



The University System
of Georgia
Board of Regents



THE UNIVERSITY OF GEORGIA

MASTER PLAN

Appendix

July 22, 1999



Date 9/20/98
Project University of Georgia Physical Master Plan
Subject Appendix
From Ayers / Saint / Gross
To University of Georgia

The appendix includes documents or articles of interest corresponding to elements addressed in the Template.

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

APPENDIX – TABLE OF CONTENTS

1. **Tifton and Griffin Campuses**
 - a. **Technical memorandums addressing the Tifton and Griffin Campuses**
 - b. **Proposed Physical Master Plans**
2. **UGA FY '97 Building Condition and Evaluation Report**
3. **MRR (Major Repair and Renovation) Needs Information**
4. **College of Environmental Sciences (CAES) Facilities and Land Use Task Force (FLUTF) Report**
5. **Historic Resources Documentation**
6. **School of Environmental Design Class Project (D.W. Brooks Drive Pedestrian Promenade)**
7. **School of Veterinary Medicine**
 - a. **Request for consideration of a Major Academic Capital Project**
 - b. **“White Paper” concerning Veterinary Teaching Hospital space issues**
8. **College of Environmental Sciences (CAES) Information on Proposed Agricultural Land Consolidation**
9. **The University of Georgia Sign System Guidelines**
10. **Housing Policy Information**
11. **UGA Athletic Association Capital Projects (3/99)**



The University of Georgia

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

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

Tifton and Griffin Campuses

- A. Technical Memorandums addressing the Tifton and Griffin Campuses
- B. Proposed Physical Master Plans

Date April 20, 1998

Project University of Georgia Physical Master Plan

Subject The University of Georgia College of Agricultural and Environmental Sciences (CAES)

From Tifton Campus in Tifton, Georgia

To Ayers Saint Gross

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

University of Georgia

The CAES Tifton Campus is an integral part of the University of Georgia's College of Agricultural and Environmental Sciences and is therefore included in the scope of the Physical Master Plan. Because of its unique nature and remote location in Tifton, it has been treated as a separate campus and is addressed in this technical memorandum.

1. HISTORY

The Coastal Plain Experiment Station (CPES) was established by Act Number 457 of the General Assembly of Georgia on August 19, 1918. It grew from 206 acres and one employee in 1919 to about 6,000 acres and 367 employees in 1993. Max H. Bass has written an excellent, comprehensive history of the Coastal Plain Experiment Station. The title of his work is The UGA Coastal Plain Experiment Station...The first 75 Years (copyright 1993, and printed by Lang Printing Company in Tifton, Georgia). The book covers the history of the CPES from 1918 to 1993.

The Rural Development Center (RDC) was opened in 1971 to provide facilities for the CAES service programs at this location.

The name Tifton Campus for this location was introduced in 1997 as the CAES implemented its strategic plan.

2. GOAL FORMULATION

The mission of the CAES Tifton Campus is consistent with the general mission of the College of Agricultural and Environmental Sciences. The following is a summary of that mission as well as specific goals of the Tifton Campus.

2.1 Institutional Mission Statement and Strategic Plan

The mission of the University of Georgia College of Agricultural and Environmental Sciences is to seek, develop, verify and publish knowledge to enhance the productivity, profitability, and sustainability of agriculture, and to improve environmental quality for the benefit of the people of Georgia and society as a whole; to educate students in the agricultural and environmental sciences and technologies; to disseminate practical information on subjects relating to agriculture, family and consumer sciences and

environmental quality to the people of the state, region, and nation; and to encourage the adoption of such information and methods to improve the quality of life.

2.1.1 Twelve Principles

In addition to the CAES mission as stated above, twelve guiding principles for CAES Facility and Land Use Planning were developed and approved. These principles are stated in the College of Agricultural and Environmental Sciences (CAES) Facilities and Land Use Task Force (FLUTF) report #1. The purpose of the principles is to ensure that all facilities are located to maximize the value of the function(s) to be served, conform to sound principles of environmental design, pedagogy, ecology, social interest of the community, and resource availability. They are as follows:

1. Consistent with the UGA planning policy.
2. Supports the CAES mission.
3. Facilitates multiple use among teaching, research, and service functions.
4. Encourages collaboration and sharing among CAES units, and with other UGA and System units.
5. Ensures protection of the environment and sustainability of Georgia's air, land, and water resources.
6. Focuses primarily upon future needs.
7. Considers need in addition to those of proposing unit.
8. Ensures compatibility with current and projected community interests over the design-life of the facility or land.
9. Meets accessibility needs and standards for clientele.
10. Supports CAES role in "educating" larger UGA population.
11. Considers reassignment of current space, use, etc. as first alternative to meet need.
12. Incorporates whole-farm systems approach in management of properties.

