and encompasses the Plant Operations Buildings. This basin generally drains to the southwest corner of the site. This basin is self contained and does not have any stormwater coming from off-site to this basin. The basin drains off-site along the west Boundary Line along College Drive. The 24 acre on-site basin contains approximately 2 acres of impervious or 8% impervious.

Based on onsite observation, water stands frequently and for long periods of time in the wooded area to the east of the campus loop road. This observation seems to indicate that the slope of the land is very flat from this point down to the offsite depression on the south side of Highway 84 or that a natural depression exists with a breakout in the vicinity of the powerline. This condition should be further investigated in the future as part of other campus drainage studies or projects.

Another factor affecting the drainage system for the campus is the regional floodplain that runs through the northeast corner of the campus. This is a FEMA regulated floodplain and floodway with a base flood elevation designated. This floodplain is associated with a 5000+ acre drainage basin that drains through Lake Douglas and Twin Lakes. This drainage way continues north under Highway 84 through triple 10 foot x 10 foot box culverts and ultimately drains to the Flint River. The floodplain elevation established by FEMA is 107.0 on the south side of Highway 84, and elevation 105.0 on the north side of Highway 84. The 250 acres (Basin #2 and off-site drainage) that drains to the twin 48 inch RCP's is predominantly undeveloped. Basin #2 does not generate enough runoff to fill these pipes. As a result, a tailwater condition on the north side of Highway 84 caused by the rising Flint River will cause water to flow back south through the twin 48 inch pipes possibly filling the large offsite depression and overflowing into some areas within campus. Since the base flood elevation reported on the north side of Highway 84 is elevation 105, it is conceivable that flood waters could rise to elevation 105 or higher on the south side of Highway 84 and within the campus. It is not practical to predict the timing of the rise and recession of the Flint River in relation to a regional storm over the site and therefore, the local drainage system may not function as intended.

EXHIBIT 26 - STORM DRAIN



3.26.2A Stormwater Regulatory Requirements

In accordance with the Stormwater Management Ordinance Section 5-149 for the City of Bainbridge, an analysis will need to be performed to address 1) Overbank Flood Protection, 2) Extreme Flood Protection, and 3) Downstream Analysis.

3.26.2.1A Overbank Floor Protection

To address Overbank Flood Protection, the 2 year, 5 year, 10 year, and 25 year return frequency storms will need to be modeled in both existing and post development conditions using the SCS Type III, 24 hour duration hydrograph.

3.26.2.2A Extreme Floor Protection

To address the Extreme Flood Protection criteria, the 100 year frequency 24 hour duration storm will also need to be modeled to demonstrate that existing flooding was not exacerbated and that the 100 year flows could be safely passed within the existing conveyance system.

3.26.2.3A Downstream Analysis

To comply with the requirement for a downstream analysis, the boundary condition for the stormwater model will need to be set on the north side of Highway 84. At this point the total contributing basin area is 5000+ acres. The stormwater ordinance requires that the downstream analysis extend to a point where the drainage area of the "site draining into the system is less than or equal to 10% of the total drainage area above that point".

3.26.3A Existing Sanitary Sewer

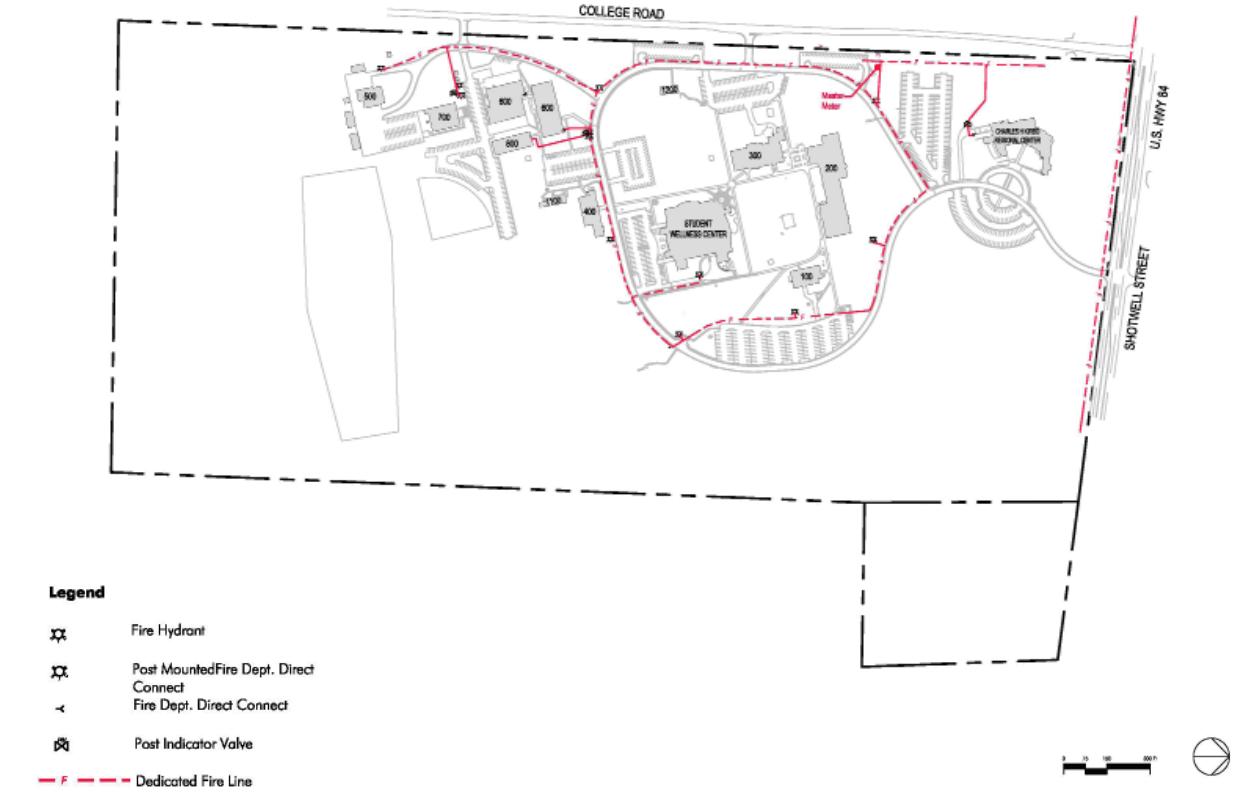
- The existing buildings are served by a private gravity sanitary sewer primary owned by Bainbridge College.
- The existing gravity sanitary sewer mains flow to the northwest corner to a public Lift Station owned by the City of Bainbridge.

3.26.4A Existing Fire Service

- The existing buildings are served by a private fire line that loops around the campus. The fire line is owned by Bainbridge College and comes from College Road at the Master Meter.

EXHIBIT 27 - SANITARY SEWER

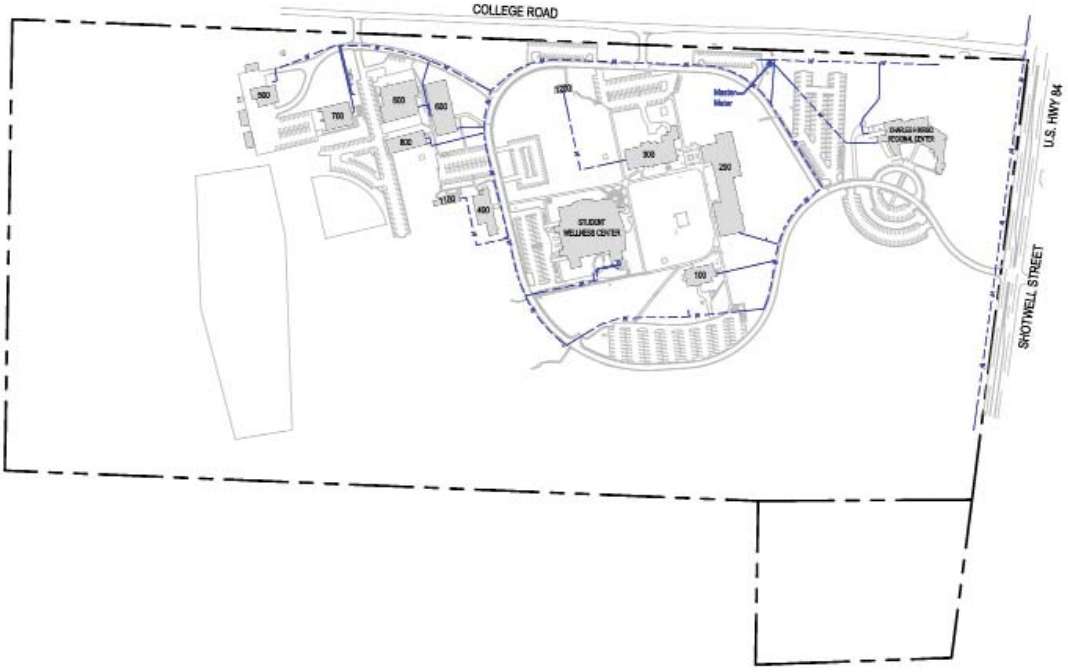
EXHIBIT 28 - FIRE PROTECTION PLAN



3.26.5A Existing Domestic Water Service

- The existing buildings are served by a private domestic water service owned by Bainbridge College. The domestic water service has a master meter near Building 200 and all domestic water and fire service run through this master meter.

EXHIBIT 29 - DOMESTIC WATER



3.26.6A Existing Parking

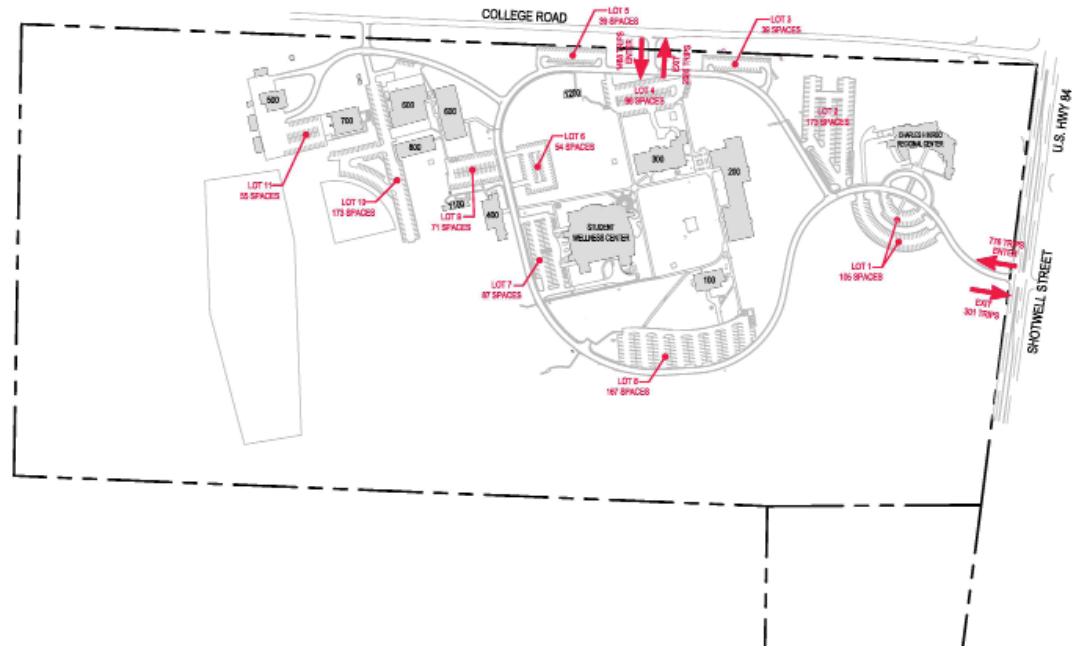
- The existing campus has 11 parking lots distributed around campus.
- The following table describes the existing spaces per parking lot (see Exhibit 30).

Existing Parking	
Lot 1	105 spaces
Lot 2	173 spaces
Lot 3	39 spaces
Lot 4	96 spaces
Lot 5	39 spaces
Lot 6	54 spaces
Lot 7	87 spaces
Lot 8	167 spaces
Lot 9	71 spaces
Lot 10	173 spaces
Lot 11	55 spaces
TOTAL	1059 spaces

ITE (Institute of Transportation Engineers) standards lists parking generation data for a Junior/Community College. This standard was used to evaluate the existing parking allocation as well as the proposed need. The average peak period parking demand is 0.21 vehicles per school population. The equation is P (peak parking demand) = 0.15 (peak attendance) + 460.

Peak attendance has been indicated as Wednesday at mid-morning when 38 classrooms are occupied by an average attendance of 19 students per classroom. This attendance (722 students) is added to the full time staff and faculty (186 employees) and a percentage of part-time employees (.25 x 164 = 41). This total calculation indicates a peak need of 795 parking spaces.

EXHIBIT 30 - PARKING



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3.B EXISTING CONDITIONS - EARLY COUNTY CAMPUS

3.1B Arrival

Entry to the Blakely Campus in Early County is accessed via Harold Ragan Drive via U.S. Highway 27 (Martha Berry Highway).

EXHIBIT 31 - EXISTING CONDITIONS - EARLY COUNTY CAMPUS

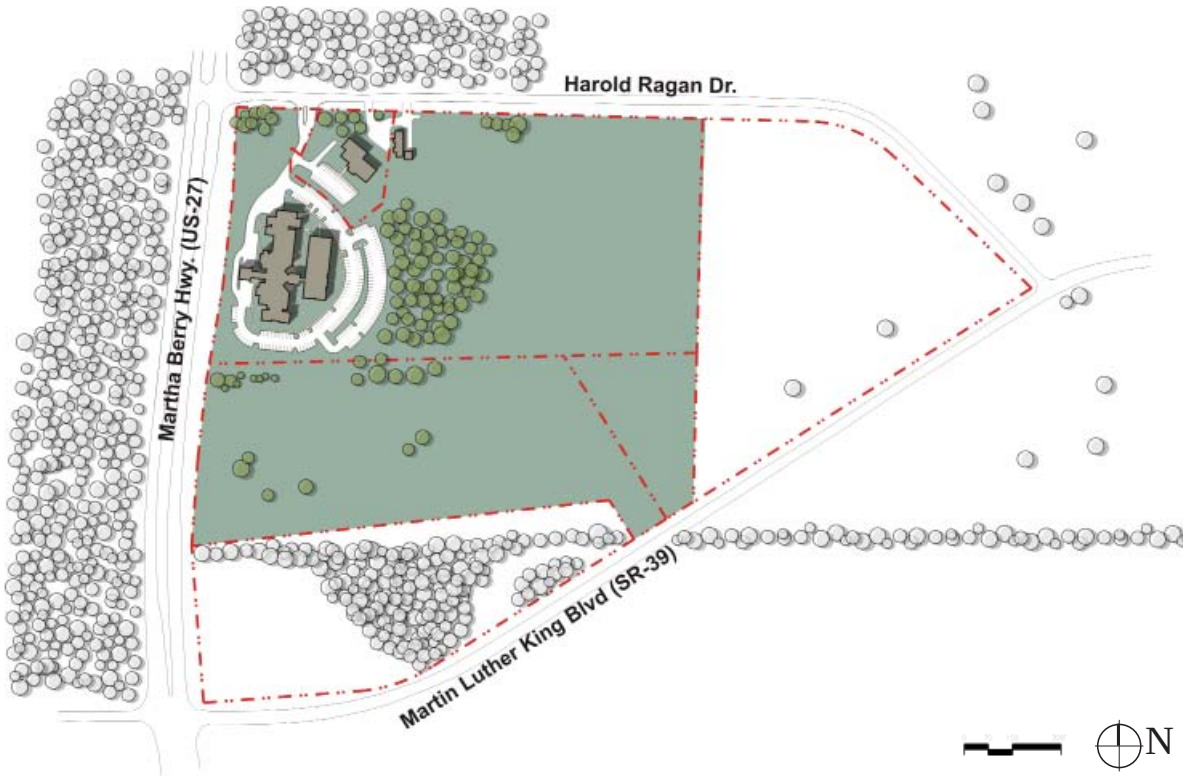


EXHIBIT 32 - CIRCULATION

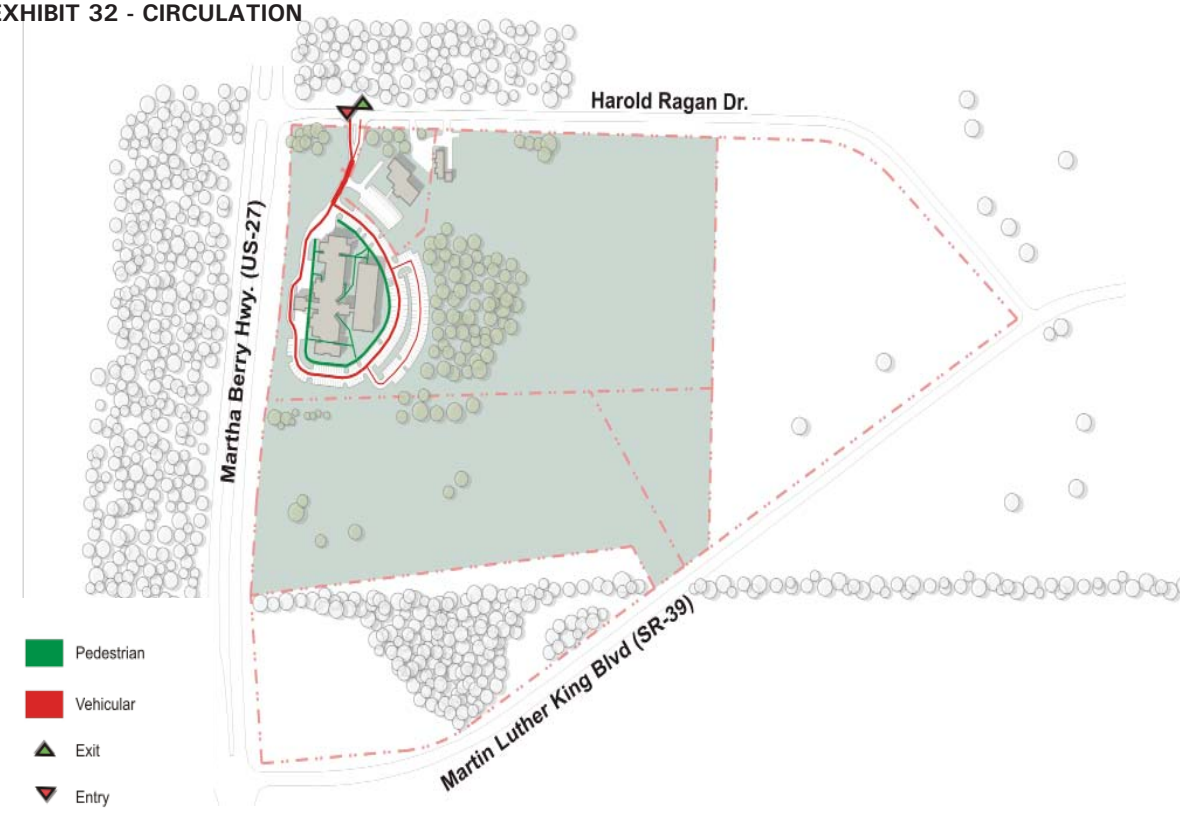
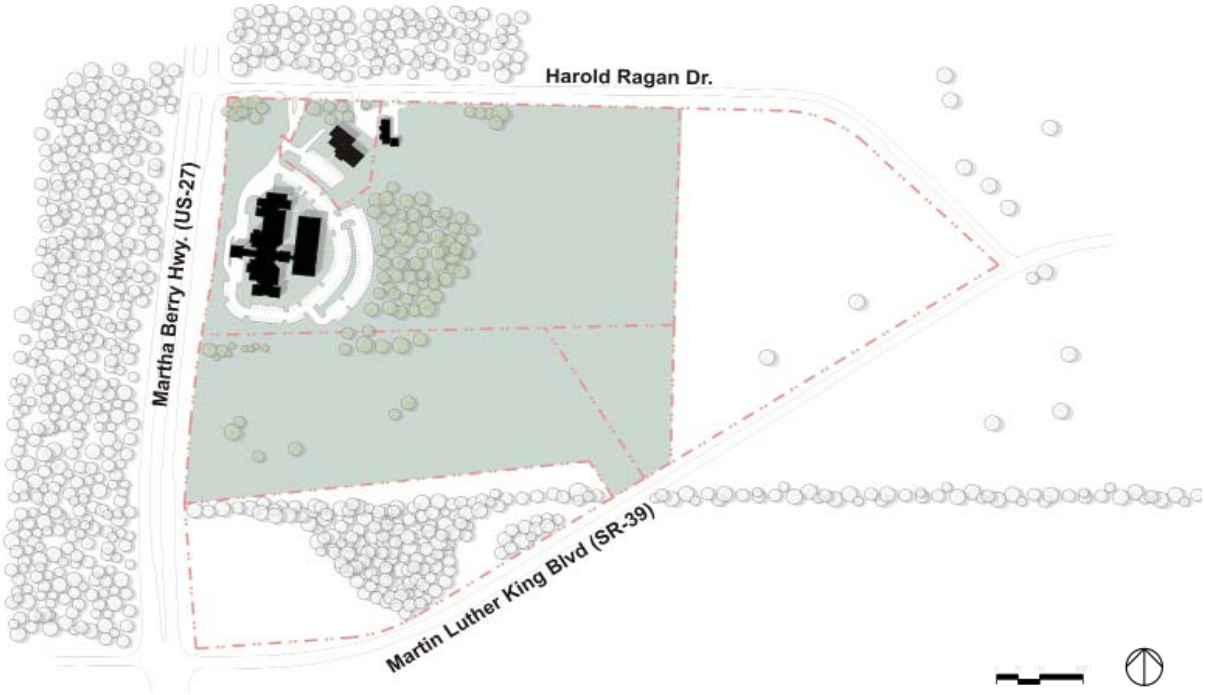


EXHIBIT 33 - BUILDING DENSITY



3.4B Existing Conditions - Main Building

3.4.1B Mechanical

- Building cooling service is provided by a water cooled chiller and exterior cooling tower. No spare capacity is available in this plant.
- Four air handling systems are installed to serve the occupancy zones of the building. These systems are variable air volume (VAV) units with chilled water coil, and ducted air distribution to fan powered terminal boxes with electric heating coils. All building controls are DDC electronic.
- Systems are adequate to serve the current functional requirements of the building.

3.4.2B Plumbing/Fire Protection

- The building was constructed in 1997/1998. Building is in good condition.
- Building is sprinkled.

3.4.3B Electrical

- Building service capacity is adequate for the current function of the building. The existing switchgear has no spare breakers for further expansion.

3.4.4B Fiber Optic

- Campus does not require a fiber loop at this time. One should be considered as buildings are added on campus. The Annex is connected to the main building by fiber.

3.4.5B Fire Alarm

- Building has a fire alarm and mass notification system. Campus-wide system should be considered as buildings are added to the campus.

3.5B Annex Building (New Addition in 2011)

3.5.1B Mechanical

- Building is conditioned by two roof mounted, packaged air conditioning units with ducted distribution to VAV terminal boxes with electric heat. All building controls are DDC electronic.
- Building construction was completed and occupied in 2011.
- Systems are adequate to serve the current functional requirements of the building.

3.5.2B Plumbing/Fire Protection

- This building was recently constructed. The plumbing and fire protection systems are in good working order.

3.5.3B Electrical/Fiber Optic/Fire Alarm

- The Annex systems are supplied from the main building, and are adequate to serve the current functional requirements of the Annex.

EXHIBIT 34 - TOPOGRAPHY

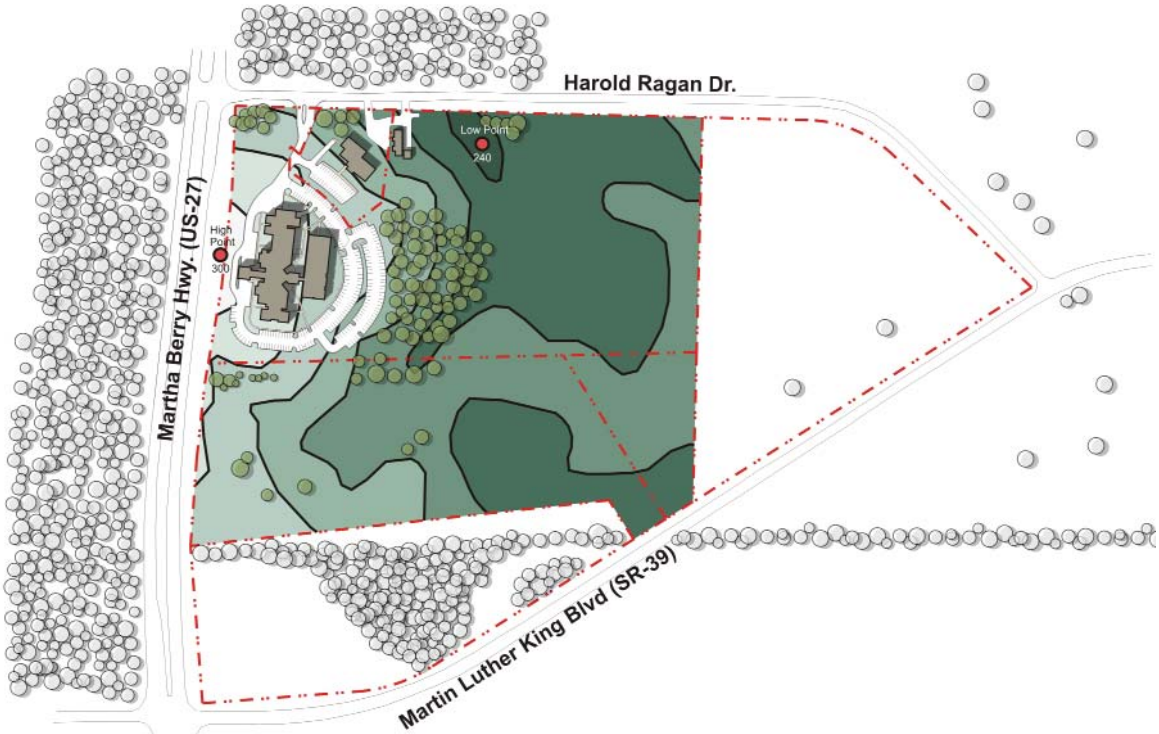
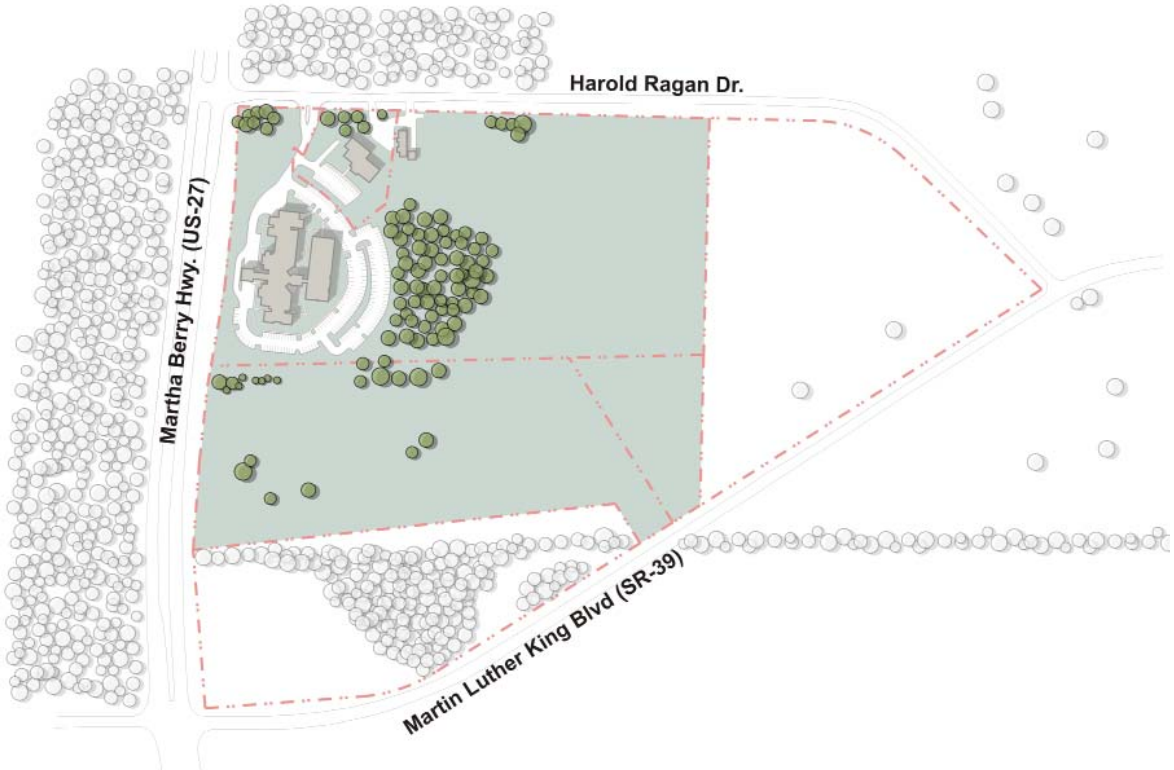


