CAMPUS REHABILITATION REVISITED: WHAT IS OLD IS NEW AGAIN!

FACILITIES OFFICERS CONFERENCE :: 2017

TODAY’S PRESENTER’S:
Mr. Michael Miller, AIA  USG Historic Preservation Officer & Program Manager-USO-BOR
Mr. Alan Travis, AICP  Assistant Vice Chancellor-Planning & Management-USO BOR
Ms. Karen Gravel, AIA  Principal-Lord Aeck Sargent
Follow-up to last year’s FOC Session
“Transforming 1960’s Buildings into Recruitment Tools”

- Millennial Generation-Trends/Expectations
- Aging USG Inventory/Portfolio—1960’s and early 1970’s Architecture
- Current Rehabilitation & Renovation Trends in Capital Planning/Funding
- Means & Methods/CM Procurement
- Enhanced/Sophisticated Planning Tools/Emerging Technology
- Current Rehabilitation “Best Practices”
- Increased Emphasis on Sustainability
- Mixed-Use Programming within Older Buildings
- “Right-Fit” Programming for Older Buildings
- New Financial/Funding Tools
Hyatt Regency Hotel-Atlanta (1967)

Hartsfield Atlanta Airport Terminal (1961)

C & S Bank Building-Atlanta (1967)
Drayton Tower-Savannah (1951)

Mathematics Building D-KSU Marietta (1962)

Boyd Dormitory-Fort Valley State University (1966)

Atlanta Public Library (1980)

UGA Continuing Education Ctr (1956)

Colston Building-Savannah State (1959)

Jeanes Dormitory-Fort Valley State University (1952)

Healey Apartment Tower-GIT (1969)
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Drayton Tower-Savannah (1951)
Drayton Tower-Savannah (1951)
Drayton Tower-Savannah (1951)—Renovated in 2010
University System of Georgia
New Campuses & New Construction—Boom Period 1960-1974

- Southern Technical Institute (1962)
- Columbus Junior College (1963)
- Dalton Junior College (1963)
- Albany Junior College (1963)
- Brunswick Junior College (1963)
- Cobb County Junior College (1963)
- Gainesville Junior College (1964)
- Macon Junior College (1965)
- Armstrong College (1966)
- Clayton Junior College (1969)
- Floyd Junior College (1970)
- Bainbridge Junior College (1970)
- Waycross Junior College (1970)
- Swainsboro Junior College (1972)
- Atlanta Junior College (1974)

**Bond Issues for 3 Junior Colleges were defeated:
- Griffin Junior College
- Thomasville Junior College
- Dublin Junior College**
Howard Hall (1963)

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Howard Hall-Columbus State University
Front Façade--Before Renovation (2014)

Howard Hall-Columbus State University
Front Façade--After Renovation (2016)
Howard Hall-Columbus State University
Rear Façade--After Renovation (2016)
Former First Methodist Church Building—GCSU
Before Renovation (2003)
Renovated Student Activities Center—GCSU
Adaptive Re-Use from Church to Student Center (2005)
Renovated Student Activities Center—GCSU

Adaptive Re-Use from Church to Student Center (2005)
Campus Theatre—GCSU  Adaptive Use from Movie Theater to Bookstore & Black-Box Theatre (2010)
Campus Theatre—GCSU  Adaptive Use from Movie Theater to Bookstore & Black-Box Theatre/Coffee House (2010)
Renovated Mayfair Hall (1910)—GCSU
Adaptive Re-Use from Hotel/Dormitory to Visitor Center/Admissions (2017)
Renovated Mayfair Hall (1910)—GCSU
Adaptive Re-Use from Hotel/Dormitory to Visitor Center/Admissions (2017)
Before and After of McIntosh House (1820’s)—GCSU
Adaptive Re-Use from Grocery Store/Residence to Faculty Offices (2017)
Miller Hall (1962)—Adaptive Use from Science Labs into General Classroom---Fort Valley State University
Newnan Hospital—Newnan, Georgia (1925)—New Adaptive Use for Health Sciences for University of West Georgia—Newnan
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Renovated Williams Center-Georgia Southern University (2011)
Renovated Williams Center
Georgia Southern University (2011)
USG HC Enrollment and Portfolio GSF