2.2 GOALS AND ISSUES FOR FUTURE ACADEMIC PROGRAM

The Tifton Campus' charge is to continue to develop and deliver information that will enhance food, feed and fiber production, improve the quality of life, and preserve natural resources. The research service, and education programs that will be the focus of future work at the Tifton Campus include six broad areas of inquiry:

- Crop Production and Management
- Environment and Natural Resources
- Animal Production and Management
- Pest Management
- Applied Plant Genetics Precision Agricultural Systems

The growth in the student population at the main campus could affect Tifton Campus growth in an indirect way. The population increase could result in a slight increase in graduate students at the campus. The need and desire for life-long learning opportunities by non-traditional students will certainly need to continue to be facilitated at locations such as the Tifton campus. This may create a higher demand for distance education, which may increase the need for campus instruction facilities or additions to the Rural Development Center.

3. EXISTING CAMPUS CONDITIONS

3.1 Campus Grounds

3.1.1 Campus Framework

The Tifton Campus is located on 6,000 acres of the “coastal plain” in South Georgia near Tifton, Georgia. The campus is adjacent to the Abraham Baldwin Agricultural College. There are experimental plots placed throughout the campus, as well as plots that form the eastern and western edges of campus. Agricultural lands (both farms that are a part of the campus and private farms), surround the campus.

3.1.2 Building Use and Condition

One hundred forty seven buildings make up the Tifton Campus, and The Rural Development Center (RDC) is housed in one building. The campus currently has several buildings that are in poor mechanical condition, unsafe, technically out-dated, and non-compliant with ADA standards.

The current location of the greenhouses on the eastern edge of campus near Interstate 75 is unsatisfactory. Two large construction projects are underway on the campus (National Environmentally Sound Production Agricultural Laboratory and the Natural Products Lab Building). The current feed mill will be insufficient for the new dairy project (CREMY) and will have to be expanded soon.

3.2 Existing Campus Infrastructure

The majority of utilities are currently above ground, and the demand for new utility lines will soon increase with the completion of new projects (such as NESPAL, Vidalia Onion Laboratory, and the Natural Products Lab).

3.3 Existing Community Setting

The campus is situated in a rural area of South Georgia, just south of the city of Tifton. Interstate 75 runs through the campus as does an active major rail line. The railroad divides the campus. The campus has little interaction with Abraham Baldwin Agricultural College other than the hiring of student workers. Occasionally a class from the College will use the Tifton Campus facilities (greenhouses, etc.) to observe some of the scientific processes conducted there.

4. FUTURE CAMPUS REQUIREMENTS

There are no foreseeable major changes in the current staffing requirements or student populations on campus other than that previously mentioned in 2.2 above.

5. PHYSICAL MASTER PLAN

Many facilities need to be renovated to provide adequate office and laboratory space for faculty and staff. The two most historic and distinguishable CPES buildings, the Tift Building and the Animal Science Building, are desperately in need of rehabilitation.

The ill-sited greenhouses need to be relocated to a more satisfactory location. The existing feedmill needs to be updated and expanded. There also needs to be a general indication of future building sites for indeterminate growth.

5.2 Campus Design Issues

The unique setting of the campus in a rural setting should be considered an asset and enhanced whenever possible. Future building, parking, and plots should be sited to support the existing farm lane / road organization. Rainwater Road should be maintained as the primary campus road. The crescent should be protected as the identifiable open space for the CPES. This space could be enhanced by maintaining the open lawn and strengthening the tree line along the road. Trees could be used to line and strengthen the existing roads / lanes which along with the plots, create the dominant campus structure. The experimental plots echo the structural framework of the entire campus. Because the plots define the campus structure, future plot removal should be carefully considered. Reestablishing the garden plots and recording a comprehensive history of the plots would serve to strengthen the history and character of the campus. The existing arboretum and camellia gardens are quite an asset to the campus and should be maintained as such. The entry drive in front of the RDC and red roofed barns needs to be strengthened, including signs for the station at the entrance off the I-75 exit. A north side entrance to the RDC should be created to respond to the relocation of the highway entry ramp.