EXHIBIT 35 - VEGETATION



3.8B Site / Civil Infrastructure

3.8.1B Existing Stormwater

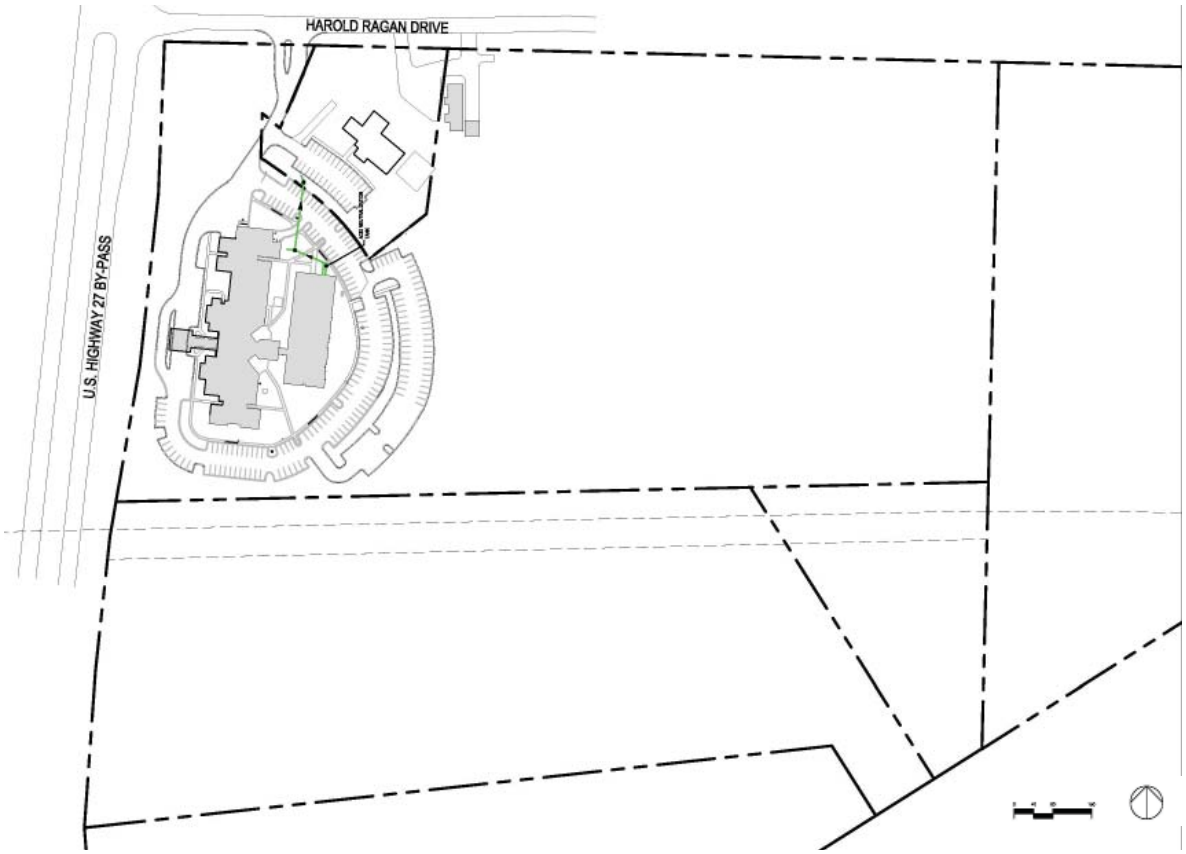
The existing Blakely center boundary contains approximately 24 acres that generally drains to the north to a 42" CMP pipe under Harold Ragan Drive. The existing campus is built at the top of the hill and is relatively flat at the immediate campus, but drops off significantly for the rest of the parcel. There is approximately 46 feet of fall from the main campus building to Harold Ragan outfall. There are no stormwater facilities built on-site but the depression where the 42" CMP exits the site acts as a stormwater facility that can stage up during heavy rainfall. The campus utilizes typical stormwater piping to 2 locations on-site for discharge. The 42" CMP that allows stormwater to leave the site is along the north boundary and does have several off-site drainage areas coming thru the campus.

EXHIBIT 36 - STORM DRAIN

3.8.2B Existing Sanitary Sewer

- The existing buildings are served by a private gravity sanitary sewer primary owned by Bainbridge College.
- The existing gravity sanitary sewer mains flow to the North into a gravity sewer system in Harold Ragan Roadway. This system is owned by the City of Blakely.

EXHIBIT 37 - SANITARY SEWER



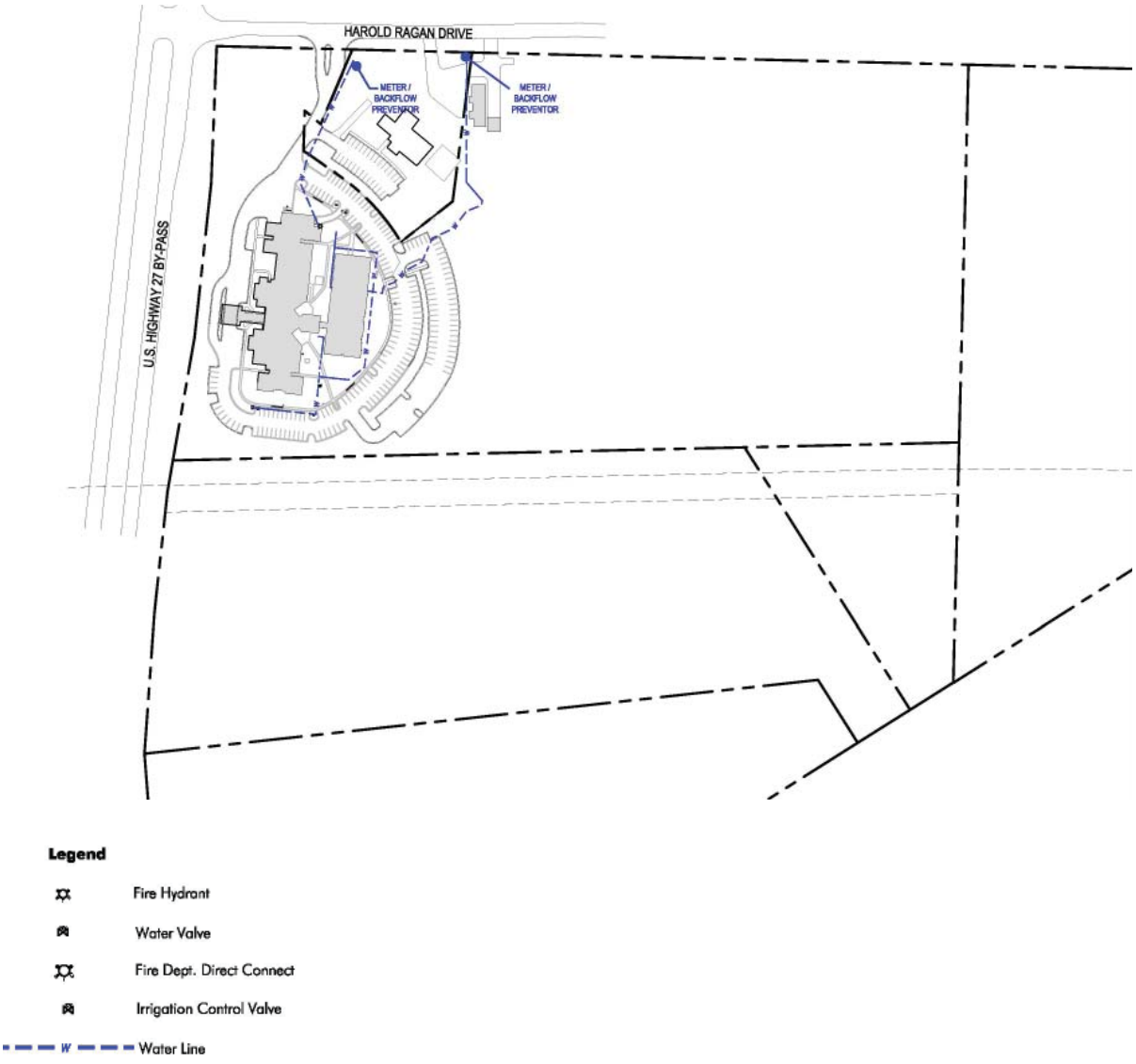
3.8.3B Existing Fire Service

- The existing buildings are served by a private fire line that loops around the east side of the campus. The fire line is owned by Bainbridge College and comes from Harold Ragan Drive, where a master meter and backflow preventor is located at the main entrance.

3.8.4B Existing Domestic Water Service

- The existing buildings are served by a private domestic water service owned by Bainbridge College. The domestic water service has a master meter at Harold Ragan Drive near the main entrance and all domestic water run through this master meter.

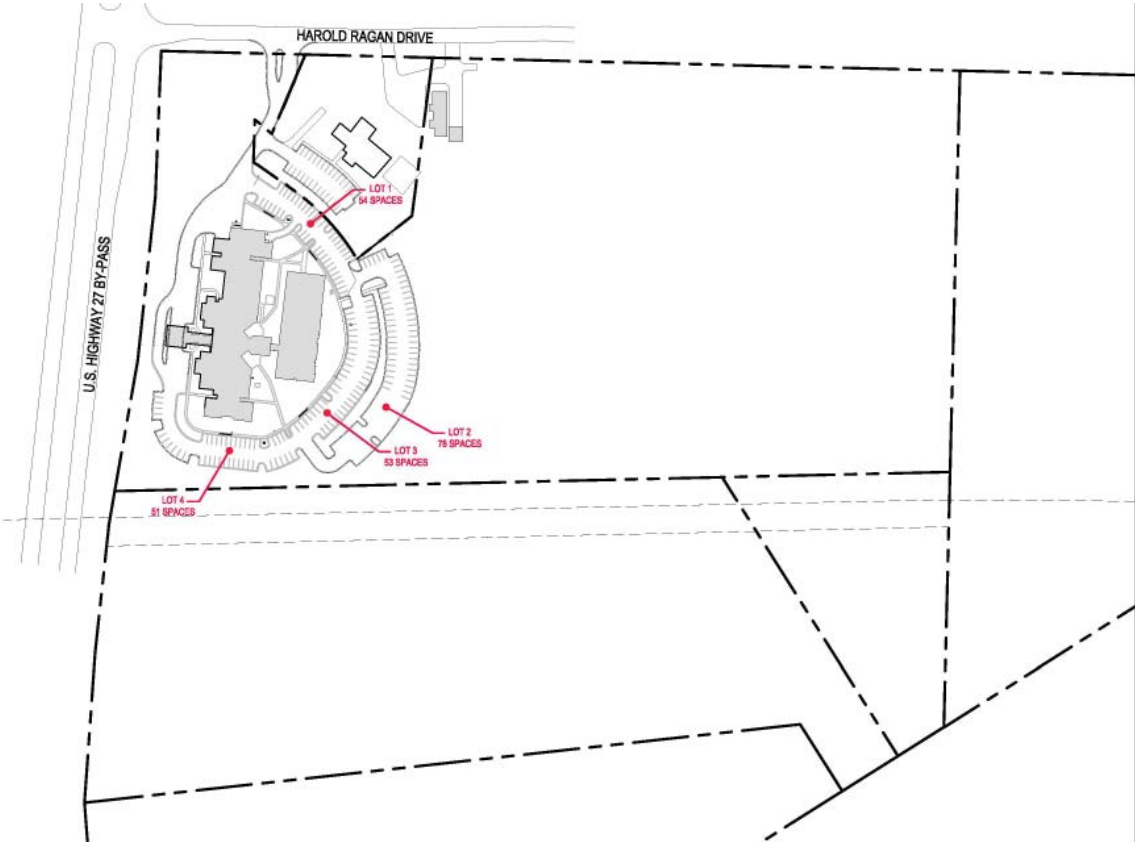
EXHIBIT 38 - DOMESTIC WATER AND FIRE PROTECTION PLAN

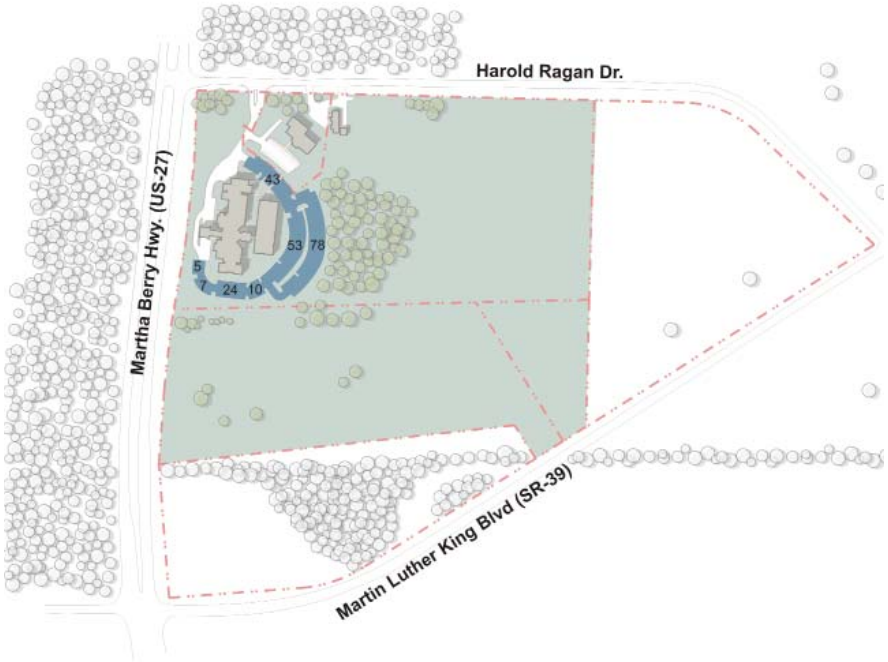


3.8.5B Existing Parking

- The existing campus has parking lots surrounding the main campus building.

EXHIBIT 39 - PARKING PLANS





4A FUTURE CAMPUS REQUIREMENTS - BAINBRIDGE CAMPUS

4.1A Summary of Future Campus Requirement Calculations and Guidelines

4.1.1A Introduction

This report section analyzes ten categories of existing space for square foot adequacy when compared with national guideline planning standards. Assessments of quality are provided in the Existing Conditions section.

Where possible, the College's space needs were calculated using the Council of Educational Facility Planners (CEFPI) guidelines published in the Space Planning for Institutions of Higher Education (2006 Edition) or by using the University System of Georgia Board of Regents 2000 Preplanning Guidelines (BOR). For space categories where neither guideline is suitable, benchmarking or peer comparison is used.

The calculations of space need provide a rationale for growth that is based on two key factors: 1) existing space capacity and 2) the institutions' parameters for change. At BC, parameters for change include near- and long-term objectives. Near-term objectives are upgrading and right-sizing existing facilities to meet modern pedagogical standards. Long-term objectives include accommodating enrollment growth, the possible transition to a four-year program and the introduction of campus life facilities such as residences and competitive athletic programs.

4.1.2A Enrollment Targets

The current or "base year" space need in this master plan is calculated by using Spring 2011 course enrollments. This semester has the largest enrollment to date with a full-time equivalent (FTE) of 2,443 students. The master plan goal of growing enrollment to 2,961 FTE by the year 2020 is based on the Master Plan Steering Committee's projection as follows:

Enrollment Source	Year 2020
Bainbridge	2,961
Early County Campus	987
Online Delivery	1,316
Total	**5,264**

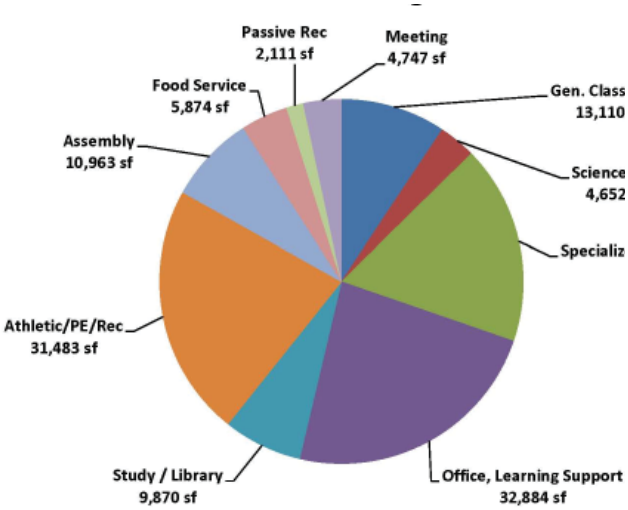
4.1.3A Organization

The projections of master plan need are organized by space type codes established by the U.S. Department of Education and published in the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition. Some FICM space use codes are expanded by the BOR to provide additional distinguishing characteristics of space. This master plan conforms to BOR space type codes. All calculations of need are shown in net square feet areas (sf), measured inside wall to inside wall. The net area need is translated into gross square foot need in the Physical Master Plan section. Space categories include:

	FICM Space Type	BOR Space Type Code (see inventory in Appendix)
1	Classroom (general purpose use)	111 (>50 seats) or 112 (<50 seats)
2	Class Laboratory (specialized use)	210 Distance Learning 211 Class taught in room (e.g. typing, drafting, etc.) 212 Laboratory only (e.g. science)
3	Office, Office Support, Learning Support and Conference	310, 315, 350, 355
4	Study Space / Library	410, 420/430, 440, 455
5	Athletics and Recreation	520, 523, 555
6	Public Assembly / Auditoriums	610
7	Food Service	630
8	Passive Recreation (game room, bowling, tv lounge, etc.)	670
9	Meeting Room (campus-wide and community use)	680
10	Residential Life	910

The largest sector of campus space analyzed in the master plan is academic as illustrated below.

EXHIBIT 40 - DISTRIBUTION OF EXISTING NET SQUARE FOOT AREAS



4.1.4A Finding of Need

The College has an existing inventory of 248,420 gross square feet on the main campus. The net areas analyzed for adequacy in the master plan total 140,472 sf. The calculation of need for the base year exceeds available space by 21.7% (171,000 sf). The calculation of need for the master plan year exceeds current available space by 49% (209,691 sf).

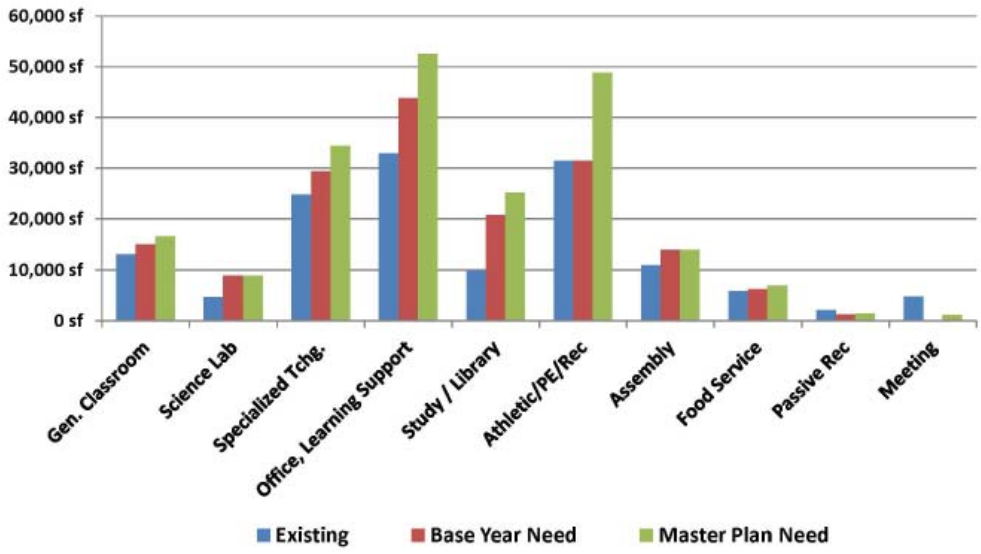
(REPEATED EXHIBIT #17)

EXHIBIT 41 SUMMARY OF BASE YEAR AND MASTER PLAN NEED

Space Type	Existing Net SF	Sp 2011 Need	Master Plan 2020
Classroom	13,110 sf	15,075 sf 5 @ 30-P	16,575 sf 7 @ 30-P
Class Laboratory (Science)	4,652 sf	8,880 sf (2 labs)	8,880 sf (2 labs)
Class Laboratory (Specialized)	24,778 sf	29,420 sf (3 labs)	34,380 sf (7 labs)
Offices, Office & Learning Support	32,884 sf	43,780 sf	52,213 sf
Study Space / Library	9,870 sf	20,729 sf	25,228 sf
Athletic / Physical Education	31,483 sf	31,483 sf	48,847 sf
Assembly / Auditoriums	10,963 sf	14,000 sf	14,000 sf
Food Service	5,874 sf	6,272	6,912 sf
Recreation	2,111 sf	1,222 sf	1,481 sf
Meeting Room (includes Kirbo)	4,747 sf	139 sf	1,175 sf
Residential Life	0 sf	n/a	n/a
Total	**140,472 sf**	**171,000 sf**	**209,691 sf**

Significant areas of need, relative to existing space, are library, offices, academic space and athletics (Exhibit 42). The need for athletics is contingent on the College instituting an athletic program.

EXHIBIT 42 COMPARISON OF EXISTING, BASE YEAR AND MASTER PLAN NEEDS



4.2A Classroom / Class Laboratory Space Requirements (111, 211, 212)

For all subjects except Nursing, Spring 2011 enrollments represent historical highs at BC. Therefore, enrollment data from spring 2011 is used to establish the "base year" or current need. During the base year, courses were scheduled in 43 rooms including two rooms in the Student Wellness Center. The inventory of 41 existing academic spaces in Exhibit 44 does not include the Wellness Center meeting rooms or any other student-funded space. The current campus inventory of teaching space totals 42,540 sf. The projections of classroom and class laboratory need for the base year and master plan year are 53,375 sf and 59,835 sf respectively (Exhibit 43).

EXHIBIT 43 - SUMMARY OF EXISTING AND PROJECTED NEED BY SPACE TYPES

EXISTING ACADEMIC SPACE BY TYPE			BASE YR. NASF NEED	2020 NEED
19	General Classrooms	13,110 sf	15,075 sf	16,575 sf
4	Science Labs	4,652 sf	8,880 sf	8,880 sf
20	Specialized Teaching	24,778 sf	29,420 sf	34,380 sf
43	**TOTAL**	**42,540 sf**	**53,375 sf**	**59,835 sf**

In the base year, Bainbridge did not schedule classes on Friday. (Exhibit 45) Due to this condensed four-day schedule, the actual hours of classroom use were in the low twenties but seat occupancies were over 80%. To maximize the use of campus resources the BOR has requested that all campuses plan to schedule their classrooms five days per week. This means that the current Bainbridge seat occupancy of over 80% would not be achieved in the base year if spread across five days. Therefore, to project a space need for growth that aligns with the BOR expectation of room use and the current BC enrollment, planning factors are adjusted to be consistent with CEFPI guidelines for an institution of Bainbridge's size. The CEFPI recommended occupancy and room use rates for classrooms and laboratories are illustrated below in Exhibit 44.

EXHIBIT 44	45-HOUR WEEK GUIDELINE PLANNING FACTORS	
ROOM TYPE	SEAT OCC. RATE	ROOM USE RATE
General Classroom (111, 112)	60%	30 hours/week
Class Laboratories (211, 212)	65%	16 hours/week

EXHIBIT 45 - CURRENT PATTERN OF UTILIZATION FOR CLASSROOMS AND LABORATORIES

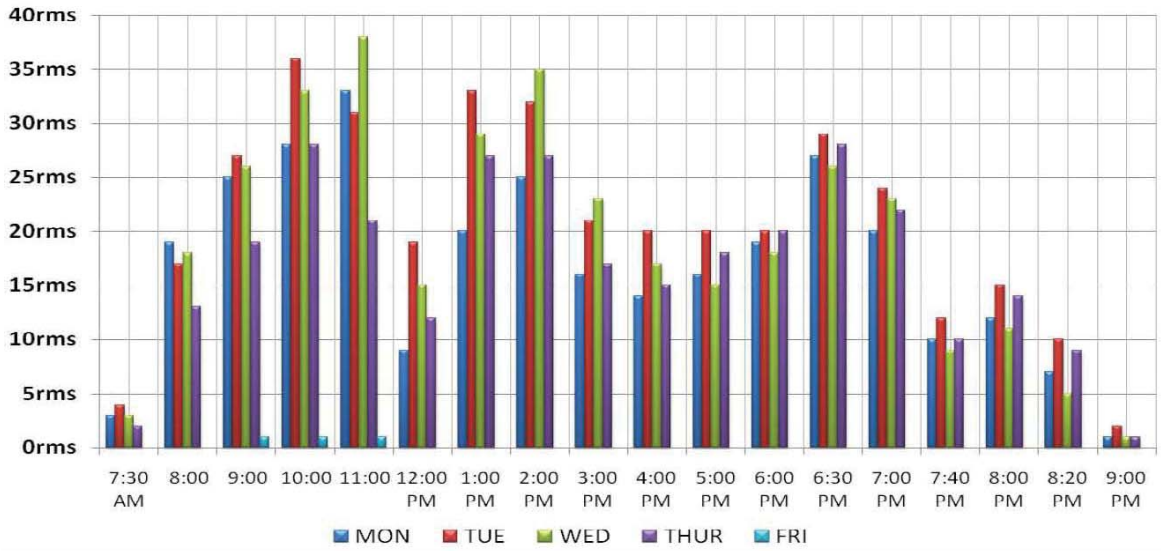


EXHIBIT 46 EXISTING ACADEMIC SPACE

At the outset of the master plan, Bainbridge provided an inventory of campus space by function code. During master planning, some codes were changed to coincide with ongoing renovations or to better represent the intended use. Master plan codes for academic spaces are shaded in the "MP Code" column below.

	MP Category	Room	BOR Code	MP Code	Current Function	SP '11 Instruction Use	Room Size
1	General	250	111	111	Classroom	Lecture	768 sf
2	General	266	111	111	Classroom	Lecture	572 sf
3	General	267	111	111	Classroom	Lecture	560 sf
4	General	273	111	111	Classroom	Lecture & Lab	576 sf
5	General	628	111	111	Classroom	Lecture	795 sf
6	General	629	111	111	Classroom	Lecture & Web	954 sf
7	General	644	111	111	Classroom	Lecture	1,010 sf
8	General	664	111	111	Classroom	Lecture	673 sf
9	General	814	111	111	Classroom	Lecture	806 sf
10	General	815	111	111	Classroom	Lecture	806 sf
11	General	816	111	111	Classroom	Lecture	805 sf
12	General	817	111	111	Classroom	Lecture	612 sf
13	General	818	111	111	Classroom	Lecture	989 sf
14	General	819	111	111	Classroom	Lecture	588 sf
15	General	274	112	112	Classroom	Lecture & Lab	1,116 sf
16	General	721	111	111	Classroom	Pre-lab Lecture - Elec.	848 sf
17	General	710	111	111	Classroom	Pre-lab Lecture - Welding	632 sf
1	Science	255	211	212	Biology	Lab	1,152 sf
2	Science	258	211	212	Biology	Lecture & Lab	1,152 sf
3	Science	254	212	212	Chemistry	Lecture & Lab	896 sf
4	Science	253	212	212	Physical Science	Lab	1,452 sf
1	Computer	268	111	211	Classroom	Computer instruction	567 sf
2	Computer	269	111	211	Classroom	Computer instruction	572 sf
3	Computer	270	111	211	Classroom	Computer instruction	616 sf
4	Computer	277	111	211	Classroom	Computer instruction	590 sf
5	Computer	635	211	211	Lab - Reading	Skill Dev. & Web	1,113 sf
6	Computer	636/637	211	211	Lab - SEC	Computer & Web	1,267 sf
7	Computer	626	212	212	Lab - DP	Computer & Web	600 sf
8	Computer	627	212	212	Lab - DP	Computer & Web	480 sf
1	Technical	718	212	212	Lab - Electrical	Electrical Lab & Shop	3,319 sf
2	Technical	711/713	212	212	Lab - Welding	Welding Lab & Shop	2,916 sf
3	Technical	702	111	211	Classroom	CDL	616 sf
4	Technical	653	211	211	Classroom	Lecture - IT Instruction	1,423 sf
5	Technical	657	211	211	Classroom	Lecture (Drug Calc. only)	504 sf
6	Technical	663	211	211	Classroom	Computer + CAD + Web	500 sf
7	Technical	660	211	211	Lab - Drafting	Drafting III	1,510 sf
8	Technical	677	212	212	EMT / A. Health	Anat/Physiology & Web	712 sf
9	Technical	676	212	212	EMT Classroom	EMT & Web-based	998 sf
1	Nursing	656	212	212	Classroom	Lecture (Nursing)	1,824 sf
2	Nursing	645	211	211	Lab - LPN	LPN Instruction	1,564 sf
3	Nursing	667	212	212	Lab - Nursing	Lab	3,087 sf
41			TOTAL				42,540 sf

4.2.1A CLASSROOM CALCULATIONS (111, 112)

General purpose classrooms provide generic lecture space for a variety of subjects. Rooms twenty or fewer seats usually require flexibility for seminars or group discussions. A comfortable space planning standard for seminar-style is 30 sf per person. Classrooms seating twenty-one to fifty usually have a flat floor with large tablet arm or movable tables and chairs. A comfortable space standard for table / chair seating is 25 sf per person. Sloped-floor classrooms are designed for capacities of over sixty and usually require 22 sf per person.