<table>
<thead>
<tr>
<th></th>
<th>1992</th>
<th>2017</th>
<th>Annual △</th>
<th>Overall △</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fall HC Enroll</td>
<td>200 K</td>
<td>326 K</td>
<td>+2.0%</td>
<td>+63%</td>
</tr>
<tr>
<td>Portfolio GSF</td>
<td>43 M</td>
<td>105 M</td>
<td>+3.6%</td>
<td>+141%</td>
</tr>
<tr>
<td>Non Housg/Pkg GSF</td>
<td>36.3 M</td>
<td>71.1 M</td>
<td>+96%</td>
<td></td>
</tr>
</tbody>
</table>

HC Enrollment (K) 1992-2017

- Total GSF (M) 1992-2017
- Annual Growth: +2.0% to +63%
- Overall Growth: +3.6% to +141%

- Non Housing/Package GSF: +96% growth
USG State Funded Capital, FY 2000-2018

- New Const
- Renov/MRR/Infr/Other

Millions (Real, FY17 $)


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USG State Funded Capital (Renovations & MRR), FY 2000-2018

[Bar chart showing the USG State Funded Capital (Renovations & MRR) from FY 2000 to FY 2018. The chart distinguishes between MRR and Renovation Projects.]
USG State Capital Renewal (MRR) Funding Analysis 1992-2018

State MRR Funding (Real, 2017$) per GSF of Owned RI space

- Owned Resident Instruction GSF
Age of USG Owned Building Inventory, 1900 - Present

1901-1918
1.4M GSF (2.0%)  
\( \bar{x} = 9,833 \text{ GSF} \)

1919-1945
5.1M GSF (7.2%)  
\( \bar{x} = 17,967 \text{ GSF} \)

1946-1960
6.6M GSF (9.4%)  
\( \bar{x} = 16,131 \text{ GSF} \)

1961-1975
19.3M GSF (27.4%)  
\( \bar{x} = 27,836 \text{ GSF} \)

1976-1989
9.6M GSF (13.6%)  
\( \bar{x} = 18,436 \text{ GSF} \)
### USG State Funded Capital Projects – Renovation (FY 2000-2018)