The Tifton Campus (e.g. CPES) fosters a rich history that is not readily apparent to the public. A concerted effort should be made to identify and edify that history in such a way that it is perceivable to faculty, staff, students and visitors on campus.

The architectural character of future buildings should take cues from either the farm buildings (white barns with red metal roofs), or the original campus buildings (buff / blonde brick with punched windows and pitched roofs). In the parking framework for the campus, front end or parallel parking should be considered rather than large lots.

The Rural Development Center

The pavilion space at the RDC is limited in use due to the wind / heat environmental conditions. Estimates on the enclosure of this space and the HVAC have been too costly in the past, but a long-term solution should be planned for (maybe with regional input).

Discussions of a very large addition to the RDC (large auditorium / performance space of 3000 seats) should acknowledge the physical and environmental limitations of the RDC site. A formal study of options for the RDC site has been conducted by the Office of the University Architects for Facilities Planning in Athens. Should any such development occur, great care must be taken to ensure that the wetland area (creek) west of the RDC site is enhanced. The existing watershed area that includes campus has already been compromised in such a way that stormwater management has been, and will continue to be a costly challenge to the campus. Sound environmental ways of dealing with

stormwater run-off, should be implemented to reduce run-off, storm water management costs, and ensure a healthier environment for the future.

Such actions would be compliant with the clear environmental goals stated in the UGA College of Agricultural and Environmental Sciences Mission Statement. Failure to do so would result in the failure of the institution to carry out a core element of its mission.

The campus could strengthen the image of a strong environmental mission statement, by promoting more environmentally sound treatments of stormwater drainage. This action could also promote regional cooperation by providing a “check-point” to slow down the run-off from the watershed in this area which will in turn help prevent the flooding of the downtown areas in Tifton.



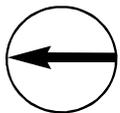
Not to Scale
10/5/98

Legend

-  Proposed Building Sites
-  Existing Buildings

Tifton Campus Master Plan

**The University of Georgia
Physical Master Plan**



Date April 21, 1998
Project University of Georgia Physical Master Plan
Subject The Georgia Experiment Station in Griffin, Georgia
From Ayers Saint Gross
To University of Georgia

Architects and Campus Planners
Ayers/Saint/Gross
222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering
Heery International
999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture
Hughes, Good, O'Leary & Ryan
1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering
LRE Engineering
1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming
Paulien & Associates
899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

The CAES Griffin Campus is an integral part of the University of Georgia's College of Agricultural and Environmental Sciences and is therefore included in the scope of the Physical Master Plan. Because of its unique nature and remote location in Griffin, it has been treated as a separate campus and is addressed in this technical memorandum.

1. HISTORY

The Georgia Experiment Station (GES) was established in 1889 on 130 acres of what was then the Bates farm near Griffin, Georgia. There is a comprehensive history of the Georgia Experiment Station that covers the years 1889 to 1975. B. B. Higgins along with other members of the Georgia Experiment Station Faculty prepared this small internal publication entitled The History of the Georgia Experiment Station. A copy of this history is included in the Appendix.

The name Griffin Campus for this location was introduced in 1997 as the CAES implemented its strategic plan.

2. GOAL FORMULATION

The mission of the CAES Griffin Campus is consistent with the general mission of the College of Agricultural and Environmental Sciences. The following is a summary of that mission as well as specific goals of the Griffin Campus.

2.1 Institutional Mission Statement and Strategic Plan

The mission of the University of Georgia College of Agricultural and Environmental Sciences is to seek, develop, verify and publish knowledge to enhance the productivity, profitability, and sustainability of agriculture, and to improve environmental quality for the benefit of the people of Georgia and society as a whole; to educate students in the agricultural and environmental sciences and technologies; to disseminate practical information on subjects relating to agriculture, family and consumer sciences and environmental quality to the people of the state, region, and nation; and to encourage the adoption of such information and methods to improve the quality of life.