The formula used to calculate master plan need is:

Recommended SF/person divided by (room use rate x seat occ. rate) x actual WSCH = Net SF Need

Weekly student contact hours (WSCH) are the number of hours students are seated in class. For the base year, the contact hours for lecture-based instruction totaled by course seat limits of: 1-20, 21-30 or 31-45. During the base year, there were no course offerings in the registration records with seat limits of over 40.

The projection of future WSCH for the master plan year of 2020 were derived by multiplying the base year by 1.21. Although this assumes even growth in all curriculum, it corresponds with the Steering Committee's projection of 21% enrollment growth by 2020.

There are seventeen classrooms coded as 111 or 112. Based on space standards described above, the distribution of these rooms is: five at 20-P, one at 30 P, and eleven at 31+ Persons. The calculation of need for the base year and master plan year are 15,075 sf and 16,575 sf respectively. The aggregate need translates to a program need of five 30-P classrooms in the base year (Exhibit 48) and seven 30-P in the master plan year (Exhibit 49).

EXHIBIT 47 - BASE YEAR WEEKLY STUDENT CONTACT HOURS BY COURSE SEAT LIMIT

Seat Limit	SP 2011	NURSING FA 10	TOTAL
1-20	435 wsch	142 wsch	577 wsch
21-30	6,889 wsch	204 wsch	7,093 wsch
31-45	604 wsch	1,092 wsch	1,092 wsch
SUBTOTALS	7,928 wsch	1,438 wsch	1,696 wsch
TOTAL			**9,366 wsch**

EXHIBIT 48 - BASE YEAR CLASSROOM NEED

Seats	Spring 2010 WSCH	Ideal SF/ Person	Guideline Rates		Need	Ideal Rm Size	Existing Units	Base Yr. Unit Need	Unit Need Round-ed	Total SF Need	Deficit/ Surplus
20	577	30 sf	60%	30 hrs/wk	962 sf	600 sf	5	1.60	2	1,200 sf	3 (n/a)
30	7093	25 sf	60%	30 hrs/wk	9,851 sf	750 sf	1	13.13	14	10,500 sf	-13
45	1696	25 sf	60%	30 hrs/wk	2,356 sf	1,125 sf	11	2.09	3	3,375 sf	8
Total	**9366**						**17**		**19**	**15,075 sf**	**-5**

20-P rooms not adequate to satisfy 30-P need

EXHIBIT 49 - MASTER PLAN CLASSROOM NEED

Seats	Spring 2010 WSCH	Ideal SF/ Person	Guideline Rates		Need	Ideal Rm Size	Existing Units	Base Yr. Unit Need	Unit Need Round-ed	Total SF Need	Deficit/ Surplus
20	699	30 sf	60%	30 hrs/wk	1,164 sf	600 sf	5	1.94	2	1,200 sf	3 (n/a)
30	8582	25 sf	60%	30 hrs/wk	11,919 sf	750 sf	1	15.89	16	12,000 sf	-15
45	2052	25 sf	60%	30 hrs/wk	2,850 sf	1,125 sf	11	2.53	3	3,375 sf	8
Total	**11333**						**17**		**21**	**16,575 sf**	**-7**

4.2.2A Science Laboratory Calculations (212)

Science teaching laboratories are usually equipped with fixed or movable benches, fume hoods, piped services, scientific instruments and specialized storage. Current building codes require that teaching laboratories have 100% of supplied air exhausted so that no air is recycled through the building which often leads to zoning or stacking of laboratories inside a building. Planning standards for undergraduate laboratories recommend 50-75 square feet per station depending on the scientific discipline. Currently there are four rooms used for science instruction that range from 37-60 sf per person and total **4,652 sf.**

The projection of need for science laboratories in the base and master plan years are calculated in Exhibits 50 and 51 below using CEFPI guidelines for room use and occupancy. Recommendation for station size is based on the master plan team's experience in the design of collegiate laboratories.

The projection of need for the base and master plan year is **8,880 sf**. This master plan recommendation provides for six laboratories sized for 24 students working in groups or individually. Two of the existing four laboratories are under-sized by modern standards and do not facilitate group work. Renovating or replacing the existing science laboratories will provide a more effective teaching environment. If Bainbridge transitions to a four-year institution, general education requirements for science may increase the need beyond the master plan projection.

EXHIBIT 50 BASE YEAR SCIENCE LABORATORY NEED

	A	B	C	D	E	F	G	H	I	J	K
		Bainbridge Guideline Planning Standard							Current Need		
Science Laboratories	**Spring 2020 WSCH**	**Station Size**	**Occ. Rate**	**Room Use**	**Space Factor**	**SF Need**	**Seat Limit**	**Room Size**	**Lab Need**	**Number Needed**	**Total Need**
FORMULA					B / (C x D)	A x E		B x G	F / H	"I" rounded	H x J
Biology	786.7	60 sf	65%	16 hrs	5.77	4,538	24	1,440 sf	3.15	4	5,760 sf
Chemistry	177.0	70 sf	65%	16 hrs	6.73	1,191	24	1,680 sf	0.71	1	1,680 sf
Physical Science	26.7	60 sf	65%	16 hrs	5.77	154	24	1,440 sf	0.11	1	1,440 sf
Integrated Science	40.0	60 sf	65%	16 hrs	5.77	231	24	1,440 sf	0.16	-	in above
Physics (spring)	0.0	60 sf	65%	16 hrs	5.77	0	24	1,440 sf	0.00	0	
TOTAL WSCH	**1030.3**									6	**8,880 nasf**

EXHIBIT 51 MASTER PLAN YEAR SCIENCE LABORATORY NEED

	A	B	C	D	E	F	G	H	I	J	K
		Bainbridge Guideline Planning Standard							Future Need		
Science Laboratories	**Spring 2020 WSCH**	**Station Size**	**Occ. Rate**	**Room Use**	**Space Factor**	**SF Need**	**Seat Limit**	**Room Size**	**Lab Need**	**Number Needed**	**Total Need**
FORMULA					B / (C x D)	A x E		B x G	F / H	"I" rounded	H x J
Biology	953.5	60 sf	65%	16 hrs	5.77	5,501	24	1,440 sf	3.82	4	5,760 sf
Chemistry	214.5	70 sf	65%	16 hrs	6.73	1,444	24	1,680 sf	0.86	1	1,680 sf
Physical Science	32.3	60 sf	65%	16 hrs	5.77	186	24	1,440 sf	0.13	1	1,440 sf
Integrated Science	48.5	60 sf	65%	16 hrs	5.77	280	24	1,440 sf	0.19	-	in above
Physics	0.0	60 sf	65%	16 hrs	5.77	0	24	1,440 sf	0.00	0	
TOTAL WSCH	**1248.8**									6	**8,880 sf**

4.2.3A Specialized Laboratories Calculations (210)

Specialized laboratories are heavily used at BC. These rooms are equipped with computers or technical equipment for hands-on learning. Recommendations of square foot need per person are based on CEFPI standards or the master plan team's design experience. Station sizes range from 30-35 sf for computers to 80 sf feet for industrial / electrical equipment. Occupancy rates are based on CEFPI standards; room use rates are higher than CEFPI standards but are consistent with BC pedagogy and existing room use. The inventory of existing twenty teaching laboratories totals **24,778 sf**. The base year need is estimated to be twenty-three rooms at **29,420 sf** (Exhibit 52).

EXHIBIT 52 - BASE YEAR SPECIALIZED LABORATORY NEED

	A	B	C	D	E	F	G	H	I	J	K
		Bainbridge Guideline Planning Standard							Base Year Need		
SPECIALTY USE	**Base Year WSCH**	**Station Size**	**Occ. Rate**	**Room Use**	**Space Factor**	**SF Need**	**Seat Limit**	**Room Size**	**Space Need**	**Adjust-ed Qty.**	**Total SF Need**
					B / (C x D)	A x E		B x G	F / H	"I" adjusted	H x J
Commercial Truck	1056.0	30 sf	65%	40 hrs	1.15	1,218 sf	24	720 sf	1.69	1	720 sf
English	1498.3	35 sf	65%	24 hrs	2.24	3,362 sf	30	1,050 sf	3.20		
Humanities	58.8	35 sf	65%	24 hrs	2.24	132 sf	30	1,050 sf	0.13		
Mathematics	789.6	35 sf	65%	24 hrs	2.24	1,772 sf	30	1,050 sf	1.69		
French	157.5	35 sf	65%	24 hrs	2.24	353 sf	30	1,050 sf	0.34	6	6,300 sf
Regent's Reading	20.0	35 sf	65%	24 hrs	2.24	45 sf	30	1,050 sf	0.04		
Reading	96.7	35 sf	65%	24 hrs	2.24	217 sf	30	1,050 sf	0.21		
Computer Science	110.0	35 sf	65%	24 hrs	2.24	247 sf	30	1,050 sf	0.24		
Accounting	27.5	35 sf	65%	24 hrs	2.24	62 sf	30	1,050 sf	0.06		
Business Admin. Tech-nology	147.8	35 sf	65%	24 hrs	2.24	331 sf	30	1,050 sf	0.32	2	2,100 sf
Technical Studies	330.8	35 sf	65%	24 hrs	2.24	742 sf	30	1,050 sf	0.71		
Drafting	111.4	50 sf	65%	16 hrs	4.81	536 sf	30	1,500 sf	0.36	1	1,500 sf
Marketing & Mgmt.	25.0	50 sf	65%	24 hrs	3.21	80 sf	30	1,500 sf	0.05		
English	83.3	35 sf	65%	24 hrs	2.24	187 sf	30	1,050 sf	0.18		
Reading	496.7	35 sf	65%	24 hrs	2.24	1,114 sf	30	1,050 sf	1.06	2	2,100 sf
Technical Studies	197.8	35 sf	65%	24 hrs	2.24	444 sf	30	1,050 sf	0.42		
Business Admin. Tech-nology	491.0	35 sf	65%	24 hrs	2.24	1,102 sf	30	1,050 sf	1.05	2	2,100 sf
Technical Studies	42.0	35 sf	65%	24 hrs	2.24	94 sf	30	1,050 sf	0.09		
Medical Assisting	121.5	65 sf	65%	16 hrs	6.25	759 sf	20	1,300 sf	0.58		
Emergency Med.	184.4	65 sf	65%	16 hrs	6.25	1,153 sf	20	1,300 sf	0.89	2	2,600 sf
Allied Health	38.8	65 sf	65%	16 hrs	6.25	242 sf	20	1,300 sf	0.19		
Phlebotomy	35.0	65 sf	65%	16 hrs	6.25	219 sf	20	1,300 sf	0.17		
Nurse Assistant	88.5	65 sf	65%	16 hrs	6.25	553 sf	24	1,560 sf	0.35		
Technical	330.5	65 sf	65%	16 hrs	6.25	2,066 sf	24	1,560 sf	1.32	4	6,240 sf
Nursing	630.0	65 sf	65%	16 hrs	6.25	3,938 sf	24	1,560 sf	2.52		
Ind. Maint. (Welding)	220.3	80 sf	65%	16 hrs	7.69	1,695 sf	24	1,920 sf	0.88	1	1,920 sf
Electrical	431.0	80 sf	65%	16 hrs	7.69	3,315 sf	24	1,920 sf	1.73	2	3,840 sf
TOTAL	**8429.9**									**23**	**29,420 sf**

The master plan need is estimated to be twenty-seven rooms in **34,380 sf**. Accommodating the 2020 enrollment will require new or expanded space as follows: (Exhibit 53)

2 - Nursing
1 - Allied Health / EMT
1 - Electrical (new or expanded existing)
3 - Computer-based teaching laboratories

EXHIBIT 53 - MASTER PLAN SPECIALIZED LABORATORY NEED

	A	B	C	D	E	F	G	H	I	J	K
		Bainbridge Guideline Planning Standard							Base Year Need		
SPECIALTY USE	**Base Year WSCH**	**Station Size**	**Occ. Rate**	**Room Use**	**Space Factor**	**SF Need**	**Seat Limit**	**Room Size**	**Space Need**	**Adjusted Qty.**	**Total SF Need**
					B / (C x D)	A x E		B x G	F / H	"I" adjusted	H x J
Commercial Truck	1279.9	30 sf	65%	40 hrs	1.15	1,477 sf	24	720 sf	2.05	1	720 sf
English	1816.0	35 sf	65%	24 hrs	2.24	4,074 sf	30	1,050 sf	3.88	8	8,400 sf
Humanities	71.2	35 sf	65%	24 hrs	2.24	160 sf	30	1,050 sf	0.15		
Mathematics	957.0	35 sf	65%	24 hrs	2.24	2,147 sf	30	1,050 sf	2.04		
French	190.9	35 sf	65%	24 hrs	2.24	428 sf	30	1,050 sf	0.41		
Regent's Reading	24.2	35 sf	65%	24 hrs	2.24	54 sf	30	1,050 sf	0.05		
Reading	117.2	35 sf	65%	24 hrs	2.24	263 sf	30	1,050 sf	0.25		
Computer Science	133.3	35 sf	65%	24 hrs	2.24	299 sf	30	1,050 sf	0.28		
Accounting	33.3	35 sf	65%	24 hrs	2.24	75 sf	30	1,050 sf	0.07	2	2,100 sf
Business Admin. Technology	179.1	35 sf	65%	24 hrs	2.24	402 sf	30	1,050 sf	0.38		
Technical Studies	400.9	35 sf	65%	24 hrs	2.24	899 sf	30	1,050 sf	0.86		
Drafting	135.0	50 sf	65%	16 hrs	4.81	649 sf	30	1,500 sf	0.43	1	1,500 sf
Marketing & Mgmt.	30.3	50 sf	65%	24 hrs	3.21	97 sf	30	1,500 sf	0.06		
English	101.0	35 sf	65%	24 hrs	2.24	227 sf	30	1,050 sf	0.22	2	2,100 sf
Reading	602.0	35 sf	65%	24 hrs	2.24	1,351 sf	30	1,050 sf	1.29		
Technical Studies	239.7	35 sf	65%	24 hrs	2.24	538 sf	30	1,050 sf	0.51		
Business Admin. Technology	595.1	35 sf	65%	24 hrs	2.24	1,335 sf	30	1,050 sf	1.27	2	2,100 sf
Technical Studies	50.9	35 sf	65%	24 hrs	2.24	114 sf	30	1,050 sf	0.11		
Medical Asst.	147.3	65 sf	65%	16 hrs	6.25	920 sf	20	1,300 sf	0.71	3	3,900 sf
Emergency Med.	223.5	65 sf	65%	16 hrs	6.25	1,397 sf	20	1,300 sf	1.07		
Allied Health	47.0	65 sf	65%	16 hrs	6.25	294 sf	20	1,300 sf	0.23		
Phlebotomy	42.4	65 sf	65%	16 hrs	6.25	265 sf	20	1,300 sf	0.20		
Nurse Assistant	107.3	65 sf	65%	16 hrs	6.25	670 sf	24	1,560 sf	0.43	5	7,800 sf
Technical	400.6	65 sf	65%	16 hrs	6.25	2,504 sf	24	1,560 sf	1.60		
Nursing	763.6	65 sf	65%	16 hrs	6.25	4,772 sf	24	1,560 sf	3.06		
Ind. Maint. (Welding)	267.1	80 sf	65%	16 hrs	7.69	2,054 sf	24	1,920 sf	1.07	1	1,920 sf
Electrical	431.0	80 sf	65%	16 hrs	7.69	4,018 sf	24	1,920 sf	2.09	2	3,840 sf
TOTAL	**8955.7**									**27**	**34,380 sf**

4.3A Office / Support Space Calculations (310, 315, 350, 355)

Office facilities include open workstations or private offices for all faculty and staff assigned to one of the various functional areas of the College. This space category also includes 315 offfice support such as workroom, break room, files, and learning support. Conference rooms are coded 350, conference support is coded 355.

To project private or semi-private office need, BC provided headcounts for full- and part-time faculty / staff. For master planning purposes, part-time faculty and staff are counted at .5. The projection of faculty/staff for the base year is 222 FTE, the master plan projection is 269 FTE (Exhibit 54).

EXHIBIT 54

Function	Full Time +	Part-time =	Base Year FTE	Ratio for Base Year enrollment	Master Plan FTE for 2,961 students
Faculty	68	110 x .5	123	1:19.9	149 FTE
Staff	92	14 x .5	99	1:24.6	120 FTE
Totals	**160**	**62**	**222**		**269**

To translate FTE into square foot need, Planning Guidelines published in 2000 by the USG Board of Regents were used to allocate standardized office sizes by employee function. Using this method, the base and master plan office needs are 29,280 sf and 34,920 sf respectively (Exhibit 55). Existing office areas total 21,996 sf including the 300 Building renovations currently underway. Existing support space is 10,878 sf for a total of 32,884 sf. Support and learning space is approximately 50% of the total. Using the same distribution, the total base and master plan need for office and office support is projected to be **43,780 sf** and **52,213 sf** respectively.

EXHIBIT 55 - SUMMARY OF OFFICES

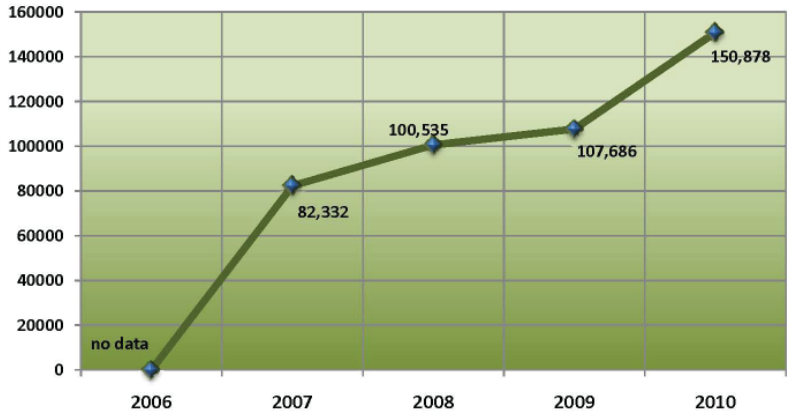
Existing Office Space Total (310 only)	21,966 sf
Existing 315, 350 and 355 space	10,878 sf
Total Existing Space	**32,844 sf**
Projection of Need - Base Year	**Total SF**
Office of the President	700 sf
Business Affairs	2,990 sf
Plant Operations	1,675 sf
Information and Instructional Technology	810 sf
Director's Office / Assistant Director	1,725 sf
Academic and Student Affairs / Learning Support	4,745 sf
Library	200 sf
Administrative Staff	600 sf
Department Head / Chairs	875 sf
Full-time Faculty Equivalent	14,760 sf
Base Year Total Office Need	29,280 sf
Base Year Support Need (49.5% of Office)	14,500 sf
Base Year Total Office / Support (100%)	**43,780 sf**
Master Plan Year additional FTE Faculty / Staff Offices	5,640 sf
Master Plan Office Need	34,920 sf
Master Plan Total Office / Support Need (100%)	**52,213 sf**

For comparison, CEFPI recommends that all 300 space for two-year institutions be calculated at 155sf per FTE which results in a master plan projection of 41,695 sf. In the master planners' opinion, the CEFPI standard does not adequately consider the need for learning support space discussed in section 3.8 of this master plan.

4.4A Study Space / Library Calculations (410, 420, 430, 440, 455)

Library traffic at BC has almost doubled since 2007 (Exhibit 56) and the calculation of need for base year demonstrates that the existing library is undersized relative to demand. If this important resource will meet the needs of its enrollment, an expansion will be required.

EXHIBIT 56 - TRAFFIC COUNTS



4.4.1A Study Space (410)

Study space can be located in a library, dormitory or academic building. The BC inventory of existing space does not identify any 410 space outside the library. To classify as a study space, a room must be generic and not restricted to any academic discipline. CEFPI guidelines for undergraduate study are 35 sf x 12% of student FTE and 5% of faculty FTE. This guideline suggests a 2020 need of **12,697 sf** for 149 faculty and 2961 students.

4.4.2A Stack and Open Stack Space (420 / 430)

CEFPI conversion factors are used to convert materials to a Physical Bound Volume Equivalent (PBVE). In Exhibit 57, each material is converted such as sheet music at 1 to .5 PBVE. All materials in the 2010 inventory were converted and increased 3% annually for 9 years to derive a master plan need of 4,881 sf.

EXHIBIT 57 - MASTER PLAN STACK/OPEN STACK CALCULATION OF NEED (CEFPI FORMULA)

Type of Material	2011 Total Units	PBVE Conversion Factor	PBVE	Space Need x PBVE	Growth to 2020	Master Plan Need
Books (paper)	38896	1.00	38896	3,111.7 sf	3.0%	4,060.04 sf
Computer Files - MRDF	7	0.20	1	0.1 sf	3%	0.15 sf
Computer optical discs	11	0.20	2	0.2 sf	3%	0.23 sf
Computer Files - (Netlibrary N.I.C.)	18	0.20	4	0.3 sf	3%	0.38 sf
Music (Scores, etc.)	20	0.50	10	0.8 sf	3%	1.04 sf
AV Material Units	3115	1.00	3115	249.2 sf	3%	325.15 sf
Cartographic materials		0.13	0	0.0 sf	3%	0.04 sf
Graphic material Units		0.13	85	6.8 sf	3%	8.91 sf
Prints (art)		0.13	3	0.2 sf	3%	0.31 sf
Prints (study)		0.13	0	0.0 sf	3%	0.04 sf
Slides		0.03	16	1.3 sf	3%	1.71 sf
Sound Recordings (audio)	911	0.20	182	14.6 sf	3%	19.02 sf
Cassettes (sound)	311	1.00	311	24.9 sf	3%	32.46 sf
Compact discs (CD)	201	0.25	50	4.0 sf	3%	5.25 sf
Audiobooks	399	0.20	80	6.4 sf	3%	8.33 sf
Film and Video Materials	1494	1.00	1494	119.5 sf	3%	155.95 sf
16MM Motion Pictures	17	1.00	17	1.4 sf	3%	1.77 sf
Videocassettes	940	1.00	940	75.2 sf	3%	98.12 sf
Videocassettes	88	1.00	88	7.0 sf	3%	9.19 sf
Videocassettes	884	1.00	884	70.7 sf	3%	92.27 sf
Videodiscs + DVD	536	1.00	536	42.9 sf	3%	55.95 sf
Other		1.00	42	3.4 sf	3%	4.4 sf
TOTALS	**47,848**					**4,881.00 sf**

During master planning, President Carvajal noted that library growth is limited by available space. Last year the Librarian was unable to purchase funded materials due to lack of space. To understand how BC compares to its peers, the Librarian selected seven peers from the most recent survey of college libraries conducted by the National Center of Education Statistics in the U.S. Department of Education based on the following criteria:

- Two-year institution
- Located in southeast region of the United States
- Full-time enrollment equivalent of 2,000 - 3,000

Peer Institutions	2008 Books, Serials, Backfiles & Docs
Bainbridge College	40,214 units
Abraham Baldwin Agricultural College	72,608 units
Coastal Georgia Community College	43,858 units
Georgia Highlands College	78,975 units
Gordon College	101,383 units
Middle Georgia College	84,945 units
Northwest Shoals Comm. College-Muscle Shoals	58,687 units
Lake City Community College	44,444 units
2008 AVERAGE	**65,639 units**

Adjusting BC's collection space to its peer average results in a base year need of **6,367 sf** and a master plan need of **8,307 sf**. The peer average is considered to be more indicative of what collections would be if adequate space for growth was available.

4.4.3A Processing Room, Library Service and Office Area (440)

The CEFPI guideline planning standard for library processing area is 18% of stack /open stack or minimum of 2,500 sf. Eighteen percent of BC's peer average is 1,495 sf, thus the master plan need is **2,500 sf.**

4.4.4A Study Service Area (copy, circulation desk, library service, staff break) (455)

CEFPI planning standards for study service is 12% of Study Space. The master need is estimated to be **1,524 sf**.

4.4.5A Office Space (310)

The Librarian Office is consistent with CEFPI guideline of **200 sf.** Workstations of 80 sf are provided for 4 staff.

4.4.6A Comparison with BOR Preplanning Guidelines (2000)

The projected master plan need is adjusted to gross area below for comparison with BOR Libary Guidelines. This comparison results in calculations of master plan need that are within 1% of each other (Exhibit 58).

EXHIBIT 58 - COMPARISON OF BOR RECOMMENDATIONS AND CEFPI CALCULATION

		Base Yr.	Master Plan Yr.	BOR Guideline for 2020	
420,430	Stack and Collection Space	6,367 sf	8,307 sf	3,000 enroll	20,000 sf
410	Student Study Facilities	10,261 sf	12,436 sf	15%	15,545 sf
410	Faculty Study Facilities	170 sf	261 sf	10%	522 sf
440	Processing Room (3,000 to 10,000 enroll.)	2,500 sf	2,500 sf		
455	Study Service (copy, stor., circ. desk, etc.)	1,231 sf	1,524 sf		
310	Librarian Office (1 x 200 sf)	200 sf	200 sf		
310	Staff Offices / Workstations (4 x 80sf)	256 sf	320 sf		
	Subtotal	20,985 sf	**25,548 sf**		
	Internal Circulation	4,197 sf	6,387 sf		
	Subtotal	25,182 sf	**31,935 sf**	65%	36,067 sf
	Walls / MEP / Building Support	38,741 sf	17,196 sf	35%	12,623 sf
	Gross Building Area Total	**38,268 sf**	**49,131 sf**	100%	**48,690 sf**

4.5A Athletic, Physical Education, Recreation (520, 523, 525)

CEFPI planning standards for sports facilities were developed prior to landmark legislation compelling Title IX compliance. These guidelines do not sufficiently address facilities for men's and women's athletics. In addition, they do not include adjustments for geographical location.

4.5.1A Athletics

Currently BC does not have athletic teams. If the College remains a two-year institution and wants to begin an athletic program, they may consider the National Junior College Athletic Association. NJCAA eligibility consists of "two year colleges and institutions accredited by an appropriate state and/or regional accrediting agency." Currently there are twenty-two colleges in Georgia that are NJCAA members:

Abraham Baldwin Agricultural College
Albany Technical College
Andrew College
Atlanta Metropolitan College
Central Georgia Technical College
Chattahoochee Technical College
Darton College
East Georgia College
Georgia Highlands College
Georgia Military College
Georgia Northwestern Technical College
Georgia Perimeter College
Gordon College
Middle Georgia College
Middle Georgia Technical College
North Georgia Technical College
Oxford College of Emory University
South Georgia College
South Georgia Technical College
Southern Crescent Technical College
Waycross College
West Georgia Technical College

During master planning, BC administrators identified athletic programs of interest to be Men's and Women's Soccer, Men's and Women's Basketball, Softball and Baseball. The new Student Wellness Center has a 2-court gymnasium to accommodate basketball, but does not have varsity locker rooms or other indoor athletic program facilities. The spaces in Exhibit 59 below are required to support an athletic program.