#### Owned Building/Space Inventory

<table>
<thead>
<tr>
<th>Building Era</th>
<th>#</th>
<th>Total GSF</th>
<th>% GSF</th>
<th>Avg GSF</th>
<th>$ Total</th>
<th>% Total</th>
<th># Bldgs</th>
<th>% Bldgs</th>
<th>GSF Renov</th>
<th>% GSF</th>
<th>$/Renov GSF</th>
<th>$/Overall GSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>19th Century</td>
<td>99</td>
<td>973,510</td>
<td>1.4%</td>
<td>9,833</td>
<td>$14,870,000</td>
<td>2.9%</td>
<td>3</td>
<td>3.0%</td>
<td>55,620</td>
<td>5.7%</td>
<td>$250.82</td>
<td>$15.27</td>
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<tr>
<td>1901-1918</td>
<td>69</td>
<td>1,420,055</td>
<td>2.0%</td>
<td>20,581</td>
<td>$74,762,000</td>
<td>14.6%</td>
<td>14</td>
<td>20.3%</td>
<td>349,327</td>
<td>24.6%</td>
<td>$250.60</td>
<td>$52.65</td>
</tr>
<tr>
<td>1919-1945</td>
<td>284</td>
<td>5,102,748</td>
<td>7.2%</td>
<td>17,967</td>
<td>$96,273,375</td>
<td>18.8%</td>
<td>21</td>
<td>7.4%</td>
<td>810,657</td>
<td>15.9%</td>
<td>$198.56</td>
<td>$18.87</td>
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<tr>
<td>1946-1960</td>
<td>412</td>
<td>6,645,799</td>
<td>9.4%</td>
<td>16,131</td>
<td>$47,562,625</td>
<td>9.3%</td>
<td>17</td>
<td>4.1%</td>
<td>1,121,293</td>
<td>16.9%</td>
<td>$121.99</td>
<td>$7.16</td>
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<tr>
<td>1961-1975</td>
<td>694</td>
<td>19,318,334</td>
<td>27.4%</td>
<td>27,836</td>
<td>$221,504,000</td>
<td>43.3%</td>
<td>53</td>
<td>7.6%</td>
<td>2,577,255</td>
<td>13.3%</td>
<td>$86.86</td>
<td>$11.47</td>
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<tr>
<td>1976-1989</td>
<td>519</td>
<td>9,568,446</td>
<td>13.6%</td>
<td>18,436</td>
<td>$46,197,000</td>
<td>9.0%</td>
<td>13</td>
<td>2.5%</td>
<td>769,912</td>
<td>8.0%</td>
<td>$75.36</td>
<td>$4.83</td>
</tr>
<tr>
<td>1990-Present</td>
<td>1,076</td>
<td>27,450,604</td>
<td>38.9%</td>
<td>25,512</td>
<td>$10,014,000</td>
<td>2.0%</td>
<td>4</td>
<td>0.4%</td>
<td>496,164</td>
<td>1.8%</td>
<td>$19.20</td>
<td>$0.36</td>
</tr>
<tr>
<td>Total</td>
<td>3,153</td>
<td>70,479,496</td>
<td>100.0%</td>
<td>22,353</td>
<td>$511,183,000</td>
<td>100%</td>
<td>125</td>
<td>4.0%</td>
<td>6,180,228</td>
<td>8.8%</td>
<td>$129.31</td>
<td>$7.25</td>
</tr>
</tbody>
</table>

#### Renovation Investment Characteristics, FY 2000-2018

- **$ / Renovated GSF**
- **$ / Overall GSF**
Framework for System Capital Plan Evaluation
(May 2014)

Proposed Project

- Objective
  *(What are we trying to accomplish, and why)*

- Characteristics
  *(What’s in the box?)*

- Cost
  *(Development? Operating?)*

- Funding
  *(Source? Type?)*

Evaluation Factors

- Mission & Enrollment
- Program/User Impact
- System Strategy
- Master Plan
- Funding Availability
- Facility Conditions
- Opportunity Costs
- Space Utilization
New Technologies in Practice
Laser Scanning for Base Drawings

Dooly County Courthouse
Dooly, Georgia
Condition Assessment Documentation

25-27 Auburn Avenue
Georgia State University
Atlanta, Georgia
Visualization

25-27 Auburn Avenue
Georgia State University
Atlanta, Georgia
Visualization

Terrell Hall
Georgia College and State University
Milledgeville, Georgia
Ennis Hall – Georgia College and State University
Ennis Hall – Georgia College and State University
Carter Hall – Covenant College
Carter Hall – Covenant College
Carter Hall – Covenant College
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Carter Hall – Covenant College

Project – 10th year and counting
Construction – 2nd year – to be completed in 2017
Science Facility to Living/Learning Center
Classrooms, Dorms, Common Areas, Study Spaces
Campbell Hall – Agnes Scott
Campbell Hall – Agnes Scott

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::  CAMPUS REHABILITATION REVISITED
Campbell Hall – Agnes Scott
Gross Hall – Duke University

• Opened in 1968
• Designed by J.N. Pease Associates of Charlotte
• Assisted by Caudill Rowlett Scott of Houston
Gross Hall – Duke University
Gross Hall – Duke University

Before
Gross Hall – Duke University
Gross Hall – Duke University
Gross Hall – Duke University
Informal Gathering

Natural Light Step 2: Atrium

Informal Gathering
Writeable Surfaces and Sun Control
Gross Hall – Duke University
Gross Hall – Duke University
Gaillard Hall – North Georgia College and University
Gaillard Hall – North Georgia College and University
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