2.1.1 Twelve Principles:

In addition to the CAES mission as stated above, twelve guiding principles for CAES Facility and Land Use Planning were developed and approved. These principles are stated in the College of Agricultural and Environmental Sciences (CAES) Facilities and Land Use Task Force (FLUTF) report #1. The purpose of the principles is to ensure that all

facilities are located to maximize the value of the function(s) to be served and conform to sound principles of environmental design, pedagogy, ecology, social interest of the community, and resource availability. They are as follows:

1. Consistent with the UGA planning policy.
2. Supports the CAES mission.
3. Facilitates multiple use among teaching, research, and service functions.
4. Encourages collaboration and sharing among CAES units, and with other UGA and System units.
5. Ensures protection of the environment and sustainability of Georgia's air, land, and water resources.
6. Focuses primarily upon future needs.
7. Considers need in addition to those of proposing unit.
8. Ensures compatibility with current and projected community interests over the design-life of the facility or land.
9. Meets accessibility needs and standards for clientele.
10. Supports CAES role in "educating" larger UGA population.
11. Considers reassignment of current space, use, etc. as first alternative to meet need.
12. Incorporates whole-farm systems approach in management of properties.

2.2 Goals and Issues for Future Academic Program:

The Griffin Campus' charge is to continue to focus on five broad areas of inquiry. These areas seek to deliver information that could improve the quality of life and preserve natural resources. The research, education, and service programs that will be the focus of the future work at the Griffin Campus include:

- Crop and Pest Management
- Food Safety and Quality Enhancement
- Urban Agriculture
- Applied Plant Genetics
- Environment and Natural Resources

The growth in the student population at the main campus could affect Griffin Campus growth in an indirect way. The population increase could result in a slight increase in graduate students at the campus. The need and desire for life long learning opportunities by non-traditional students will certainly need to continue to be facilitated at locations such as the Griffin Campus. The Griffin Campus has in the past 2 years started a new Continuing Education Program. This program is expected to continue to grow in the near future and its facilities will need to expand with it. The addition of a 300-seat auditorium, support facilities, and parking has been discussed.

3. EXISTING CAMPUS CONDITIONS

3.1 Campus Grounds

3.1.1 Campus Framework

The Griffin Campus is located in Griffin, Georgia approximately 40 miles SE of Atlanta and 90 miles from Athens. Although the city of Griffin and the area around it is quickly being swallowed into Atlanta's growth, it still holds on to a small town feel.

The main part of the campus has the feel of a compact rural settlement with a collection of buildings situated on a grid-like road network. This area is at the center of a large open space created by surrounding experimental plot land. This arrangement creates a unique rural town atmosphere.

3.1.2 Building Use and Condition

Many of the facilities at the Griffin Campus are small buildings that have been retrofitted from their original form to fit their current use, such as a lawn mower shed into an office building and a small house into a lab. This has resulted in high inefficiencies due to the large percentage of buildings housing inappropriate uses and high maintenance costs. This inappropriate use of buildings has also resulted in many life safety issues.

3.2 Existing Campus Infrastructure

The above ground utilities are a continuing maintenance problem. Stormwater issues are increasing and need to be addressed. Lack of parking is perceived to be a campus wide problem.

4. FUTURE CAMPUS REQUIREMENTS

There are no foreseeable major changes in the current staffing requirements or student populations on campus, other than the previously mentioned Continuing Education Program.

5. PHYSICAL MASTER PLAN

5.1 Parking and Circulation

The streets and pedestrian paths need to be defined and enhanced so that a perceivable pattern is developed and way finding is facilitated. The pedestrian route from the Flynt building which will house the campus' administrative functions, could be strengthened if it were developed into a tree-lined path that connected its new courtyard entry across the Mule Barn site to Woodroof Drive.

There is a great need for street names, building numbers and a telephone log for 911 / Emergency access system (especially to labs).

The parking problem could be helped by redefining small, unmarked, makeshift lots into consolidated, efficient marked lots and developing neat parallel parking on the streets.