EXHIBIT 59 - PROGRAM STATEMENT FOR ATHLETICS

Component	Qty	Unit SF	Total SF
Varsity Locker Rooms (50 lockers)	2	1,250 sf	2,500 sf
Visitor Locker Room			use existing Wellness
Athletic Director Office	1	180 sf	180 sf
Coach Offices	9	150 sf	1,350 sf
Sport Information Director Office	1	150 sf	150 sf
Future Office	1	150 sf	150 sf
Assistant Coach / Student Stations	5	60 sf	300 sf
Receptionist / Waiting Room	1	200 sf	200 sf
Staff / Athlete Meeting Rooms	2	150 sf	300 sf
Workroom	1	120 sf	120 sf
Break Room	1	120 sf	120 sf
Office Storage	1	80 sf	80 sf
Conference Room	1	350 sf	350 sf
Internal Circulation	25%		1,450 sf
Training Room	1	1,850 sf	1,850 sf
Equipment Storage	1	1,800 sf	1,800 sf
Laundry Room	1	150 sf	150 sf
Subtotal			11,050 sf
Mechanical / Electrical	10%		1,105 sf
Subtotal			12,155 sf
Circulation / Walls			5,209 sf
TOTAL			**17,364 sf**

BC currently has one softball field (Exhibit 60). To accommodate the identified athletic teams, outdoor field requirements will be one baseball, existing softball field, two soccer fields or one soccer field and a practice field.

EXHIBIT 60 - RECREATIONAL FACILITIES

4.5.2A Recreation

To project recreation needs for 2020 enrollment, the master plan team used guidelines published by the National Intramural and Recreational Association (NIRSA) titled Space Planning Guidelines for Campus Recreational Sport Facilities. These guidelines were developed from survey data of more than 160 colleges with enrollments ranging from 1,000 to 50,000. The Guidelines are based on the median response from institutions of similar size. Recreation facilities cited by some institutions but not currently available at BC are 2 handball/racquetball courts, 1 tennis court and 4 pool lanes (Exhibit 61). A decision to add these components depends on the College's programming and staffing objectives. With the exception of activities not currently available, there is no shortage of space in the master plan year.

EXHIBIT 61 - RECREATION MASTER PLAN NEED BASED ON NIRSA CALCULATION

Indoor Component	Guideline SF per 1,000	Projected 2020 Need	Existing
Men's General Use Lockers	267 sf	790.6 sf	994 sf
Women's General Use Lockers	228 sf	675.1 sf	1,117 sf
Cardiovascular	476 sf	1,409.4 sf	4,029 sf
Free Weight	388 sf	1,148.9 sf	in above
Strength (Circuit)	487 sf	1,442.0 sf	in above
Group Exercise	535 sf	1,584.1 sf	1,480 sf
Multiuse Space	446 sf	1,320.6 sf	2,111 sf room use code 670
SUBTOTAL		**8,370 sf**	**9,731 sf**
BB/VB Courts	0.63	1.9	2.0
Handball/RB	.68	2.0	0
Tennis Court	0.25	0.7	outdoor
Pool Lanes	1.24	3.7	0

4.6A Assembly Space Calculation (610, 615)

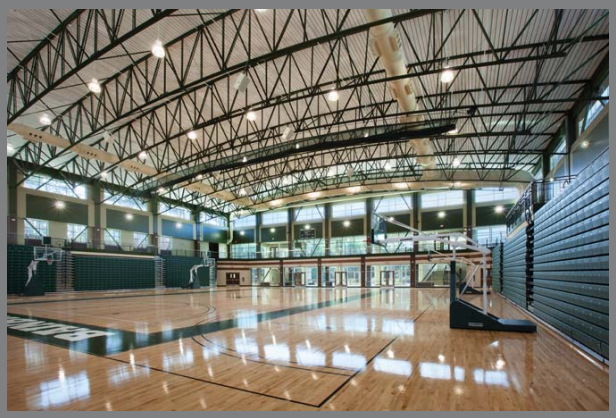
Assembly spaces should accommodate large group events such as plays, concerts, guest speakers, or commencement. Currently, Bainbridge College has one dedicated assembly space and a gymnasium in the Wellness Center that can be used for commencement or spectator events.

The Kirbo auditorium is available for use by College and community members. The main theater seats 500 in fixed seating. The auditorium is 7,039 sf, the stage is 2,435 sf. The theater is supported by 2 green rooms, a projection room, storage and laundry. Two adjacent dining/meeting rooms (4,747 sf) could be used to support a large production for cast dressing and costume storage. The current total for theater, laundry and storage is 10,963 sf.

For two-year institutions with fewer than 5,000 students and a limited performing arts program, CEFPI recommends a core area of 14,000 sf. This recommendation includes 300-500 seats, a stage, wings, control room, set construction, storage, sound and lighting, makeup, dressing and green room. If the two dining/meeting rooms adjacent to Kirbo theater are available to support large-scale productions, the existing space in Kirbo is sufficient to meet the base year and master plan need.

The auditorium in Kirbo is not large enough to accommodate commencement, however, the gymnasium in the Wellness Center is 17,020 and can be used for commencement until enrollment outgrows its seating capacity. At BC, many students are first generation college graduates and commencement is well-attended by parents and extended family.

For four-year institutions, CEFPI recommends a core assembly area of 14,000 sf plus two additional square feet for every student over 5,000. The current facilities at BC are sufficient to meet the master plan enrollment projection of 2,961, however if the College institutes an active performing arts program, future space for scenery construction / storage and costumes will be required.



4.7A Food Service Calculation (630, 635)

Bainbridge College recently opened a full-service dining area of **5,874 sf** which includes a seating area, kitchen, servery, food storage, dishwash, office and receiving area. The 2,662 sf seating area accommodates 129 at tables, banquettes and counters. Other food service areas on campus include a snack bar in the Student Center and warming kitchen in the Kirbo Center. The inventory of existing food service facilities at BC is 10,146 sf.

Currently BC does not sell meal plans and has no historical dining data. For this master plan, capacity analysis will be based on a projection of peak patrons. Facilities in the Kirbo Center and the Student Center are not considered.

To project a number of potential transactions for 2020, the enrollment data and FT faculty/staff from the base year were used. Spring 2011 seat occupancies during the lunch-hour were totalled with Wednesday having the highest number of students on campus during the peak food service time.

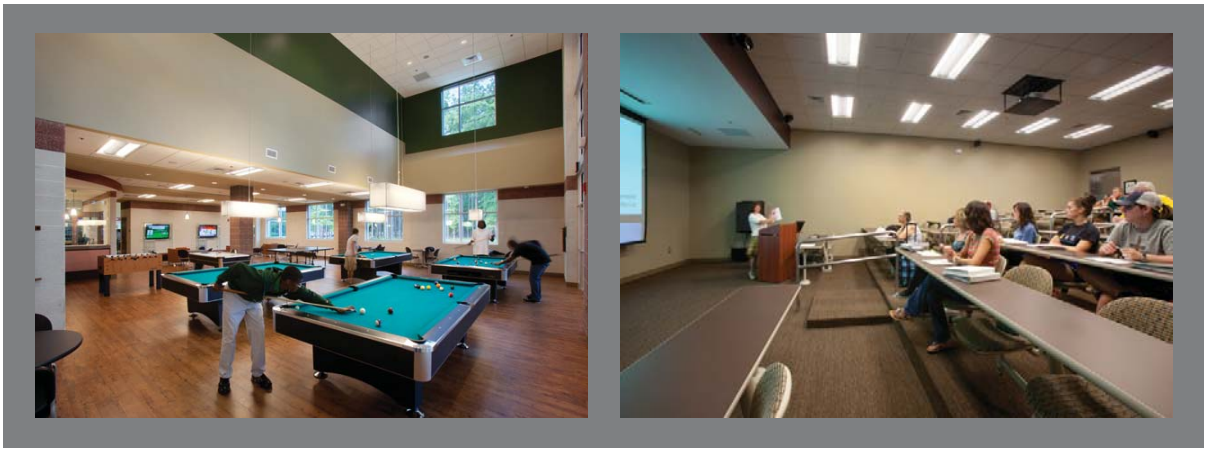
Occupied seats that dismiss between	11:15am - 12:40pm	523	students
Occupied seats starting between	11:55am - 12:10pm	272	students
Potential Student Patrons		**795**	**students**
Patron growth by year 2020 (21%)		962	students
Potential faculty and staff patrons (70% faculty/staff FTE)		188	faculty/staff
Total Projected Patrons		**1150**	**diners**
Projected capture rate	25%	288	diners
Take-away diners (no seating required)	25%	- 72	diners
Patrons dining in	**75%**	**216**	**diners**
Turnover rate	35 minutes (.583)	126	diners in one seating
Seating efficiency factor	70%	180	seats required
Current seating capacity		- 129	available seats
Master Plan 2020 need		51	seats needed
Existing sf /diner in seating area	20.5 sf x need =	1,038 sf	future 51 seats
Existing seating area		2,662 sf	129 existing seats
TOTAL SEATING AREA NEED		3,700 sf	180 total need
Existing production area (kitchen & servery)		2,191 sf	existing
Projected need for 180 diners =	50% of seating area	1,843 sf	need
Deficit / Surplus		348 sf	surplus

The existing food production areas are sufficient for the base and master plan year. The need for increased seating space in the base and master plan years totals 398 sf and 1,038 sf respectively. The total base year need is **6,272 sf** and the master plan need is **6,912 sf.**

4.8A Recreation (670)

Although fitness and athletic spaces may be used for recreation, the 670 FICM room use code refers to spaces such as billiards rooms, bowling alleys, arcade rooms, game tables, TV room and any other space that is not used for instruction. CEFPI recommends that a two-year college allow .5 sf per FTE with a minimum of 1,000 sf.

At Bainbridge College, there is one game room in the Wellness Center of 2,111 sf. Based on the CEFPI guideline, the base year need is 1,222 sf. The master plan need is 1,481 sf. This means the existing space of 2,111 sf is sufficient to meet the guideline for the master plan year.



4.9A Meeting Room (680)

Spaces classified as meeting rooms serve the needs of teams of students, faculty or staff as well as community groups. These rooms are not restricted to the service of office functions such as conference rooms (classified as 315), but rather are rooms that are available to various combinations of institutional and community groups.

Bainbridge currently has two rooms in the Kirbo Center classified in the campus inventory as “112” classrooms, however the registration records show no scheduled classes in the base year. The Associate Registrar confirmed that these rooms are not used for teaching. These “classrooms” would be more appropriately classified as meeting rooms due to their location, configuration and community use.

Rooms currently classified as 680 in the BC inventory are Continuing Education Building #426 at 252 sf and Student Wellness Center SGA Meeting at 195 sf. These rooms total 447 sf. If the rooms in Kirbo are reclassified, as 680 Meeting Room, combined with the existing 447 sf, the existing total would be 4,747 sf.

Guideline planning standards from CEFPI recommend an allocation of 2ASF/FTE for two-year institutions. This planning standard results in a Base Year need of 4,886 sf and a Master Plan need of 5,922 sf. This means the Base Year shortfall is **139 sf** and the Master Plan shortfall is **1,175 sf**.

4.10A Summary of Need - Bainbridge Campus

The calculations discussed in this section project a total net square foot need of 69,259 to meet the requirements of the 2020 enrollment (Exhibit 62).

EXHIBIT 62 - SUMMARY OF BASE YEAR AND MASTER PLAN NEED

BOR Code	Space Type	Existing Net SF	Master Plan 2020	Increase
111	General Purpose Classrooms	13,110 sf	16,575 sf	3,465 sf
212	Science Laboratories	4,652 sf	8,880 sf	4,228 sf
211, 212	Specialized Instruction Laboratories	24,778 sf	34,380 sf	9,602 sf
310	Offices (Faculty and Staff)	32,844 sf	52,213 sf	19,369 sf
420-450	Study Space / Library	9,870 sf	25,228 sf	15,358 sf
520	Athletic / Physical Education	31,483 sf	48,847 sf	17,364 sf
610	Assembly / Auditoriums	10,963 sf	14,000 sf	3,037 sf
630	Food Service	5,874 sf	6,912 sf	1,038 sf
670	Recreation	2,111 sf	1,481 sf	-630 sf
680	Meeting Room (includes Kirbo)	4,747 sf	1,175 sf	-3,572 sf
910	Residential Life Facilities	0 sf	n/a	
TOTALS		**140,432 sf**	**209,691 sf**	**69,259 sf**

4.11A Campus Infrastructure Projections

4.11.1A Introduction

Bainbridge College has established several fundamental guidelines regarding infrastructure system equipment and energy sources for the future campus development.

- Cooling Equipment – Electric Chillers
- Heating Equipment – Electric Source Equipment installed to serve each individual building. No central systems.

A new central energy plant should be considered as the primary means to supply the cooling needs of the existing and future campus facilities. This performance concept has been demonstrated by Bainbridge College with the existing central plant for many years. The central plant approach does require significant capital commitment and requires a network of underground piping to interface each building with the plant.

It is assumed that building heating requirements will be a design component of each individual building as new development and renovations are planned.

4.11.2A Projected Future Requirements – Chilled Water

Future requirements for campus chilled water demand are based on the projected master plan development of new building construction and renovations. These projections also include the cooling requirements for existing buildings currently connected to the plant. No plant capacity will be programmed to serve any future student housing facilities.

The projected gross cooling requirement for existing campus buildings and future development is estimated at 1345 tons. The following table provides a summary of the Bainbridge Campus future cooling requirements.

Existing Buildings	=	495 Tons
Future Buildings	=	850 Tons
Total	=	1345 Tons

CENTRAL ENERGY PLANT DISTRIBUTION - APPROXIMATE BUILDING DEMAND

CHILLER PLANT LOADS

CODE	BUILDINGS	COOLING LOAD TONS
	EXISTING	
100	ADMINISTRATION BUILDING	<25>*
200	ARTS & SCIENCES; LIBRARY	160
300	STUDENT AFFAIRS;	65
400	BOOKSTORE	55
600A/600B	CONTINUING EDUCATION	75
800	TECH STUDIES	40
KIRBO	TECH STUDIES ANNEX	100
	KIRBO REGIONAL CENTER	495
	FUTURE	
	LIBRARY ADDITION (200)	35
	SPECIAL ACADEMIC	40
	ACADEMIC	275
	FINE ARTS	250
	ACADEMIC	250
		850

*NOT INCLUDED IN FUTURE CAMPUS LOADS

TOTALS = **1345 TONS**

CHILLER PLANT REQUIREMENT:

DIVERSIFIED LOAD = 1345 TONS X .70 = 942 TONS

4.11.3A Projected Future Requirements – Electrical

Future requirements for campus primary electrical service demand are based on the projected master plan development of new building construction and renovations. These projections also include the service requirements for existing buildings currently connected to the primary loop.

The projected amperage requirement for existing campus buildings and future development is estimated at 238 Amps at 12,470 Volts.

Existing Buildings	=	84 Amps
Future Buildings	=	154 Amps
Total	=	238 Amps

The loop is rated for a total of 295 Amps. With correct switching to divide the load into two segments, the loop is expected to meet the future needs as identified in the master plan.

4.12.4.3A Projected Future Requirements – Fiber

Future buildings will need to be connected to the fiber optic loop by rerouting existing fiber optic cables, splicing into existing cables, or pulling new cables to some buildings. The 144-strand single mode fiber network is adequate to meet the future needs as identified in the master plan.

4B FUTURE CAMPUS REQUIREMENTS - EARLY COUNTY CENTER

4.1B Introduction

The educational center of Bainbridge College at Early County (BCEC) became part of Bainbridge in 2006 and is overseen by President Carvajal. This satellite campus offers technical certificates and degrees as well as transfer courses to residents of Early and surrounding counties in Georgia and Alabama. BCEC also offers non-credit courses and programs through its Continuing Education Division.

Analysis of the BCEC center is focused on space adequacy for the base and master plan years in five categories: 1) academics, 2) faculty/staff offices, 3) study/library, 4) student recreation and 5) general use. Although Early County is not an independent institution, the President has identified a master plan goal of incorporating general use space to enhance the student life experience and engage the community. The Kirbo Regional Center at Bainbridge provides assembly and catered event space that is well-used by the campus and local residents. Currently the BCEC has a snack bar but no comprehensive food service and seating area such as in the BC Student Wellness Center. A new Regional Center at Early County would provide a valuable campus and community asset.

BCEC campus consists of one structure with a gross building area of approximately 41,196 sf which includes a new addition completed in 2011. Spring 2011 enrollment was 694 students. The master plan Steering Committee has identified an enrollment goal of 987 by the year 2020. Projections of faculty and staff heacounts developed for master planning purposes are:

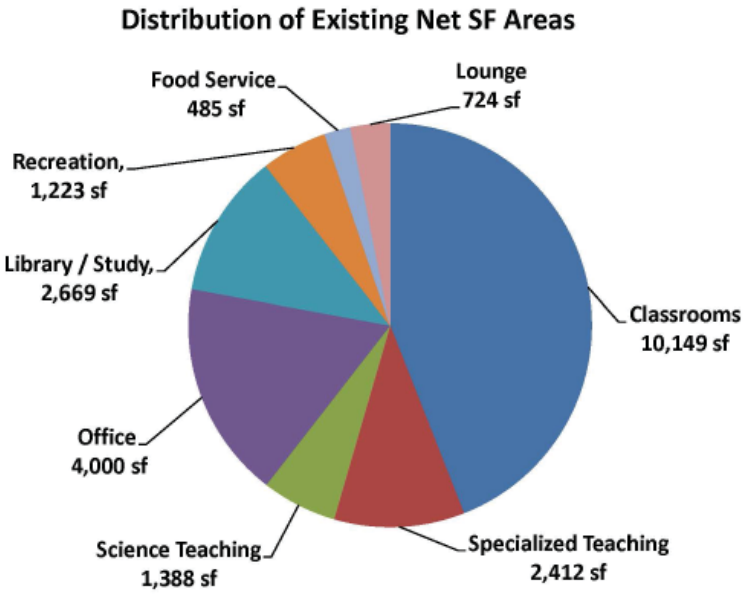
	Students	Faculty	Staff
Base Year	694	61 (22 FTE)	13
Master Plan	987	87 (29 FTE)	19

4.2B Existing Campus Space

The existing net square foot area to be analyzed is approximately 21,589 sf. Sixty-three percent is dedicated to academics (Exhibit 63). Early County has no Public Assembly or Meeting Rooms to serve student, faculty or community groups.

BOR Code	Space Type	Net Square Feet
111	General Purpose Classrooms	10,149 sf
212	Science Laboratories (new - no data)	1,388 sf
211, 212	Specialized Instruction Laboratories	2,412 sf
310	Offices (to be verified)	4,000 sf
420-450	Study Space / Library	2,669 sf
610	General Use - Assembly	0 sf
630	General Use - Food Service (production & seating)	485 sf
650	General Use - Lounge	724 sf
670	General Use - Recreation (game room)	1,223 sf
680	General Use - Meeting Room	0 sf
TOTALS		**23,050 sf**

EXHIBIT 63 - DISTRIBUTION OF EXISTING NET SQUARE FOOT AREAS

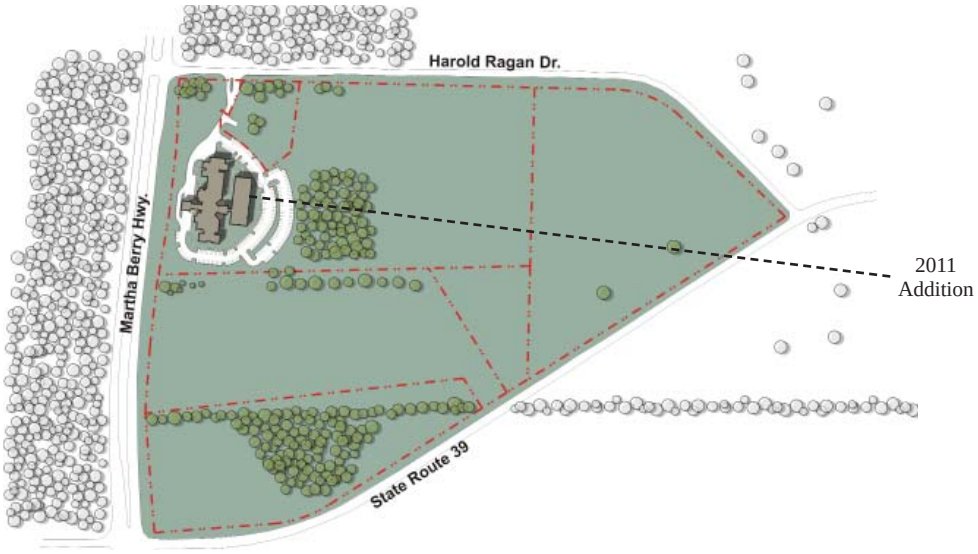


Analysis for master plan need at BCEC is based on CEFPI or BOR guidelines. Although BCEC does not function as an independent institution, for comparison purposes, survey data below is used as a method of benchmarking the campus with public and private two-year colleges. The data is derived from the Society for College and University Planning (SCUP). In 2008, SCUP discontinued its Campus Facilities Inventory (CFI), but the last published results are compared with BCEC as follows:

Space Type	2007 SF per FTE Student SCUP	BCEC comparison of existing (694 FTE)	BCEC 2020 comparison of existing (987 FTE)
Classrooms	8	14.6	10.3
Class Laboratories (all specialized)	10	5.5	3.8
Offices	8	5.8	4.1
Study	3	3.8	2.7
General Use	5	7.7	5.4

4.3B Academic Space Requirements (111 Classroom and 211/212 Specialized Instruction)

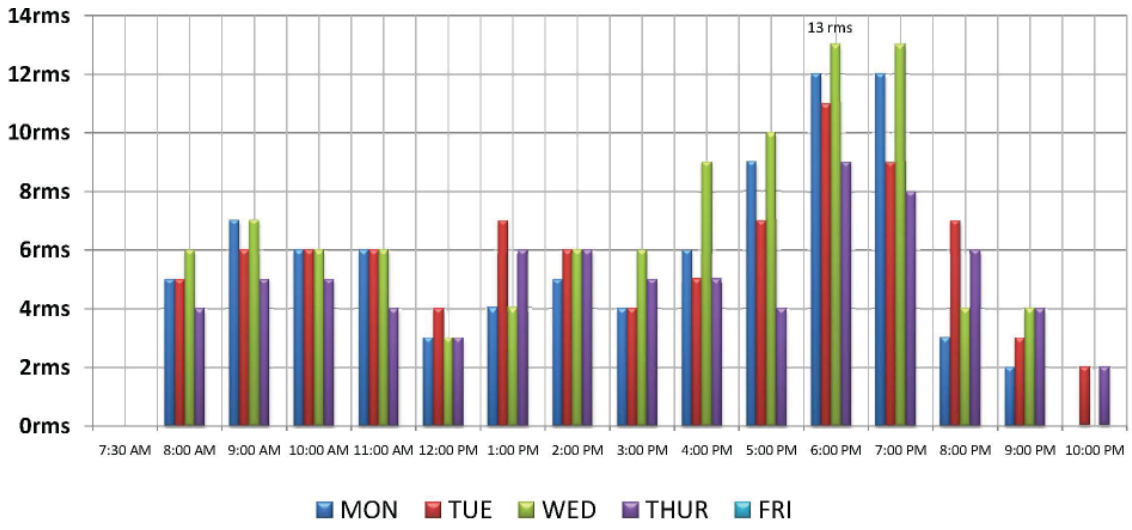
A new building addition to Early County opened this spring, but no hours of room use are recorded in the enrollment records. Spring 2011 enrollment records are used for the projection of need in the base and master plan years. Master plan FTE enrollments are projected by the Steering Committee to grow 42% from 2011 levels.



(REPEATED EXHIBIT #31)

There is no Friday instruction at BCEC. Peak room use occurs in the evening (Exhibit 64), although seat occupancies are lower than during the day. Most evening classes begin by 5:30-6:00 pm and end by 8:30-9:00pm. For planning purposes, calculations of classroom need are based on a target night-time use rate of 12 hrs/wk and a daytime use rate of 16 hrs/week for the patient care lab and electronics labs. Seat occupancies are calculated at the CEFPI recommended rate of 60%. Seat occupancies for dedicated instruction labs are based on rates that approximate actual enrollment.

EXHIBIT 64 PATTERN OF ROOM USE FOR ALL CLASSROOMS AND LABORATORIES SPRING 2011



Projections of need by room type are based on the "MP Code" classifications in Exhibit 65. There are sixteen rooms classified as 111. Based on a square foot standard of 25 sf/person, the classroom breakdown is thirteen at 25-29 seats and three at 30-38 seats. Most courses have seat limits between 24-30. Calculations for the base year and master plan year show a need of two and five 30-P rooms respectively (Exhibit 67 and 68). The need to construct more classrooms can be eliminated by adjusting class limits to 25. During Spring 2011, the average seat occupancy in 30-P limit courses was 17 during the day and 18 at night. Rooms with computers at every station should be arranged to maintain a ratio of 30 sf/station to determine an appropriate seat limit.

EXHIBIT 65 EXISTING ACADEMIC SPACE

	MP Category	Room	BOR Code	MP Code	Current Function	Room Size
1	General	153	111	111	Classroom	608 sf
2	General	124	111	111	Classroom	635 sf
3	General	117	111	111	Classroom	641 sf
4	General	147	111	111	Classroom	641 sf
5	General	141	111	111	Classroom	642 sf
6	General	142	111	111	Classroom	644 sf
7	General	131	111	111	Classroom	648 sf
8	General	152	111	111	Classroom	649 sf
9	General	116	111	111	Classroom	651 sf
10	General	129	111	111	Classroom	651 sf
11	General	130	111	111	Classroom	653 sf
12	General	118	111	111	Classroom	657 sf
13	General	145	111	111	Classroom	670 sf
14	General	New		111	Classroom	732 sf
15	General	New		111	Classroom	751 sf
16	General	146	111	111	Classroom	958 sf
1	Science	New		212	Lab - Interdisciplinary	1,388 sf
1	Electrical	125	211	211	Lab - Electrical	1,450sf
2	Patient Care	269	211	211	Lab - Patient Care	962 sf
-	Off site	ECHS	211	211	Welding	n/a
19			TOTAL			14,631 sf

The general classroom weekly student contact hours in spring 2011 evening courses total 1,320. Class length is diversified ranging from 50 minutes to 105 minutes. Longer class times decrease the ability to roll a classroom over twice per evening.

EXHIBIT 66 - BASE YEAR WEEKLY STUDENT CONTACT HOURS BY COURSE SEAT LIMIT

Seat Limit	SP 2011
25-29 SEATS	241 wsch
30+ SEATS	1,079 wsch
TOTAL	**1,320 wsch**

EXHIBIT 67 - BASE YEAR CLASSROOM NEED - EVENING

Seats	Spring 2010 WSCH	Ideal SF/ Person	OCC. RATE Recom.	OCC. RATE Actual	USE	Need	Ideal Rm Size	Existing Units	Base Yr. Unit Need	Unit Need Rounded	Total SF Need	Deficit/ Surplus
25-29	241	25 sf	60%	64%	12.0 hr	838 sf	625 sf	13	1.34	2	1,250 sf	11
30-35	1079	25 sf	60%	59%	12.0 hr	3,745 sf	750 sf	3	4.99	5	3,750 sf	-2
TOTAL 1320 WSCH								**16**		**7**	**5,000 sf**	**9**

EXHIBIT 68 - MASTER PLAN CLASSROOM NEED - EVENING

Seats	2020 WSCH	Ideal SF/ Person	OCC. RATE Recom.	USE	Need	Ideal Rm Size	Existing Units	2020 Need	Unit Need Rounded	Total SF Need	Deficit/ Surplus
25 seats	343	25 sf	60%	12.0 hr	1,192 sf	625 sf	13	1.91	2	1,250 sf	11
30 seats	1534	25 sf	60%	12.0 hr	5,326 sf	750 sf	3	7.10	8	6,000 sf	-5
TOTAL 1877 WSCH							**16**		**10**	**7,250 nasf**	**6**

There are two specialized teaching laboratories: Room 125 Electrical Lab and Room 144 Patient Care Lab. In the base year there is a need for one additional Electrical Lab at **1,600 sf**. At the master plan year, there is a need for one additional Electrical Lab and one Patient Care Lab. The need for a new Patient Care Lab may be offset by the new Science Lab that opened in 2011. If the new science lab does not meet this need, a second Patient Care Lab of **1,950 sf** will be required. Currently, 8 hours of welding are taught at the local high school from 6:00 to 10:00 pm on Tuesday and Thursday. High school students enrolled in welding earn dual credits. If administrators want to provide welding at the BCEC site, a welding lab of 24 stations would require **1,920 sf**.

EXHIBIT 69 - BASE YEAR SPECIALIZED TEACHING LABORATORY NEED

	A	B	C	D	E	F	G	H	I	J	K
		BAINBRIDGE GUIDELINE PLANNING STANDARD							CURRENT NEED		
TEACHING LABORATORY	BASE YEAR WSCH	Station Size	Occ. Rate	Room Use Hrs.	Space Factor	SF NEED	SEAT LIMIT	ROOM SIZE	PROJ. OF LAB NEED	NUMBER NEEDED	TOTAL SF NEED
					B / (C x D)	A x E		B x G	F / H	"I" rounded	H x J
EC 125 Electrical Lab NIGHT	249	80 sf	70%	12 hrs	9.52	2,371 sf	20	1,600 sf	1.48	2	3,200 sf
EC 144 Patient Care Lab DAY	144	65 sf	80%	16 hrs	5.08	731 sf	15	975 sf	0.75	1	975 sf
TOTAL WSCH	**393**									3	**4,175 sf**

EXHIBIT 70 - MASTER PLAN SPECIALIZED TEACHING LABORATORY NEED

	A	B	C	D	E	F	G	H	I	J	K
		BAINBRIDGE GUIDELINE PLANNING STANDARD							CURRENT NEED		
TEACHING LABORATORY	SPRING 2020 WSCH	Station Size	Occ. Rate	Room Use Hrs.	Space Factor	SF NEED	SEAT LIMIT	ROOM SIZE	PROJ. OF LAB NEED	NUMBER NEEDED	TOTAL SF NEED
					B / (C x D)	A x E		B x G	F / H	"I" rounded	H x J
EC 125 Electrical Lab NIGHT	354	80 sf	70%	12 hrs	9.52	3,373 sf	20	1,920 sf	1.76	2	3,840 sf
EC 144 Patient Care Lab DAY	144	65 sf	80%	16 hrs	5.08	731 sf	15	975 sf	1.07	2	1,950 sf
TOTAL WSCH	**558**									4	**5,790 sf**

4.4B Office Space Calculations (310)

There are approximately 4,000 sf of offices in the Bainbridge College Early County inventory.

Faculty:
The BCEC faculty/staff directory identifies 48 part-time instructors, two full-time and 10 learning support instructors for a total of 60. In spring 2011, there were 285 weekly hours of instruction (193 day and 92 evening). This means the average teaching load is approximately 4.7 hours / week. The U.S. Bureau of Labor Statistics identifies a full-time post-secondary teaching load as 12 to 16 hours / week. At an average of 14 hours, the 58 part-time faculty, when counted at .33, total approximately 20 FTE. If BCEC provides shared offices available to faculty when on campus, sized at 130 sf - the high end of BOR guidelines, the square foot need is 2,600 sf. Two full-time offices at 120 sf brings the base year need for faculty to **2,720 sf.**

For comparison, part-time faculty at BC were counted at .5 for a FTE of 123. At BC, the weekly hours of instruction during spring 2011 total 1,653 for an average of 13.4 per FTE. These hours do not include on-line instruction which is not recorded in the enrollment records.

Staff:
The BCEC directory identifies 13 staff positions listed below. Using BOR guidelines for offices, the total base year need for staff is **1,175 sf.**

1	Director	200 sf
1	Technology Specialist	150 sf
1	Student Services Professional / Admissions	125 sf
2	Building Services (shared office)	120 sf
2	Maintenance (shared office)	120 sf
1	Security	120 sf
1	Librarian	in Library
1	Media Specialist / Library (Evening)	in Library
1	Administrative Assistant / Cashier	120 sf
1	Administrative Assistant / Continuing ED	120 sf
1	Clerical Support	100 sf
TOTAL		**1,175 sf**

The total base year need is **3,895 sf**. The projected increase in FTE faculty and staff for the master plan year is 13 FTE. Shared faculty offices for 25 part-time faculty and 5 full-time staff requires 1,770 sf bringing the total master plan need to **5,665 sf.**

4.5B Study Space / Library Calculations (410, 420, 430, 440, 455)

The CEFPI method for projecting study space at BCEC is the same method as used for BC, however no BOR comparison is provided because the BOR minimum of 20,000 sf stack space significantly exceeds the materials inventory.

The calculation in Exhibit 71 shows a master plan need of **5,306 sf.** The base year need is **3,884 sf** and the existing space totals 2,669 sf:

Computing Room (new)	469 sf
Reading Room (new)	711 sf
Media Library (new)	1,489 sf
Total	2,669 sf

EXHIBIT 71 - CALCULATION OF STUDY SPACE NEED

BOR Code	Space Description	2020 FTE	CEFPI Guideline	Projected Patrons	CEFPI Undergrad. Guideline	NASF
420, 430	Stack and Collection Space					462 sf
410	Student Study Facilities	987	12%	118	35.0 sf	4,145 sf
410	Faculty Study Facilities	85	5%	4	35.0 sf	149 sf
440	Processing Room (Fewer than 3,000 FTE)		18% of stack			250 sf
455	Study Service (copy, stor., circ. desk,etc.)		12% of study			497 sf
310	Librarian Office			1	200.0 sf	200 sf
310	Staff Offices / Workstations			1	64.0 sf	64 sf
	Total Net Square Feet Need					**5,306 sf**

4.6B General Use Space

610 Assembly

CEFPI recommends that a "basic core of assembly space is required at any institution." This space can be used for campus events, performance, guest speakers, commencement or a degree program. For two-year institutions, the guideline is 14,000 sf for up to 5,000 FTE. This area meets the base and master plan years at BCEC. Currently there is no assembly space on campus.

630 Food Service

The master plan year planning head count (PHC), or patrons dining in, was calculated by counting the existing number of students waiting for classes to start at 12:00pm or 1:00pm (220). The subtotal was increased to the master plan year and added to 70% of the FTE faculty/staff for the master plan year. The total was multiplied by a 25% capture rate and multiplied by 75% to project the PHC of 77. CEFPI recommends a guideline of 12.5 ASF per PHC. For the master plan year, 962 sf is required. The current food production and table seating in the student lounge is 477 sf. The master plan deficit for food service is 485 sf. This area excludes the storage room that is not used for food production or serving. No analysis of evening dining was performed as classes usually start at the dinner hour and it is assumed most students eat before coming to campus.

Lounge 650

The BCEC Student Lounge is 970 sf, but a portion is used for snack bar seating. The remaining area of 724 sf is dedicated to student lounge activities. CEFPI recommends 3 ASF per FTE. For BCEC, the base year need is 2,082 sf. The Master Plan year need is 2,961 sf.

Recreation 670

New facilities constructed in 2011 include a Game Room of 1,223 sf. The CEFPI guidelines recommends that a two-year college allow .5 sf per FTE with a minimum of 1,000 sf. For the base year of 694 FTE, the space need is **1,000 sf**. For the master plan enrollment of 987, the space need is **1,000 sf**. No additional recreation space is required in the base or master plan years.

680 Meeting Room

Spaces classified as meeting rooms serve the needs of students, faculty or staff as well as community groups. These rooms are not restricted to the service of office functions such as conference rooms (classified as 315), but rather are rooms that are available to various combinations of institutional and community groups.

BCEC does not currently have any space in its inventory that is classified as 680. CEFPI guideline planning standards for two-year institutions recommend an allocation of 2 ASF/FTE or a minimum of 1,000 sf. For BCEC the Base Year need is estimated to be 1,388 sf. The Master Plan Year need is estimated to be 1,974 sf.

Some meeting rooms at Bainbridge College are housed in the Kirbo Regional Center with the auditorium. Similar adjacencies at BCEC could work well for the campus and surrounding community. The meeting rooms could be combined with or open into any new assembly space.

4.7B Summary of Need

The calculation of need for the master plan year exceeds existing campus areas by 19,144 net square feet. The calculation of need summarized below includes assembly space of 14,000 sf. Currently the BCEC has no space for a campus assembly nor does it have space that is available to local organization and residents. The President has a goal of connecting the Early County campus to the community in the same way that Bainbridge College is connected through the shared use of the Kirbo Regional Center. The President recognizes that other general use space deficits for meeting and lounge space could be incorporated in a multi-use facility of approximately 20,000 gross square feet. A building of this size would provide approximately 12,000 net square feet to help meet the aggregate master plan need for assembly, lounge and meeting estimated at 17,700 sf. If this facility included a catering area, opportunities for community and private event use would increase significantly.

EXHIBIT 72 - SUMMARY OF BASE YEAR AND MASTER PLAN NEED

BOR Code	Space Type	Existing NSF	Master Plan 2020	Increase
111	General Purpose Classrooms	10,149 sf	7,250 sf	-2,899 sf
212	Science Laboratories (new - no data)	1,388 sf	1,388	0 sf
211, 212	Specialized Instruction Laboratories	2,412 sf	5,790 sf 1 new patient care lab	3,378 sf
310	Offices (to be verified)	4,000 sf	5,665 sf	1,665 sf
420-450	Study Space / Library	2,669 sf	5,306 sf	2,637 sf
610	General Use - Assembly	0 sf	14,000 sf	14,000 sf
630	General Use - Food Service	485 sf	962 sf	477 sf
650	General Use - Lounge	724 sf	2,237 sf	1,513 sf
670	General Use - Recreation	1,223 sf	1,000 sf	-223 sf
680	General Use - Meeting Room	0 sf	1,974 sf sf	1,974 sf
TOTALS		**23,050 sf**	**48,950 sf**	**19,144 sf**

5A ALTERNATIVE CONCEPTS - BAINBRIDGE

5.1A Master Plan Concepts 1, 2 and 3

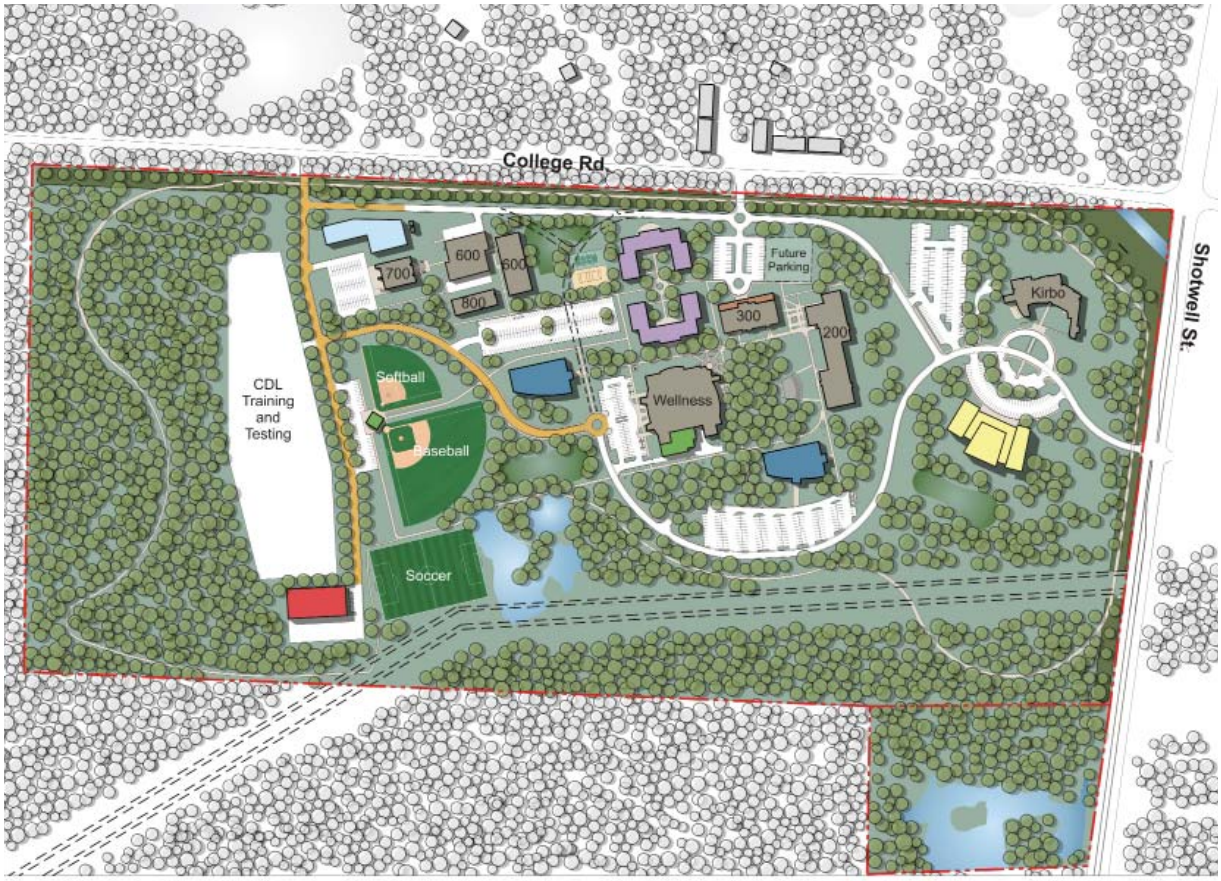
A total of seven master plan concepts (Concepts 1, 2, 3, 4.1, 4.2 and 4.3) were developed prior to reaching consensus on the third variation of Concept 4. Alternative concepts 1, 2 and 3 are presented below for historical reference.

EXHIBIT 73 - MASTER PLAN CONCEPT 1

EXHIBIT 74 - MASTER PLAN CONCEPT 2

Existing
New Road
Academic
Specialized Academic
Housing
Athletic
Administrative

EXHIBIT 75 - MASTER PLAN CONCEPT 3



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5B ALTERNATIVE CONCEPTS - EARLY COUNTY

5.1B Master Plan Concepts 1 and 2

A total of three master plan concepts (Concepts 1, 2 and 2.1) were developed prior to reaching consensus on the second variation of concept two. Alternative concepts are presented below for historical reference.

EXHIBIT 76 - MASTER PLAN CONCEPT 1

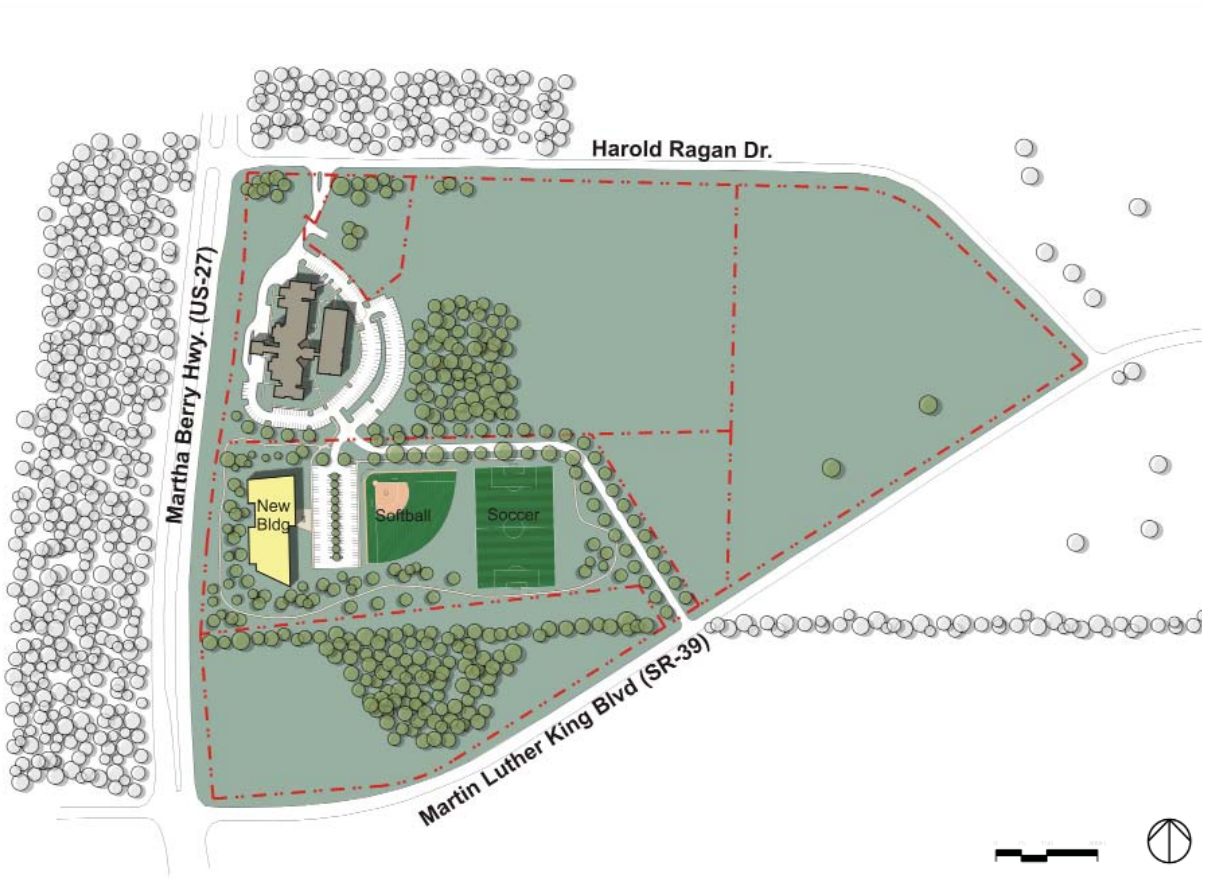


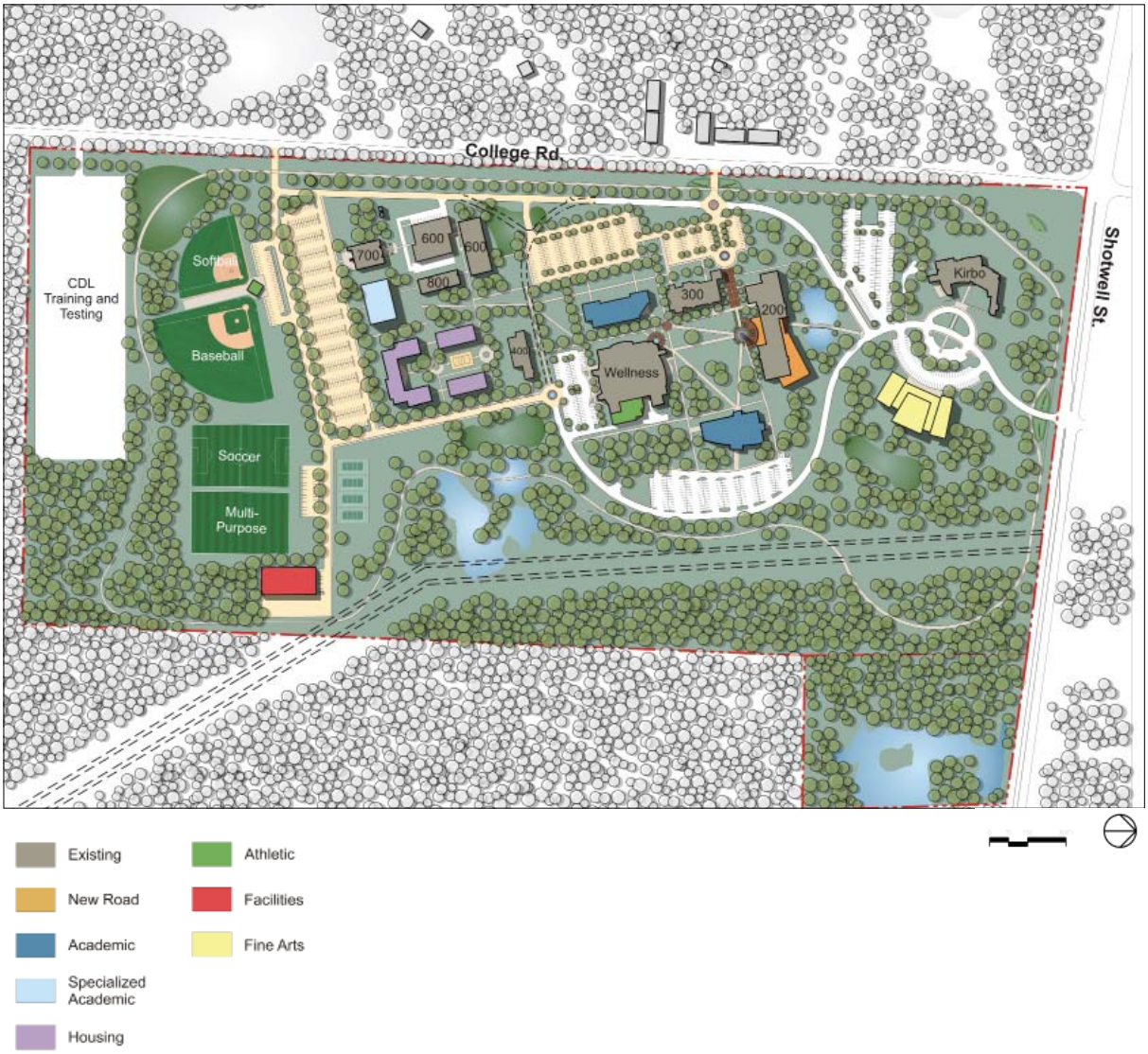
EXHIBIT 77 - MASTER PLAN CONCEPT 2

6A PHYSICAL MASTER PLAN - BAINBRIDGE COLLEGE

6.1A Introduction

The preferred master plan for the Bainbridge campus evolved from three previous concepts and includes modifications to the entry, vehicular circulation and parking, landscaping and a series of new construction, additions to and renovations of existing structures. The plan makes full use of the available land to accommodate future growth through development of the main quad and establishment of zones for student housing, athletic fields and fine arts. The main entry and loop road have been reconfigured to enhance the campus arrival experience and create safer and more efficient parking. Athletic fields are planned on the south side of campus and the facilities maintenance building is relocated to the east side of campus in a less visible but still accessible location. A fine arts complex is located opposite the Kirbo Center and a new entry is envisioned on the north side of the library to create a connection between fine arts and the main quad. A walking and jogging path runs the perimeter of campus and can be used on a daily basis for unstructured or organized competitive use. The CDL training and testing grounds are relocated to the southernmost zone of campus, as its proximity to other parts of campus is not vital to its function. If in the future, the CDL program is discontinued, this area could be developed for additional outdoor fields or student housing.

EXHIBIT 78 - MASTER PLAN CONCEPT 4.3



6.2A Campus Infrastructure and Utilities

6.2.1A Introduction

The construction of a new central cooling energy plant should be considered by Bainbridge College as a proven means to provide positive, long term enhancement of the campus physical plant environment. These benefits include the following:

- Increased operating efficiencies will reduce the incremental cost per ton for cooling campus buildings from both energy requirements and water consumption.
- Reduced maintenance operating costs can be achieved with fewer pieces of mechanical equipment and consolidation in a single location.
- The diversified performance of a central plant will result in a net installed capacity less than the sum of individual buildings. This will reduce total equipment replacement costs in the future.
- Reduce electrical service demand on the campus distribution loop. Electrical demand costs can be controlled more effectively.
- Reduce the space requirements otherwise programmed for chillers, cooling towers, and associated equipment in the new building designs.
- Potential reduction in mechanical equipment noise contributed by localized equipment. Careful siting of the central plant location can remove these noise elements from the central campus district.

6.2.2A Central Energy Plant – Master Plan

A new central energy plant is proposed to provide the most efficient means of producing and delivering cooling capacity to serve the new and existing campus facilities. This option will allow Bainbridge College to decommission the existing chiller plant in Building 300 and achieve the benefits and advantages offered by the operation of a new plant as noted in the introduction.

Location: The recommended site for a new central energy plant is an integrated design with the new Academic Building shown on the master plan concept. This site is remote from the front door of the campus and will provide ease of accessibility for the physical plant operations from the loop road.

Capacity: A new central energy plant will need an estimated firm cooling capacity of approximately 1000 tons based on projections of the existing and future cooling load demand. A plant comprised of three chillers will likely meet the diversity and peak demand loads of the Bainbridge Campus, utilizing new chillers in the 400-600 ton capacity range. One of the 250 ton chillers in the existing central plant should also be considered for relocation and service in the new plant. This approach will allow phased construction of the plant equipment with initial installation of two chillers and provision of mechanical/electrical space for a future third chiller. Likewise, the associated plant cooling towers and pumps can be installed in phases to match the chiller capacity requirements.

Piping Distribution: If the plant location is integrated with a new Academic Building, then piping distribution would initially be constructed for connection to serve the existing underground loop. Piping distribution can then be extended in a phased installation to serve additional areas of the campus in accordance with the scope and schedule of future construction. Sections of the existing underground piping loop will be replaced or abandoned as determined by new building locations.

6.2.3A Electrical Service – Master Plan

As new buildings are constructed, segments of the existing primary electrical loop will need to be relocated out from the footprint of new buildings, particularly in the core of campus. The fact that the loop switches allow a building or segment to be isolated from the remainder of the loop makes this a feasible and relatively unencumbered process. New transformers furnished with new buildings will need to be specified as loop feed. New switches and manholes will be necessary as the primary loop expands. Switches will need to be adjusted upon each phase of expansion to keep the loop segments about equally loaded. The primary loop capacity is sufficient to meet all anticipated expansion.

EXHIBIT 79 - CHILLED WATER

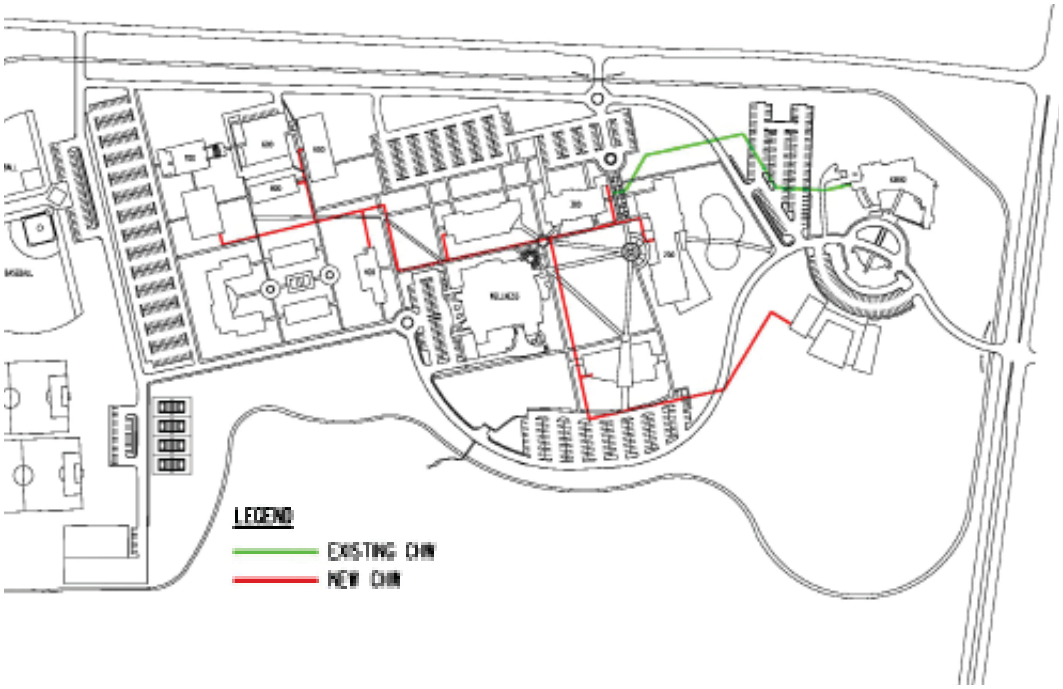
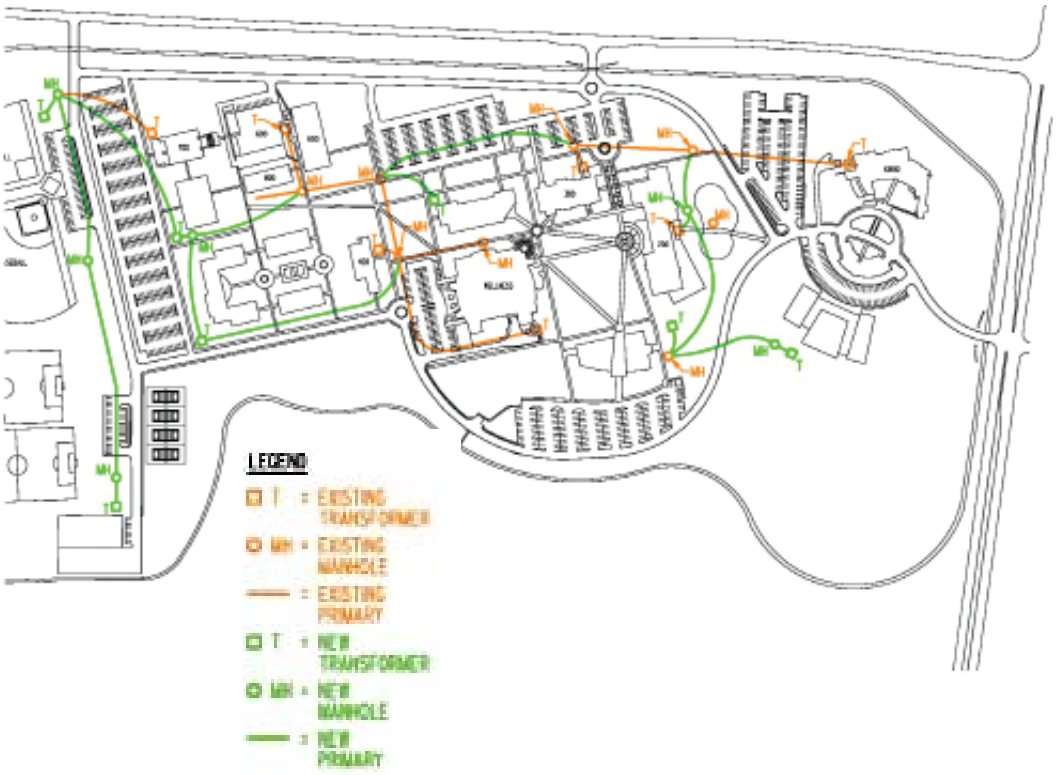


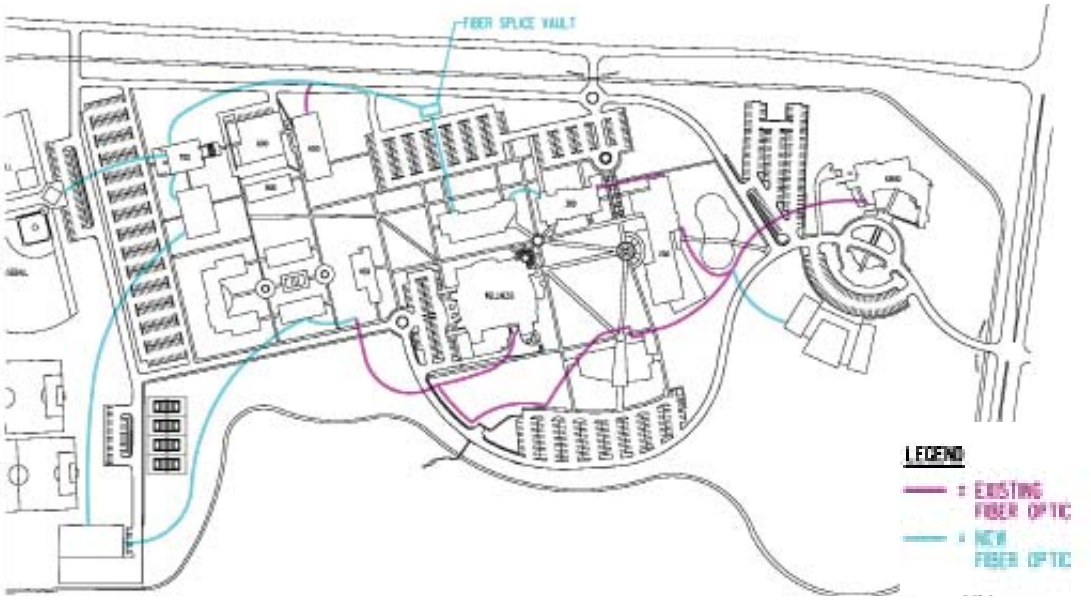
EXHIBIT 80 - PRIMARY POWER



6.2.4A Fiber Service – Master Plan

As new buildings are constructed, they will need to be connected to the fiber optic loop. The existing loop is sufficient capacity to meet all anticipated expansion.

EXHIBIT 81 - FIBER OPTIC



6.3A Site Civil Infrastructure

6.3.1A Proposed Stormwater

The proposed stormwater system will be developed as new buildings and parking areas are constructed per the Master Plan. Existing stormwater facilities will be modified, enchanced and enlarged to accommodate additional runoff and impervious area.

6.3.1.1A Basin #1

Per the Master Plan, Basin #1 has only a slight additional run-off created by the Fine Arts Building, therefore, no stormwater management facilities are proposed.

6.3.1.2A Basin #2

The Master Plan proposes approx 8.0 acres of additional impervious area to Basin #2. The existing stormwater facility east of Student Wellness Center can be modified and increased to displace the capacity in the large depression in the center of campus (north of Student Wellness Center). The creation of the loop road will allow for a long linear stormwater facility to be utilized near the low point for campus. This stormwater facility will be used as a major facility to be used for parking lots, the new loop road and the Student Housing Areas of the Master Plan. The proposed stormwater facility shown near Building #600 will be utilized for the additional impervious areas created from parking lot #3 and #4, as well as the receiving point for off-site drainage from the west to alleviate the need to replace existing 30" RCP that runs in front of the old Building #400.

6.3.1.3A Basin #3

The Master Plan for Basin #3 shows an increase of nearly 9 acres of additional impervious area. The proposed stormwater facility shown will be utilized to hold stormwater run-off before it leaves the site in the southwest corner.

6.3.2A Stormwater Regulatory Requirements

In accordance with the Stormwater Management Ordinance Section 5-149 for the City of Bainbridge, an analysis will need to be performed to address 1) Overbank Flood Protection, 2) Extreme Flood Protection, and 3) Downstream Analysis.

6.3.2.1A Overbank Flood Protection

To address Overbank Flood Protection, the 2 year, 5 year, 10 year, and 25 year return frequency storms will need to be modeled in both existing and post development conditions using the SCS Type III, 24 hour duration hydrograph.

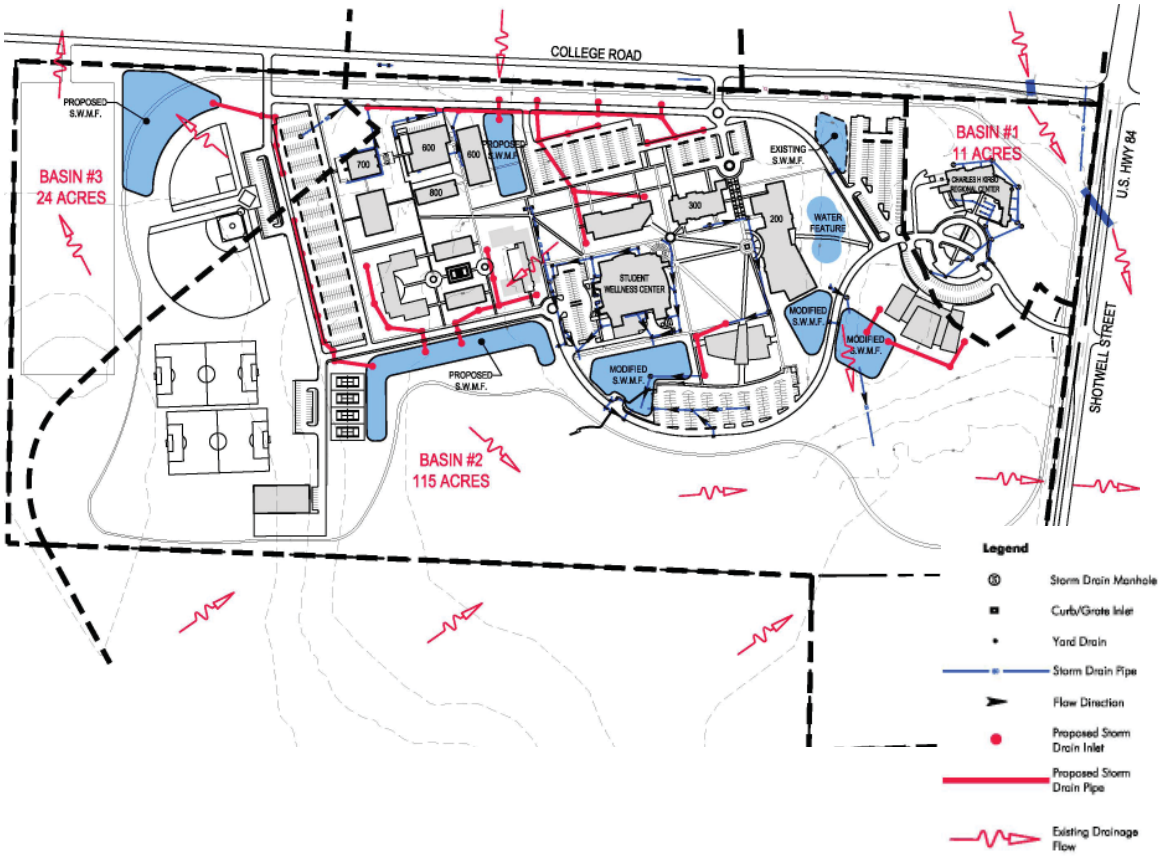
6.3.2.2A Extreme Floor Protection

To address the Extreme Flood Protection criteria, the 100 year frequency 24 hour duration storm will also need to be modeled to demonstrate that existing flooding was not exacerbated and that the 100 year flows could be safely passed within the existing conveyance system.

6.3.2.3A Downstream Analysis

To comply with the requirement for a downstream analysis, the boundary condition for the stormwater model will need to be set on the north side of Highway 84. At this point the total contributing basin area is 5000+ acres. The stormwater ordinance requires that the downstream analysis extend to a point where the drainage area of the "site draining into the system is less than or equal to 10% of the total drainage area above that point."

EXHIBIT 82 - STORMWATER

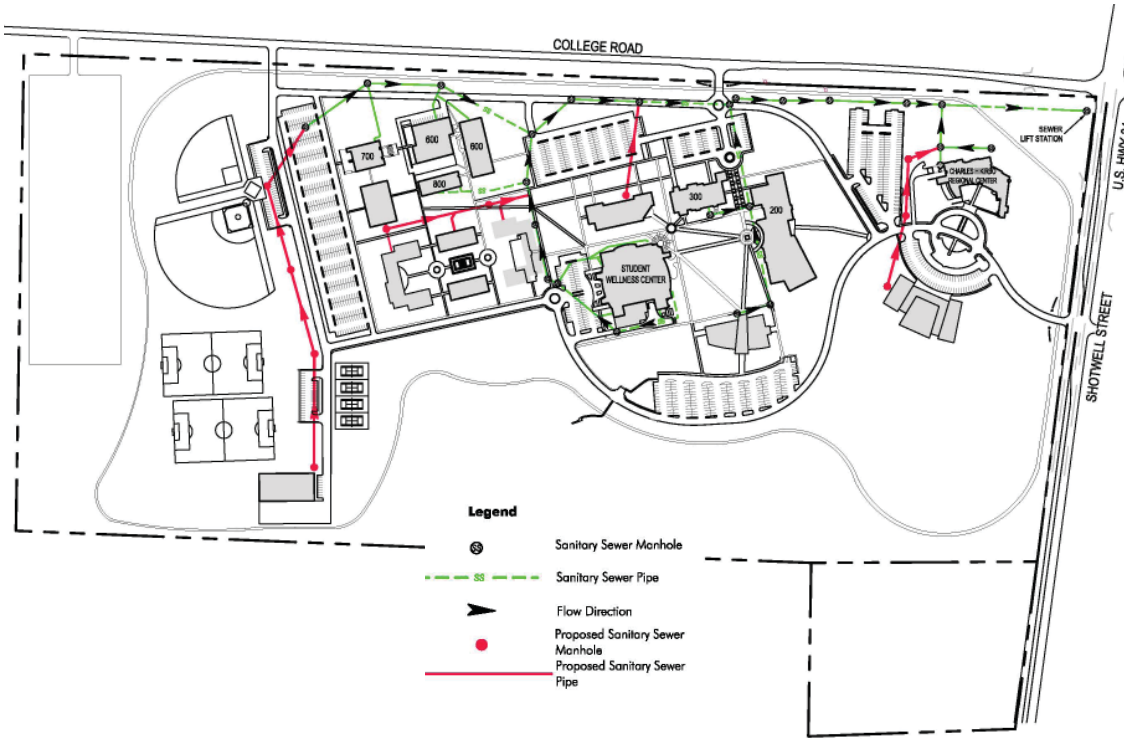


6.3.3A Proposed Sanitary Sewer

The proposed sanitary sewer system will extend the sanitary sewer to new buildings using 8" PVC pipe and stan dard concrete manholes to provide gravity sewer to the rest of the new campus.

We do not anticipate needing to upgrade any of the existing sewer lines nor the pump station during these expansions, but more detailed information will be required and coordination with the City of Bainbridge to confirm capacity is adequate at the Lift Station will be necessary.

EXHIBIT 83 - SANITARY SEWER



6.3.4A Proposed Fire Service

The proposed fire service will be extended from existing fire service to each of the new buildings using 8" PVC fire main. Additional fire hydrants, valves, and fire department connections will be required.

6.3.5A Proposed Domestic Water Service

The proposed domestic water service will be extended as required to provide an adequate water service to each of the proposed buildings. City water is considered adequate and will be not require upgrades.

EXHIBIT 84 - FIRE PROTECTION

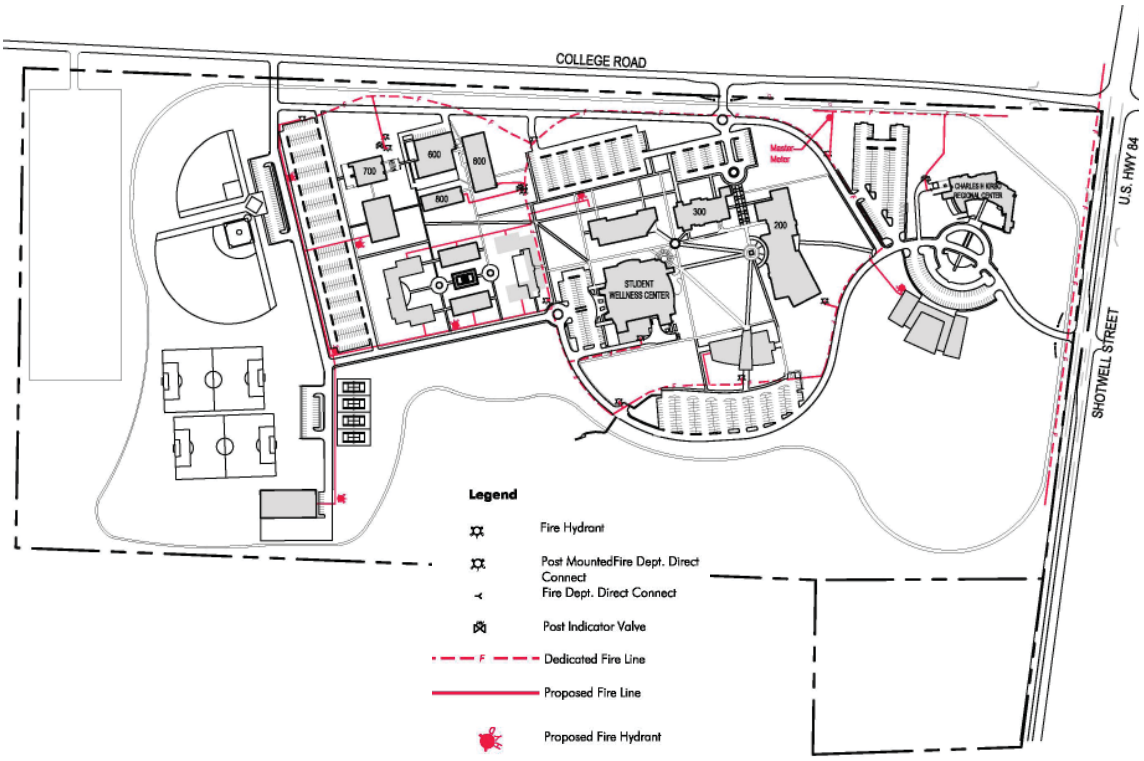
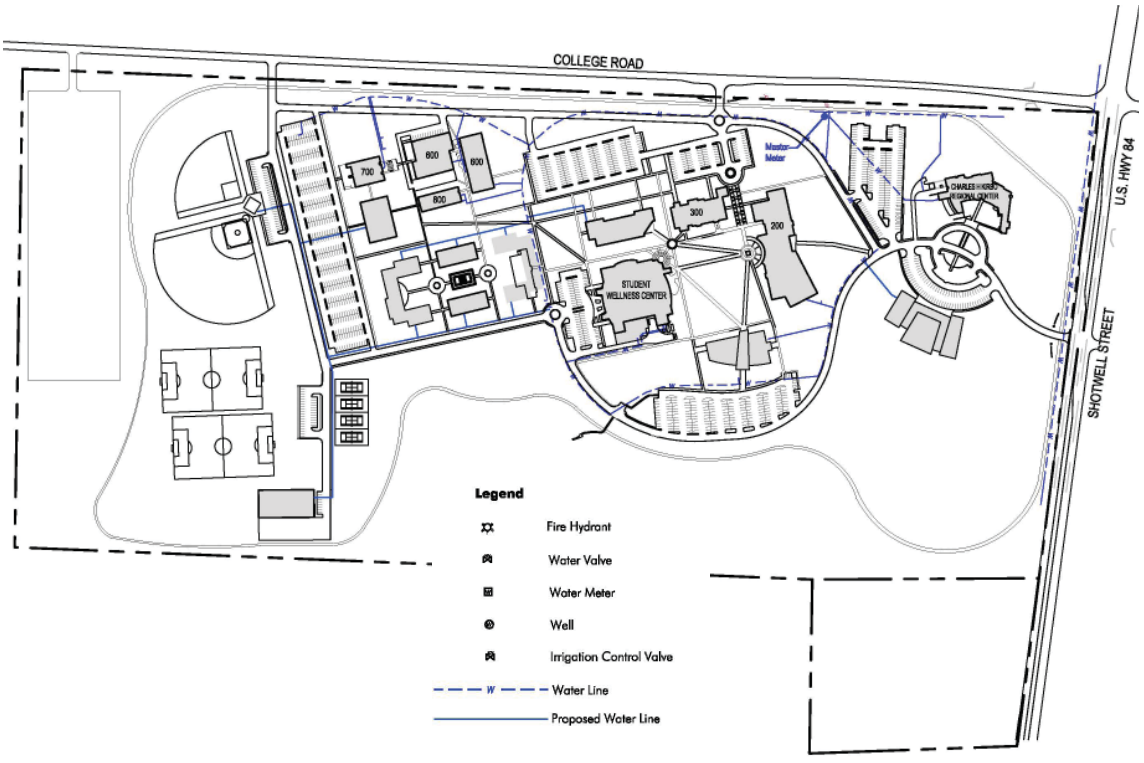


EXHIBIT 85 - DOMESTIC WATER



6.3.6A Proposed Parking

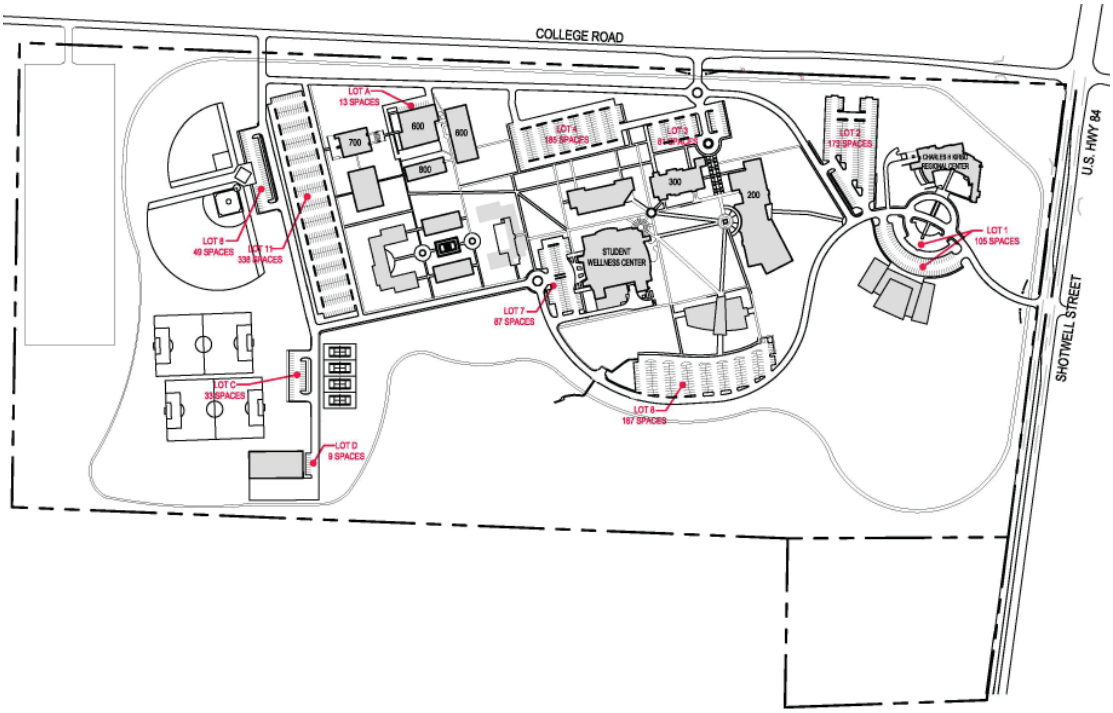
The proposed Master Plan both adds and eliminates surface parking to the campus. Below is a comparison of the existing and the proposed parking lots indicating an increase of +/- 17%. Current Peak Parking demand is on Wednesday mornings with a need of +/- 795 spaces.

	Existing Parking	Proposed Parking
Lot 1	105 spaces	105 spaces
Lot 2	173 spaces	173 spaces
Lot 3	39 spaces	81 spaces (reconstructed)
Lot 4	96 spaces	185 spaces (reconstructed)
Lot 5	39 spaces	eliminated
Lot 6	54 spaces	eliminated
Lot7	87 spaces	87 spaces
Lot 8	167 spaces	167 spaces
Lot 9	71 spaces	eliminated
Lot 10	173 spaces	eliminated
Lot 11	55 spaces	338 spaces (reconstructed with lot 10)
Lot A		13 spaces
Lot B		49 spaces
Lot C		33 spaces
Lot D		9 spaces
TOTAL	1059 spaces	1240 spaces

The proposed parking lot configuration also provides a better distribution of parking to the edges of the campus, thus allowing a pedestrian oriented experience within the roadway loop. The table below identifies parking spaces by area and by lot.

Parking By Quadrant
North Loop – 278 (lots 1,2)
Center Loop - 533 spaces (lots 3,4,7,8, A)
South Loop - 429 spaces (lots 11, B,C,D)

EXHIBIT 86 - PARKING



6.4A Program Statement of Need

The space deficiencies estimated in the Future Campus Requirements Section (page 67) provide an estimate of square foot need that is calculated by using CEFPI standards, BOR guidelines or benchmarking. The list of rooms below translates the aggregate need into room types and sizes that are consistent with BOR guidelines. This list of rooms was used to determine the need for renovation or new construction required by the year 2020.

EXHIBIT 87 - MASTER PLAN PROGRAM / ADDITIONAL SPACE NEEDS (2020)

No.	BOR Code	Space Type	Occs.	SF/ Occupant	Qty	Unit NASF	Total NASF
1.00		**CLASSROOMS**					
1.01	110	General Purpose Classroom	20	30 sf/per	0	600 sf	0 sf
1.02	110	General Purpose Classroom	30	25 sf/per	7	750 sf	5,250 sf
1.03	110	General Purpose Classroom	45	25 sf/per	0	1,125 sf	0 sf
1.04	110	Lecture Hall	120	20 sf/per	0	2,400 sf	0 sf
1.05	115	General Purpose Classroom Support			10	50 sf	500 sf
SUBTOTAL							**5,750 sf**
2.00		**SPECIALIZED INSTRUCTION**					
2.01	211	Specialized Lab	30	35 sf/per	3	1,050 sf	3,150 sf
2.02	211	Specialized Lab	20	65 sf/per	1	1,300 sf	1,300 sf
2.03	211	Specialized Lab	24	65 sf/per	1	1,560 sf	1,560 sf
2.04	211	Specialized Lab Support			5	150 sf	750 sf
2.05	212	Science Lab	24	75 sf/per	2	1,800 sf	3,600 sf
2.06	212	Science Lab Support			2	300 sf	600 sf
SUBTOTAL							**10,960 sf**
3.00		**OFFICE SPACE**					
3.01	310	Faculty & Staff Offices					12,488 sf
3.02	315	Administrative Workstations			5	120 sf	600 sf
3.03	315	Department Reception/Waiting Rooms			5	240 sf	1,200 sf
3.04	315	Workrooms			5	120 sf	600 sf
3.05	315	Break Rooms			5	120 sf	600 sf
3.06	315	Office Storage			5	120 sf	600 sf
3.07	350	Conference Rooms			5	240 sf	1,200 sf
SUBTOTAL							**17,288 sf**
4.00		**LIBRARY/STUDY SPACE**					
4.01	410	Student Study Facilities			1	7,030 sf	7,030 sf
4.02	410	Faculty Study Facilities			1	148 sf	148 sf
4.03	420, 430	Stack and Collection Space			1	4,696 sf	4,696 sf
4.04	440	Processing Room			1	2,060 sf	2,060 sf
4.05	455	Study Service (copy, storage, etc.)			1	1,224 sf	1,224 sf
4.06	310	Librarian Office			1	200 sf	200 sf
SUBTOTAL							**15,358 sf**

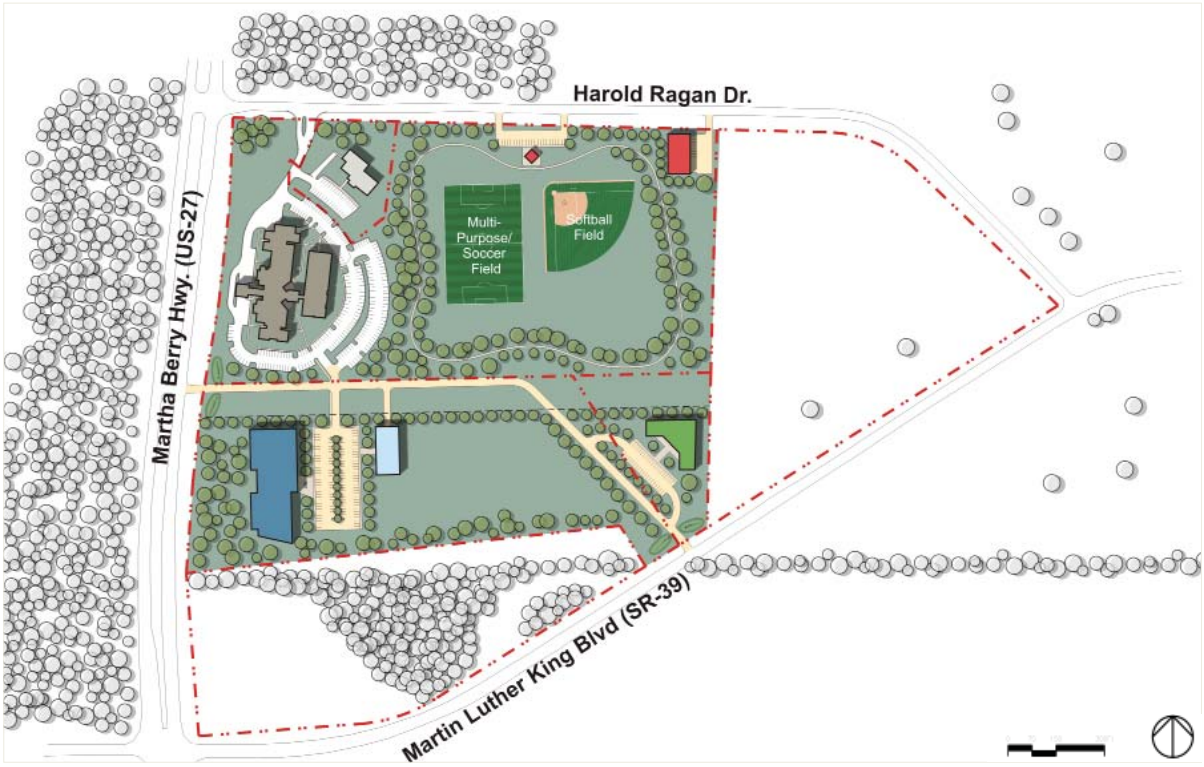
No.	BOR Code	Space Type	Occs.	SF/ Occupant	Qty	Unit NASF	Total NASF
5.00		**ATHLETIC / PHYSICAL EDUCATION**					
5.01	525	Varsity Locker Rooms (50 lockers)			2	1,250 sf	2,500 sf
5.02	310	Athletic Director Office			1	180 sf	180 sf
5.03	310	Coach Offices			9	150 sf	1,350 sf
5.04	310	Sport Information Director Office			1	150 sf	150 sf
5.05	310	Future Office			1	150 sf	150 sf
5.06	310	Assistant Coach / Student Stations			5	60 sf	300 sf
5.07	315	Receptionist / Waiting Room			1	200 sf	200 sf
5.08	315	Staff / Athlete Meeting Rooms			2	150 sf	300 sf
5.09	315	Workroom			1	120 sf	120 sf
5.10	315	Break Room			1	120 sf	120 sf
5.11	315	Office Storage			1	80 sf	80 sf
5.12	315	Conference Room			1	350 sf	350 sf
5.13	525	Training Room			1	1,850 sf	1,850 sf
5.14	520	Equipment Storage			1	1,800 sf	1,800 sf
5.15	520	Laundry Room			1	150 sf	150 sf
SUBTOTAL							**9,600 sf**
6.00		**ASSEMBLY / AUDITORIUMS**					
6.01	630	Dining Area Expansion			1	1,038 sf	1,038 sf
SUBTOTAL							**1,038 sf**
NET ASSIGNABLE SQUARE FOOT AREA							59,994 sf
CIRCULATION / WALLS / SUPPORT						37.5%	35,996 sf
GROSS SQUARE FOOT AREA							**95,990 sf**

6B PHYSICAL MASTER PLAN - EARLY COUNTY

6.1B Introduction

The preferred master plan for the Early County campus evolved from two previous concepts and includes modifications to the entry, vehicular circulation and parking, landscaping and new construction. It is the second refinement of the second concept, thus entitled Concept 2.2. A new arrival experience is established with new entries from U.S. Highway 27 and Martin Luther King Boulevard onto the recently acquired tract of land on the south side of the existing campus. This new land will accommodate future growth including an approximately 10,000 sf specialized instruction space in the short term and an additional academic building along with a regional conference center, similar to the Kirbo Center on the Bainbridge campus, in the long term. Outdoor recreation fields are planned on the eastern portion of campus along with a new facilities maintenance building with access from Harold Ragan Drive.

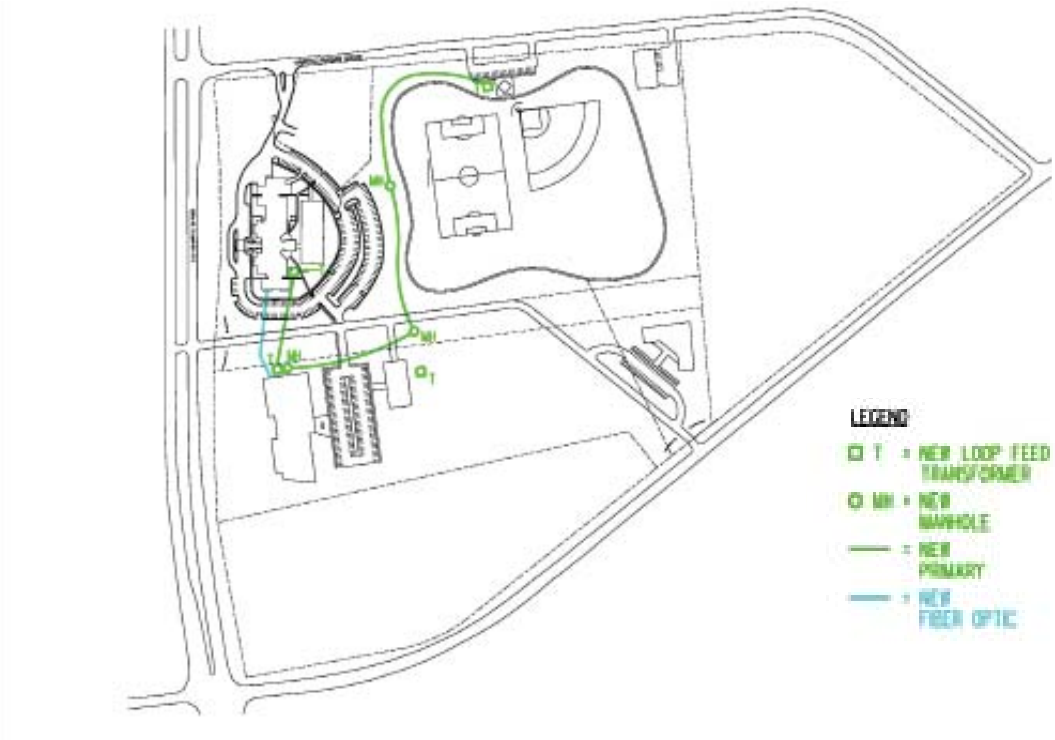
EXHIBIT 88 - MASTER PLAN CONCEPT 2.2 - EARLY COUNTY



Existing
Academic
Specialized Academic
Facilities
Regional Conference Center
New Road/ Parking

6.2B Utilities - Power and Fiber Optic

EXHIBIT 89 - PRIMARY POWER AND FIBER OPTIC



6.3B Site Civil Infrastructure

6.3.1B Proposed Stormwater

The existing Early County campus boundary contains approximately 24 acres that generally drains to the north to a 42" CMP pipe under Harold Ragan Drive. The campus will be expanding to add an additional 15 acres to bring the campus to approximately 39 acres in the master plan. The drainage does not change from the existing conditions and all new construction will follow the same drainage conveyance. Therefore, a stormwater facility will be constructed between the new improvements and the outfall at Harold Ragan Drive. Stormwater pipe will be typically small RCP pipe from the proposed buildings to the stormwater facility and overland flow from the stormwater facility to the 42" CMP outfall at Harold Ragan Drive.

6.3.2B Proposed Sanitary Sewer

The master plan will create the need for a new sanitary sewer main to be constructed along the low area back to the proposed construction. This is anticipated to be standard 8" PVC pipe and concrete manholes to Harold Ragan Drive. The existing gravity sanitary sewer mains has capacity, but coordination with City of Blakely will be required.

6.3.3B Proposed Fire Service

The fire main will be extended to the new building from the existing fire main, fire hydrants will be required along the route.

EXHIBIT 90 - STORMWATER

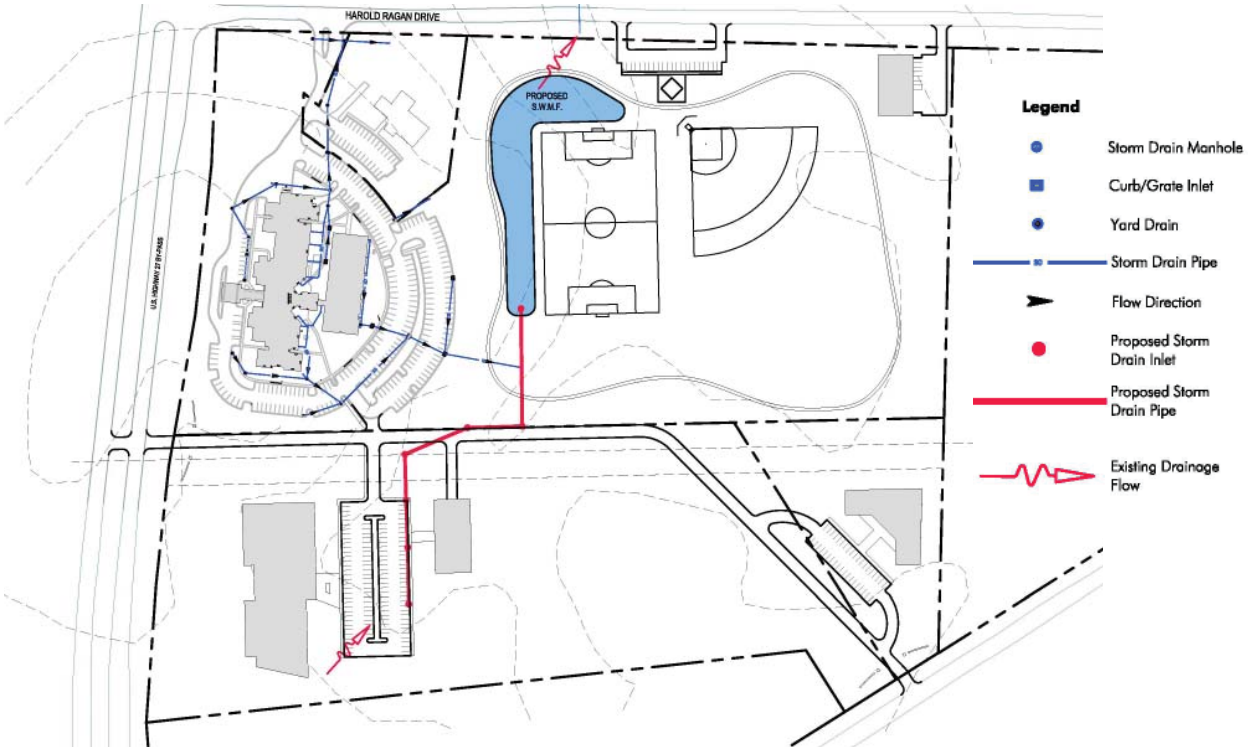
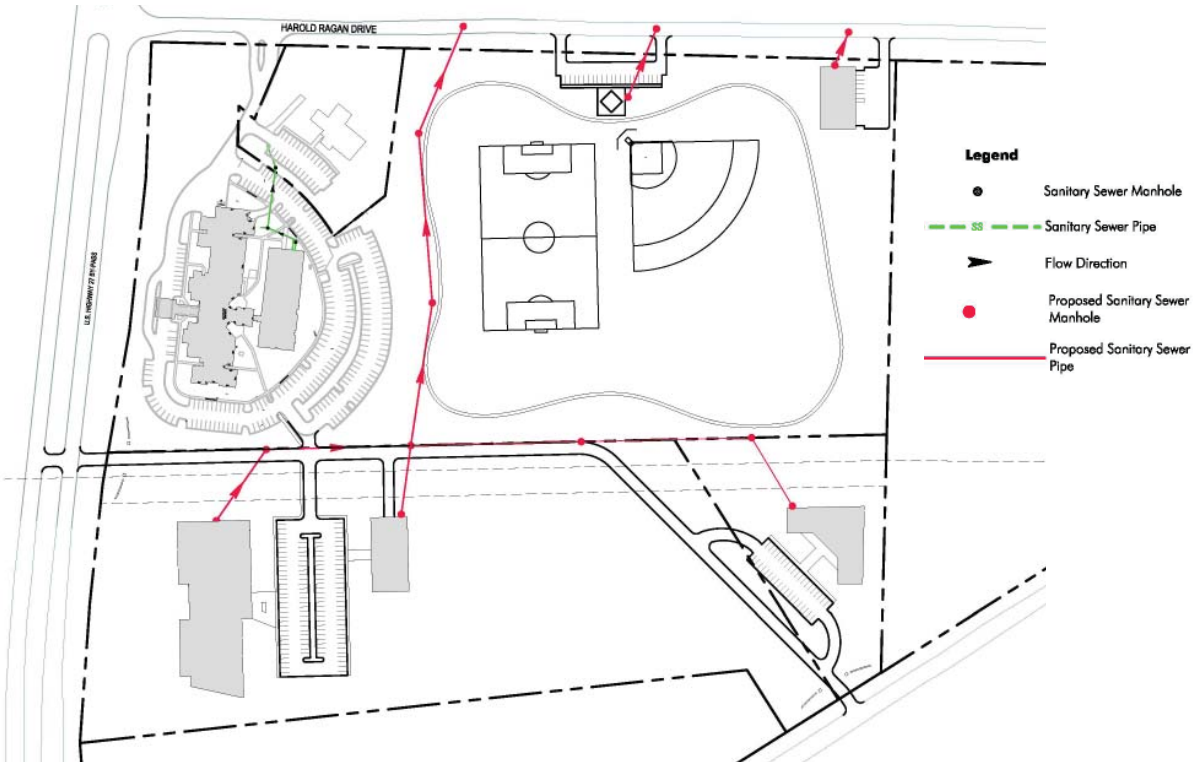


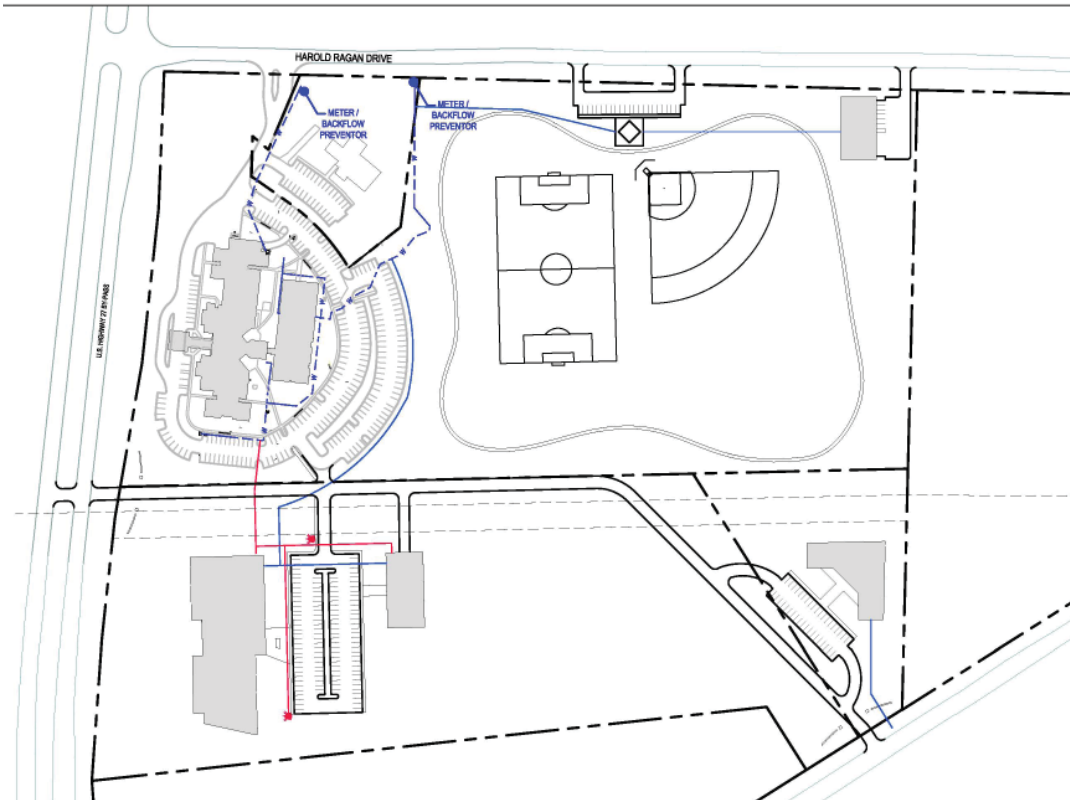
EXHIBIT 91 - SANITARY SEWER



6.3.4B Proposed Domestic Water Service

The domestic water service will require an upgrade to serve the proposed building. The existing 2" domestic service can easily be upgraded, along the existing route.

EXHIBIT 92 - DOMESTIC WATER



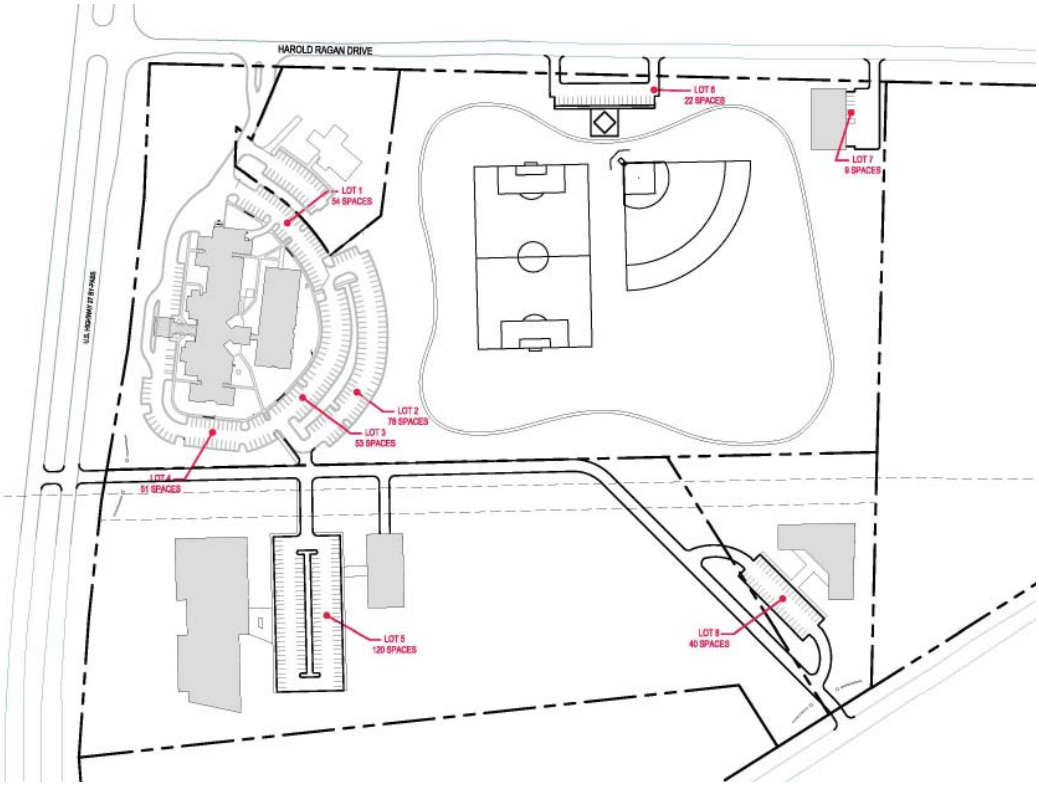
Legend

- Fire Hydrant
- Water Valve
- Fire Dept. Direct Connect
- Irrigation Control Valve
- W — Water Line
- Proposed Water Line
- Proposed Fire Line
- Proposed Fire Hydrant

6.3.5B Proposed Parking

The new building will require a new parking area just to the east of the proposed building.

EXHIBIT 93 - PARKING



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7A IMPLEMENTATION PLAN - BAINBRIDGE COLLEGE

7.1A Phasing Strategy

The full implementation of the master plan is comprised of eight phases as illustrated below.

EXHIBIT 94 - DEVELOPMENT PHASES

I Library Addition, Pond, Visitor Parking and Drop Off

II Specialized Academic Space

III Physical Facilities, Loop Rd., New Academic Building, New Chiller

IV Library Renovation, Quad Improvements

V Athletic Fields, Athletic Support Addition to Wellness

VI Student Housing

VII Fine Arts

VIII Academic Building

7.2A Phasing Cost Estimate

Since a project timeline has not been determined, costs are indicated in current dollars. The costs should be adjusted for inflation as each phase is implemented.

EXHIBIT 95 - COST SUMMARY BY PHASE

Phase I	Library Addition (north), Pond, Visitor Parking & Drop Off	$5,293,176
Phase II	Specialized Academic Building	$3,944,242
Phase III	Physical Facilities, Loop Road, New Academic Bldg., New Chiller & Fire Main Extension	$26,021,350
Phase IV	Library Renovation (south), Entry Plaza, Quad Improvements	$1,911,606
Phase V	Athletic Fields, Athletic Support, Addition to Wellness	$9,069,723
Phase VI	Student Housing	$11,799,845
Phase VII	Fine Arts	$26,718,020
Phase VIII	Academic Bldg & Additional Parking	$13,699,052
Total		**$98,457,016**

Notes:

1. Pricing is based on conceptual drawings and MEP narratives provided by Hastings + Chivetta Architects, Inc. in November 2011.

2. Pricing is based on 2011 index and does not include any market adjustments / cost escalation.

3. Pricing includes soft cost which includes: Design Fees, Permits, Testing, FF&E and 5% Owner Contingency.

EXHIBIT 96 - PHASE I COST DETAIL, LIBRARY ADDITION (N), POND, VISITOR PARKING & DROP OFF

Item	Description	Qty	Unit	Unit Cost	Total
Demo parking lot 4 & existing entry		5,048	sy	$3.50	$17,668
Demo Bldg 300 “Appendage”	331sqft	1	ls	$12,000.00	$12,000
Concrete Sidewalk Demo	NW of Bldg 300	2,716	sf	$3.50	$9,506
Storm Pond Reconfiguration	North of Library	1	ls	$85,000.00	$85,000
Asphalt Paving	Base, Asphalt & Striping	6,471	sy	$27.59	$178,535
Curb & Gutter		2,873	lf	$15.80	$45,393
Storm Water Pipe	minimal--will tie into existing	300	lf	$68.32	$20,496
Storm Water Structures		4	ea	$3,881.00	$15,524
Elevated Walkway Construction		90	lf	$350.00	$31,500
Water Feature	at Circular Drive	1	ls	$50,000.00	$50,000
Water Feature	at Modified SWMF North of Library Bldg.	1	ls	$10,000.00	$10,000
New Campus Entry Sign	College Rd	2	ea	$25,000.00	$50,000
New Campus Entry Sign	Corner of College & Shotwell	1	ea	$25,000.00	$25,000
New Campus Entry Sign	Shotwell Street	2	ea	$25,000.00	$50,000
Sidewalks		4,420	sf	$5.00	$22,100
Landscaping / Irrigation		1	ls	$100,000.00	$100,000
Primary Power	duct bank & cabling for campus loop	801	lf	$140.00	$112,140
Primary Power Manholes		1	ea	$6,000.00	$6,000
Transformer		1	ea	$25,000.00	$25,000
Security Lighting	main entry / visitor parking = nice	22	ea	$3,000.00	$66,000
Fiber Optic (conduit and cabling)	relocate at storm pond	400	lf	$75.00	$30,000
Fiber Optic Handholes		2	ea	$2,500.00	$5,000
Bldg 200 (Library) Addition - North	Bldg Construction	10,000	sf	$200.00	$2,000,000
Existing Bldg 200 Modifications		1	ls	$50,000.00	$50,000
Bldg 200 Entrance		1,000	sf	$200.00	$200,000
Subtotal - Direct Costs					$3,216,862
Design Contingency				10.00%	$321,686
CM’s Construction Contingency				2.50%	$80,422
General Conditions				10.00%	$361,897
General Liability Insurance				0.31%	$12,341
Builder’s Risk Insurance				0.22%	$8,758
Payment & Performance Bonds				0.79%	$31,518
Construction Manager’s OH&P				5.00%	$201,057
Total Construction Costs - Phase I					$4,234,541
Soft Costs	includes 5% Owner Contingency			25.00%	$1,058,635
Total Cost - Phase I					**$5,293,176**

EXHIBIT 97 - PHASE II COST DETAIL, SPECIALIZED ACADEMIC BUILDING

Item	Description	Qty	Unit	Unit Cost	Total
Demo portions of parking lot 10		3,069	sy	$3.50	$10,742
Domestic/Fire Water Service to Bldg.	extended from NW corner of Bldg 700	202	lf	$35.00	$7,070
Fire Hydrant	see comments	0	ea	$3,585.00	$0
Backflow Preventer		1	ls	$2,300.00	$2,300
Sanitary Sewer Pipe	ductile iron	553	lf	$68.00	$37,604
SS Manholes		2	ea	$4,192.00	$8,384
SS Tie-in at Existing		1	ls	$4,500.00	$4,500
Chilled Water Pipe		0	lf		$0
Primary Power - temp splice for Bldg 500		191	lf	$140.00	$26,740
Primary Power - duct bank & cabling		800	lf	$140.00	$112,000
Primary Power - manholes		2	ea	$6,000.00	$12,000
Transformer - 500kva		1	ea	$25,000.00	$25,000
Security Lighting		4	ea	$3,000.00	$12,000
Fiber Optic (conduit and cabling)	relocate existing & connect into bldg. 500	1,000	lf	$75.00	$75,000
Fiber Optic (conduit and cabling)	new cable from bldgs 700 to 500	129	lf	$75.00	$9,675
Fiber Optic Handholes		8	ea	$1,500.00	$12,000
Sidewalks		4,410	sf	$5.00	$22,050
Landscaping / Irrigation		1	ls	$20,000.00	$20,000
Specialized Academic Bldg	Bldg Construction; 1-story	10,000	sf	$200.00	$2,000,000
Subtotal - Direct Costs					$2,397,065
Design Contingency				10.00%	$239,706
CM's Construction Contingency				2.50%	$59,927
General Conditions				10.00%	$269,670
General Liability Insurance				0.31%	$9,196
Builder's Risk Insurance				0.22%	$6,526
Payment & Performance Bonds				0.79%	$23,486
Construction Manager's OH&P				5.00%	$149,819
Total Construction Costs - Phase II					$3,155,394
Soft Costs	includes 5% Owner Contingency			25.00%	$788,848
Total Cost - Phase II					**$3,944,242**

EXHIBIT 98 - PHASE III COST DETAIL, PHYSICAL FACILITIES, LOOP ROAD, NEW ACADEMIC BUILDING, NEW CHILLDER AND FIRE MAIN EXTENSION

Item	Description	Qty	Unit	Unit Cost	Total
Clearing / Tree Removal	limited removal for loop road, new plant bldg	1	ls	$50,000.00	$50,000
Demo parking lots 3, 5, 11 & balance of 10		21,645	sy	$3.50	$75,758
Bldg Demolition	Bldgs 100 & 500	210,360	cf	$0.31	$65,212
Concrete Sidewalk Demo		8,767	sf	$3.50	$30,685
Asphalt Paving	Base, Asphalt & Striping	29,212	sy	$27.59	$805,959
Curb & Gutter		13,674	lf	$15.80	$216,049
Storm Water Ponds	2 new / 1 modify (not shown on rendering)	15,872	cy	$12.00	$190,460
Storm Water Pipe		2,767	lf	$68.32	$189,041
Storm Water Manholes		23	ea	$3,881.00	$89,263
Fire / Domestic Water Service to Bldg.		2,795	lf	$35.00	$97,825
Fire Hydrant		5	ea	$3,585.00	$17,925
Backflow Preventer		2	ls	$2,300.00	$4,600
Sanitary Sewer Pipe	ductile iron	1,340	lf	$68.00	$91,120
SS Manholes		4	ea	$4,192.00	$16,768
SS Tie-in at Existing		1	ls	$4,500.00	$4,500
Chilled Water Pipe		1,550	lf	$120.00	$186,000
Chilled Water Pipe	moved from phase VIII to phase III	3,400	lf	$120.00	$408,000
New Chiller Plant	New 500-ton chiller and cooling tower	500	ton	$500.00	$250,000
Relocate Existing Chiller	Relocate 250-ton chiller	1	ls	$30,000.00	$30,000
New Cooling Tower	Cooling tower to work with 250-ton chiller	1	ls	$45,000.00	$45,000
Primary Power	including duct bank	1,890	lf	$140.00	$264,600
Primary Power - manholes		3	ea	$6,000.00	$18,000
Transformer - 500kva		1	ea	$25,000.00	$25,000
Transformer - 2000kva		1	ea	$60,000.00	$60,000
Security Lighting		15	ea	$3,000.00	$45,000
Security Lighting - Roadway		22	ea	$3,000.00	$66,000
Fiber Optic (conduit and cabling)	new cable from bldgs 700 to 500	3,200	lf	$75.00	$240,000
Fiber Optic Handholes		28	ea	$1,500.00	$42,000
Sidewalks		19,878	sf	$5.00	$99,390
Landscaping / Irrigation		1	ls	$75,000.00	$75,000
Physical Plant Building	Building Construction	20,000	sf	$95.00	$1,900,000
Academic Building	Building Construction, 2-story	56,000	sf	$180.00	$10,080,000
Chiller Enclosure at Academic Bldg.		1,000	sf	$35.00	$35,000

EXHIBIT 98 - PHASE III COST DETAIL, PHYSICAL FACILITIES, LOOP ROAD, NEW ACADEMIC BUILDING, NEW CHILLDER AND FIRE MAIN EXTENSION (CONTINUED)

Item	Description	Qty	Unit	Unit Cost	Total
Subtotal - Direct Costs					$15,814,154
Design Contingency		15,814,154		10.00%	$1,581,415
CM's Construction Contingency		15,814,154		2.50%	$395,354
General Conditions		17,790,923		10.00%	$1,779,092
General Liability Insurance		19,570,015		0.31%	$60,667
Builder's Risk Insurance		19,570,015		0.22%	$43,054
Payment & Performance Bonds		19,613,069		0.79%	$154,943
Construction Manager's OH&P		19,768,013		5.00%	$988,401
Total Construction Costs - Phase III					$20,817,080
Soft Costs	includes 5% Owner Contingency	20,817,080		25.00%	$5,204,270
Total Cost - Phase III					**$26,021,350**

EXHIBIT 99 - PHASE IV COST DETAIL, LIBRARY RENOVATION (S), ENTRY PLAZA, QUAD

Item	Description	Qty	Unit	Unit Cost	Total
Clearing / Tree Removal	limited	1	ls	$15,000.00	$15,000
Concrete Sidewalk Demo		11,939	sf	$3.50	$41,787
Sitework	infill / re-grade existing SWMF	1	ls	$35,000.00	$35,000
Momument & Water Feature	South side of Library Bldg.	1	ls	$150,000.00	$150,000
Chilled Water Pipe		300	lf	$120.00	$36,000
Security Lighting		10	ea	$3,000.00	$30,000
Sidwalks		24,475	sf	$5.00	$122,375
Brick Pavers	over concrete for vehicular use	4,000	sf	$15.00	$60,000
Landscaping / Irrigation		1	ls	$50,000.00	$50,000
Bldg 200 (Library) Addition - South	Bldg Construction	3,000	sf	$200.00	$600,000
Existing Bldg 200 Modifications		1	ls	$50,000.00	$50,000
Bldg 300 Facade Improvements	Cosmetic /façade work after MEP area is demo'd	1	ls	$20,000.00	$20,000
Subtotal - Direct Costs					$1,210,162
Design Contingency				10.00%	$121,016
CM's Construction Contingency				2.50%	$30,254
General Conditions				10.00%	$136,143
General Liability Insurance				0.31%	$4,642
Builder's Risk Insurance				0.22%	$3,295
Payment & Performance Bonds				0.79%	$11,857
Construction Manager's OH&P				5.00%	$75,636
Total Construction Costs - Phase IV					$1,593,005
Soft Costs	includes 5% Owner Contingency			20.00%	$318,601
Total Cost - Phase IV					**$1,911,606**

EXHIBIT 100 - PHASE V COST DETAIL, ATHLETIC FIELDS, FIELD SUPPORT, ADDITION TO WELLNESS

Item	Description	Qty	Unit	Unit Cost	Total
Selective Tree Removal / Trimming	for Athletic Fields & Pedestrian Trail	1	ls	$25,000.00	$25,000
Tree Removal	for CDL Training Area	1	ls	$35,000.00	$35,000
Sitework	earthwork for athletic fields	1	ls	$125,000.00	$125,000
Asphalt Paving	Base, Asphalt & Striping	4,255	sy	$27.59	$117,395
Curb & Gutter		1,593	lf	$15.80	$25,169
Storm Water Pipe & Drain Allow.	None shown; yard drains?	1	ls	$15,000.00	$15,000
Domestic Water Service		134	lf	$35.00	$4,690
Backflow Preventer		1	ea	$2,300.00	$2,300
Irrigation Well	for athletic field related irrigation	1	ls	$35,000.00	$35,000
Pedestrian Trail	Select grade & stabilization of path	1	ls	$50,000.00	$50,000
Tennis Courts	Paving, coating, striping & hardware	4	ea	$32,000.00	$128,000
Tennis Court Fencing		724	lf	$32.00	$23,168
Tennis Court Lighting		6	ea	$5,000.00	$30,000
Softball Field Construction	laser-grading, irrigation, sod, equip.	1	ls	$150,000.00	$150,000
Baseball Field Construction		1	ls	$250,000.00	$250,000
Dugouts		1	ls	$20,000.00	$20,000
Soccer Field Construction		1	ls	$75,000.00	$75,000
Multi-Purpose Field Construction		1	ls	$75,000.00	$75,000
Fencing		1	ls	$75,960.00	$75,960
Bleachers	for baseball & softball fields	1	ls	$20,000.00	$20,000
Scoreboards		2	ea	$15,000.00	$30,000
CDL Training & Testing	limerock surface	39,137	sy	$1.25	$48,921
Sports Field Lighting	2 athletic fields (eq. to Musco brand)	1	ls	$312,500.00	$312,500
Sidewalks		2,930	sf	$5.00	$14,650
Landscaping / Irrigation		1	ls	$110,000.00	$110,000
Fiber Optic	pull fiber from Bldg 700	375	lf	$75.00	$28,125
Primary Power	short run to transformer	70	lf	$140.00	$9,800
Transformer		1	ea	$25,000.00	$25,000
Security Lighting		7	ea	$3,000.00	$21,000
Press Box, Concessions & Restrooms	Building Construction; 2-story	1,000	sf	$110.00	$110,000
Addition to Student Wellness Center	Building Construction; 2-story	15,000	sf	$250.00	$3,750,000
Subtotal - Direct Costs					$5,741,679
Design Contingency		5,741,679		10.00%	$574,168
CM's Construction Contingency		5,741,679		2.50%	$143,542
General Conditions		6,459,389		10.00%	$645,939
General Liability Insurance		7,105,328		0.31%	$22,027
Builder's Risk Insurance		7,105,328		0.22%	$15,632
Payment & Performance Bonds		7,120,960		0.79%	$56,256
Construction Manager's OH&P		7,177,215		5.00%	$358,861
Total Construction Costs - Phase V					$7,558,102
Soft Costs	includes 5% Owner Contingency	7,558,102		20.00%	$1,511,620
Total Cost - Phase V					**$9,069,723**

EXHIBIT 101 - PHASE VI COST DETAIL, STUDENT HOUSING

Item	Description	Qty	Unit	Unit Cost	Total
Parking Lot Demo	Lot 9	2,756	sy	$3.50	$9,646
Demo Bldg 1100		39,704	cf	$0.31	$12,308
Sidewalks		5,947	sf	$5.00	$29,735
Storm Water Pipe		1,043	lf	$68.32	$71,258
Storm Water Manholes		12	ea	$3,881.00	$46,572
Fire / Domestic Water Service to Bldg.		665	lf	$35.00	$23,275
Backflow Preventer		4	ea	$2,300.00	$9,200
Fire Hydrant		0	ea	$3,585.00	$0
Sanitary Sewer Pipe	ductile iron	187	lf	$68.00	$12,716
SS Tie-in at Existing		1	ls	$4,500.00	$4,500
Primary Power	including duct bank	1,025	lf	$140.00	$143,500
Transformer - 2000kva		1	ea	$60,000.00	$60,000
Security Lighting		32	ea	$3,000.00	$96,000
Fiber Optic		500	lf	$75.00	$37,500
Sand Volleyball Court		1	ls	$15,000.00	$15,000
Student Housing Bldgs	Building Construction	60,000	sf	$110.00	$6,600,000
Subtotal - Direct Costs					$7,171,210
Design Contingency		7,171,210		10.00%	$717,121
CM's Construction Contingency		7,171,210		2.50%	$179,280
General Conditions		8,067,611		10.00%	$806,761
General Liability Insurance		8,874,372		0.31%	$27,511
Builder's Risk Insurance		8,874,372		0.22%	$19,524
Payment & Performance Bonds		8,893,896		0.79%	$70,262
Construction Manager's OH&P		8,964,158		5.00%	$448,208
Total Construction Costs - Phase VI					$9,439,876
Soft Costs	includes 5% Owner Contingency	9,439,876		25.00%	$2,359,969
Total Cost - Phase VI					**$11,799,845**

EXHIBIT 102 - PHASE VII COST DETAIL, FINE ARTS

Item	Description	Qty	Unit	Unit Cost	Total
Land Clearing		1	ls	$10,000.00	$10,000
Storm water pond construction		4,202	cy	$22.00	$92,449
Domestic / Fire Water Service		189	lf	$35.00	$6,615
Fire Hydrant		1	ea	$3,585.00	$3,585
Backflow Preventer		1	ea	$2,300.00	$2,300
Sanitary Sewer Pipe	ductile iron	634	lf	$68.00	$43,112
SS Manholes		3	ea	$4,192.00	$12,576
SS Tie-in at Existing		1	ls	$4,500.00	$4,500
Storm Water Pipe		450	lf	$68.32	$30,744
Storm Water Manholes		5	ea	$3,881.00	$19,405
Chilled Water Pipe		1,850	lf	$120.00	$222,000
Primary Power	including duct bank	400	lf	$140.00	$56,000
Primary Power - manholes		1	ea	$6,000.00	$6,000
Transformer - 2000kva		1	ea	$60,000.00	$60,000
Security Lighting	existing lighting adequate per Engineer	0	ea	$3,000.00	$0
Fiber Optic (conduit & cable)		1,000	lf	$75.00	$75,000
Fiber Optic - handhole		1	ea	$2,500.00	$2,500
Concrete Sidewalks		4,152	sf	$5.00	$20,760
Fine Arts Building	Bldg Construction	45,000	sf	$346.00	$15,570,000
Subtotal - Direct Costs					$16,237,546
Design Contingency		16,237,546		10.00%	$1,623,755
CM's Construction Contingency		16,237,546		2.50%	$405,939
General Conditions		18,267,240		10.00%	$1,826,724
General Liability Insurance		20,093,964		0.31%	$62,291
Builder's Risk Insurance		20,093,964		0.22%	$44,207
Payment & Performance Bonds		20,138,170		0.79%	$159,092
Construction Manager's OH&P		20,297,262		5.00%	$1,014,863
Total Construction Costs - Phase VII					$21,374,416
Soft Costs	includes 5% Owner Contingency	21,374,416		25.00%	$5,343,604
Total Cost - Phase VII					**$26,718,020**

EXHIBIT 103 - PHASE VIII COST DETAIL, ACADEMIC BUILDING AND ADDITIONAL PARKING

Item	Description	Qty	Unit	Unit Cost	Total
Land Clearing		1	ls	$20,000.00	$20,000
Asphalt / Parking Lot Demo		4,901	sy	$3.50	$17,154
Concrete Sidewalk Demo		19,348	sf	$3.50	$67,718
Storm water pond construction			cy		$0
Asphalt Paving	Base, Asphalt & Striping	8,594	sy	$27.59	$237,108
Curb & Gutter		2,836	lf	$15.80	$44,809
Domestic / Fire Water Service		311	lf	$35.00	$10,885
Fire Hydrant		1	ea	$3,585.00	$3,585
Backflow Preventer		1	ea	$2,300.00	$2,300
Sanitary Sewer Pipe	ductile iron	381	lf	$68.00	$25,908
SS Manholes		1	ea	$4,192.00	$4,192
SS Tie-in at Existing		1	ls	$4,500.00	$4,500
Storm Water Pipe		1,006	lf	$68.32	$68,730
Storm Water Manholes		6	ea	$3,881.00	$23,286
Chilled Water Tie-in		1	ls	$10,000.00	$10,000
Primary Power	including duct bank	804	lf	$140.00	$112,560
Primary Power - manholes		1	ea	$6,000.00	$6,000
Transformer - 2000kva		1	ea	$60,000.00	$60,000
Security Lighting		24	ea	$3,000.00	$72,000
Fiber Optic (conduit & cable)		350	lf	$75.00	$26,250
Fiber Optic - splice vault		1	ea	$12,000.00	$12,000
Concrete Sidewalks		19,289	sf	$5.00	$96,445
Academic Building	Bldg Construction; 2-story	40,000	sf	$185.00	$7,400,000
Subtotal - Direct Costs					$8,325,430
Design Contingency				10.00%	$832,543
CM's Construction Contingency				2.50%	$208,136
General Conditions				10.00%	$936,611
General Liability Insurance				0.31%	$31,938
Builder's Risk Insurance				0.22%	$22,666
Payment & Performance Bonds				0.79%	$81,571
Construction Manager's OH&P				5.00%	$520,348
Total Construction Costs - Phase VIII					$10,959,242
Owner Contingency	includes 5% Owner Contingency			25.00%	$2,739,810
Total Cost - Phase VIII					**$13,699,052**

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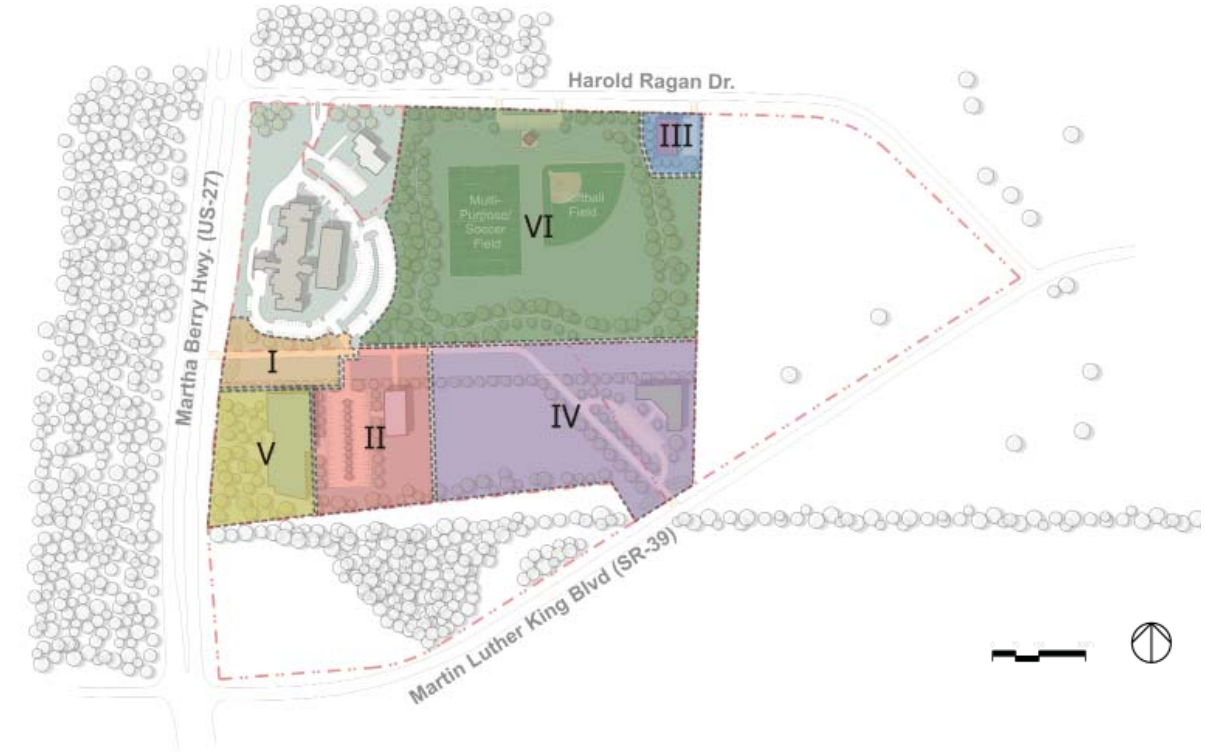
7B IMPLEMENTATION PLAN - EARLY COUNTY

7.1B Phasing Strategy

The full implementation of the master plan is comprised of six phases as illustrated below.

EXHIBIT 104 - DEVELOPMENT PHASES



I Highway 27 Entrance

II Specialized Academic Building

III Physical Facilities Building

IV Regional Conference Center and MLK Entrance

V New Academic Building

VI New Recreational Fields

7.2B Cost Estimate

The cost of the master plan is summarized below. Cost are indicated in current dollars since a project time line has not yet been determined, the costs shuld be adjusted for inflation as each phase is implemented.

EXHIBIT 105 - COST SUMMARY BY PHASE

Phase I	Highway 27 Entrance	$314,365
Phase II	Specialized Academic Building	$3,914,099
Phase III	Physical Facilities Building	$1,518,998
Phase IV	Regional Conference Center & MLK Entrance	$5,360,339
Phase V	New Academic Building	$7,820,226
Phase VI	New Recreational Fields	$1,271,384
Total		**$20,199,411**

Notes:

1. Pricing is based on conceptual drawings and MEP narratives provided by Hastings + Chivetta Architects, Inc. in November 2011.

2. Pricing is based on 2011 index and does not include any market adjustments / cost escalation.

3. Pricing includes soft cost which includes: Design Fees, Permits, Testing, FF&E and 5% Owner Contingency.

EXHIBIT 106 - PHASE I COST DETAIL, HIGHWAY 27 ENTRANCE

Item	Description	Qty	Unit	Unit Cost	Total
Earthwork / Grading		1	ls	$20,000.00	$20,000
Asphalt Paving		1,590	sy	$27.59	$43,868
Curb & Gutter		1,043	lf	$15.80	$16,479
DOT Highway Modifications		1	ls	$25,000.00	$25,000
New Campus Entry Sign		2	ea	$25,000.00	$50,000
Sidewalks		473	sf	$5.00	$2,365
Sod / Seed		58,213	sf	$0.28	$16,300
Landscaping / Irrigation		1	ls	$10,000.00	$10,000
Security Lighting	includes electrical & lighting for entry signs	5	ea	$3,000.00	$15,000
Subtotal - Direct Costs					$199,012
Design Contingency		199,012		10.00%	$19,901
CM's Construction Contingency		199,012		2.50%	$4,975
General Conditions		223,889		10.00%	$22,389
General Liability Insurance		246,278		0.31%	$763
Builder's Risk Insurance		246,278		0.22%	$542
Payment & Performance Bonds		246,819		0.79%	$1,950
Construction Manager's OH&P		248,769		5.00%	$12,438
Total Construction Costs - Phase I					$261,971
Soft Costs	includes 5% Owner Contingency	261,971		20.00%	$52,394
Total Cost - Phase I					**$314,365**

EXHIBIT 107 - PHASE II COST DETAIL, SPECIALIZED ACADEMIC BUILDING

Item	Description	Qty	Unit	Unit Cost	Total
Earthwork / Grading	includes storm pond construction	1	ls	$65,000.00	$65,000
Asphalt Paving		2,877	sy	$27.59	$79,376
Curb & Gutter		1,371	lf	$15.80	$21,662
Storm Water Pipe		60	lf	$68.32	$4,099
Storm Water Manholes		4	ea	$3,881.00	$15,524
Domestic/Fire Water Service to Bldg.		1,505	lf	$35.00	$52,675
Backflow Preventer		1	ls	$2,300.00	$2,300
Fire Hydrant		2	ea	$3,585.00	$7,170
Sanitary Sewer Pipe		983	lf	$68.00	$66,844
SS Manholes		5	ea	$4,192.00	$20,960
Primary Power - duct bank & cabling		1,060	lf	$140.00	$148,400
Primary Power - manholes		2	ea	$6,000.00	$12,000
Transformer		2	ea	$25,000.00	$50,000
Security Lighting		8	ea	$3,000.00	$24,000
Fiber Optic Conduit & Cabling		189	lf	$75.00	$14,175
Fiber Optic Accessories & Splicing		1	ls	$10,000.00	$10,000
Sidewalks		2,912	sf	$5.00	$14,560
Sod / Seed		1	ls	$10,000.00	$10,000
Landscaping / Irrigation		1	ls	$10,000.00	$10,000
Specialized Academic Bldg	Bldg construction; 1-story	10,000	sf	$175.00	$1,750,000
Subtotal - Direct Costs					$2,378,745
Design Contingency				10.00%	$237,875
CM's Construction Contingency				2.50%	$59,469
General Conditions				10.00%	$267,609
General Liability Insurance				0.31%	$9,125
Builder's Risk Insurance				0.22%	$6,476
Payment & Performance Bonds				0.79%	$23,306
Construction Manager's OH&P				5.00%	$148,674
Total Construction Costs - Phase II					$3,131,279
Soft Costs	includes 5% Owner Contingency			25.00%	$782,820
Total Cost - Phase II					**$3,914,099**

EXHIBIT 108 - PHASE III COST DETAIL, PHYSICAL FACILITIES BUILDING

Item	Description	Qty	Unit	Unit Cost	Total
Earthwork / Grading		1	ls	$8,500.00	$8,500
Asphalt Paving		988	sy	$27.59	$27,259
Curb & Gutter		364	lf	$15.80	$5,751
Domestic Water Service to Bldg.		842	lf	$35.00	$29,470
Backflow Preventer		1	ls	$2,300.00	$2,300
Sanitary Sewer Pipe		77	lf	$68.00	$5,236
SS Manholes		2	ea	$4,192.00	$8,384
Primary Power	pole-mount transformer--primary power from street	1	ls	$6,500.00	$6,500
Phone / Data Service Allowance		1	ls	$10,000.00	$10,000
Security Lighting		2	ea	$3,000.00	$6,000
Sod / Seed		31,257	sf	$0.28	$8,752
Landscaping / Irrigation		1	ls	$5,000.00	$5,000
Physical Facilities Bldg	Bldg construction; 1-story	8,000	sf	$100.00	$800,000
Subtotal - Direct Costs					$923,152
Design Contingency		923,152		10.00%	$92,315
CM's Construction Contingency		923,152		2.50%	$23,079
General Conditions				10.00%	$103,855
General Liability Insurance				0.31%	$3,541
Builder's Risk Insurance				0.22%	$2,513
Payment & Performance Bonds				0.79%	$9,045
Construction Manager's OH&P				5.00%	$57,698
Total Construction Costs - Phase III					$1,215,198
Soft Costs	includes 5% Owner Contingency			25.00%	$303,800
Total Cost - Phase III					**$1,518,998**

EXHIBIT 109 - PHASE IV COST DETAIL, REGIONAL CONFERENCE CENTER AND MLK ENTRANCE

Item	Description	Qty	Unit	Unit Cost	Total
Earthwork / Grading		1	ls	$35,000.00	$35,000
Asphalt Paving		4,444	sy	$27.59	$122,610
Curb & Gutter		2,850	lf	$15.80	$45,030
Storm Water Pipe		602	lf	$68.32	$41,129
Storm Water Manholes		6	ea	$3,881.00	$23,286
Domestic/Fire Water Service to Bldg.		229	lf	$35.00	$8,015
Backflow Preventer		1	ls	$2,300.00	$2,300
Fire Hydrant		1	ea	$3,585.00	$3,585
Sanitary Sewer Pipe		808	lf	$68.00	$54,944
SS Manholes		3	ea	$4,192.00	$12,576
Primary Power - duct bank & cabling		225	lf	$140.00	$31,500
Primary Power - manholes		2	ea	$6,000.00	$12,000
Transformer		1	ea	$25,000.00	$25,000
Security Lighting	includes electrical & lighting for entry signs	8	ea	$3,000.00	$24,000
New Campus Entry Sign		2	ea	$25,000.00	$50,000
Sidewalks		3,341	sf	$5.00	$16,705
Sod / Seed	mixture of sod & seed	1	ls	$25,000.00	$25,000
Landscaping / Irrigation		1	ls	$25,000.00	$25,000
Regional Conference Center	Bldg construction; 1-story	15,000	sf	$180.00	$2,700,000
Subtotal - Direct Costs					$3,257,680
Design Contingency				10.00%	$325,768
CM's Construction Contingency				2.50%	$81,442
General Conditions				10.00%	$366,489
General Liability Insurance				0.31%	$12,497
Builder's Risk Insurance				0.22%	$8,869
Payment & Performance Bonds				0.79%	$31,918
Construction Manager's OH&P				5.00%	$203,608
Total Construction Costs - Phase IV					$4,288,271
Soft Costs	includes 5% Owner Contingency			25.00%	$1,072,068
Total Cost - Phase IV					**$5,360,339**

EXHIBIT 110 - PHASE V COST DETAIL, NEW ACADEMIC BUILDING

Item	Description	Qty	Unit	Unit Cost	Total
Earthwork / Grading		1	ls	$25,000.00	$25,000
Asphalt Paving		2,726	sy	$27.59	$75,210
Curb & Gutter		517	lf	$15.80	$8,169
Domestic/Fire Water Service		324	lf	$35.00	$11,340
Backflow Preventer		1	ls	$2,300.00	$2,300
Sanitary Sewer Pipe		436	lf	$68.00	$29,648
SS Manholes		2	ea	$4,192.00	$8,384
Security Lighting		6	ea	$3,000.00	$18,000
Fiber Optic Conduit & Cabling		382	lf	$75.00	$28,650
Fiber Optic Accessories & Splicing		1	ls	$5,000.00	$5,000
Sod / Seed		117,659	sf	$0.28	$32,945
Landscaping / Irrigation		1	ls	$8,000.00	$8,000
Academic Bldg	Bldg construction; 1-story	25,000	sf	$180.00	$4,500,000
Subtotal - Direct Costs					$4,752,645
Design Contingency				10.00%	$475,265
CM's Construction Contingency				2.50%	$118,816
General Conditions				10.00%	$534,673
General Liability Insurance				0.31%	$18,232
Builder's Risk Insurance				0.22%	$12,939
Payment & Performance Bonds				0.79%	$46,565
Construction Manager's OH&P				5.00%	$297,045
Total Construction Costs - Phase V					$6,256,181
Soft Costs	includes 5% Owner Contingency			25.00%	$1,564,045
Total Cost - Phase V					**$7,820,226**

EXHIBIT 111 - PHASE VI COST DETAIL, NEW RECREATIONAL FIELDS

Item	Description	Qty	Unit	Unit Cost	Total
Earthwork / Grading		1	ls	$50,000.00	$50,000
Asphalt Paving		1,306	sy	$27.59	$36,033
Curb & Gutter		726	lf	$15.80	$11,471
Domestic/Fire Water Service to Bldg.	tie-in only	1	ls	$2,500.00	$2,500
Backflow Preventer		1	ls	$2,300.00	$2,300
Sanitary Sewer Pipe		149	lf	$68.00	$10,132
SS Manholes		2	ea	$4,192.00	$8,384
Primary Power - duct bank & cabling		1,385	lf	$140.00	$193,900
Primary Power - manholes		2	ea	$6,000.00	$12,000
Transformer		1	ea	$25,000.00	$25,000
Security Lighting		2	ea	$3,000.00	$6,000
Pedestrian Trail		1	ls	$15,000.00	$15,000
Baseball/Softball Field Construction	laser-grading, irrigation, sod, equipment	1	ls	$150,000.00	$150,000
“Dugouts”	On-grade benches with overhead canopy	1	ls	$10,000.00	$10,000
Multi-Purpose Field Construction		1	ls	$75,000.00	$75,000
Fencing	Backstop plus perimeter of field	1	ls	$27,468.00	$27,468
Bleachers	Smaller / economical system	1	ls	$50,000.00	$50,000
Field Lighting - Not Included		1	ls	$0.00	$0
Sidewalks		3,135	ls	$5.00	$15,675
Landscaping / Irrigation		1	ls	$20,000.00	$20,000
Concessions / Storage / Restrooms Bldg	Bldg construction; 2-story	800	sf	$105.00	$84,000
Subtotal - Direct Costs					$804,862
Design Contingency		804,862		10.00%	$80,486
CM’s Construction Contingency		804,862		2.50%	$20,122
General Conditions		905,470		10.00%	$90,547
General Liability Insurance		996,017		0.31%	$3,088
Builder’s Risk Insurance		996,017		0.22%	$2,191
Payment & Performance Bonds		998,208		0.79%	$7,886
Construction Manager’s OH&P				5.00%	$50,305
Total Construction Costs - Phase VI					$1,059,487
Soft Costs	includes 5% Owner Contingency			20.00%	$211,897
Total Cost - Phase VI					**$1,271,384**

GLOSSARY OF EXHIBITS