The unique rural town atmosphere that the arrangement of facilities creates, along with the small farm-lane like roads should be considered an asset and enhanced whenever possible. A new paved road south of Woodruff Drive may encourage sprawl of campus buildings to the south, thus would be discouraged.

5.2 Campus Design Issues

The Griffin Campus (e.g.,GES) fosters a rich history that is not readily apparent to the public. A concerted effort should be made to identify and edify that history in such a way that it is perceivable and appreciated by the faculty, staff, students and visitors on campus. The station could benefit from developing facilities that will enhance and make more perceivable a sense of history and place.

There is a need to consolidate and relocate buildings so that the campus reads as a practical grouping of facilities. The smaller plots mixed in with the buildings on the center of campus, moving to the larger plots in the surrounding areas creates an increasing scale of a plot- like grid. Future development should follow this pattern and enhance the existing framework.

The possible widening of Experiment Street to a four-lane highway could increase the campus' exposure to the community. The Pavilion needs landscaping, the addition of walks and ADA access. A landscape committee for the pavilion is being set up. The committee could then turn its attention to the rest of the campus.

Standards for steeper pitched roofs: 6/12 minimum should be set, along with standards for metal buildings. Diagrams for moving overhead utilities below ground should also be developed.

5.3 Campus Safety

Card- controlled access gates at the other two gated entries are needed.



Not to Scale
10/5/98

Legend

 Proposed Building Sites

 Existing Buildings

Griffin Campus Master Plan

**The University of Georgia
Physical Master Plan**



Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross
222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

UGA FY '97 Building Condition and Evaluation Report

Architecture and Engineering

Heery International
999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan
1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering
1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates
899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 GRAND TOTALS

GROSS AREA: 13,049,190
 REPLACEMENT COST: 1,453,108,433
 BUILDING COUNT: 1,243

	EST CORRECTION COST	% OF EST REP COST
10 FOUNDATION	6,042,131	.4
11 CRACKED FOUNDATION	2,032,034	.1
12 APPARENT SETTLEMENT	2,680,028	.2
13 OTHER PROBLEMS	1,330,069	.1
20 SUPERSTRUCTURE	15,218,538	1.0
21 BROKEN OR CRACKED WALLS	6,897,861	.5
22 ROOF SAGGING	1,286,391	.1
23 FLOOR MOVEMENT EXCESSIVE	3,357,393	.2
24 ROOF PONDS	695,096	.0
25 OTHER PROBLEMS	2,981,797	.2
30 EXTERIOR SKIN	27,546,010	1.9
31 NEEDS NEW ROOF	7,955,994	.5
32 WINDOWS IN POOR CONDITION	11,566,750	.8
33 TUCKPOINTING REQUIRED	2,933,874	.2
34 OTHER PROBLEMS	5,089,392	.4
40 GENERAL	120,650,146	8.3
41 INTERIOR NEEDS PAINTING	8,640,008	.6
42 NEEDS NEW FLOORING	9,715,482	.7
43 NEEDS NEW CEILING	6,321,172	.4
44 INTERIOR WALLS NEED REALIGN	24,208,489	1.7
45 NEEDS NEW FIXED EQUIPMENT	30,806,971	2.1
46 EXITS AND STAIRWAYS	5,366,798	.4
47 ENTRY RAMP	1,310,455	.1
48 ELEVATOR	9,658,029	.7
49 OTHER PROBLEMS	7,904,486	.5
49A ASBESTOS	16,718,256	1.2
50 PLUMBING & FIRE PROTECTION SYS	46,076,586	3.2
51 FIXTURE REPLACEMENT	7,233,355	.5
52 NEEDS NEW WASTE AND VENT	10,333,456	.7
53 WATER LINE CAPACITY INADEQUATE	6,637,652	.5
54 SPRINKLER SYSTEM	14,742,328	1.0
55 HANDICAP ACCESS - TOILETS	4,992,182	.3
56 OTHER PROBLEMS	2,137,613	.1
60 HEATING, VENTILATION & AC SYS	93,705,719	6.4
61 HEATING	20,362,004	1.4
62 VENTILATION	27,369,375	1.9
63 AIR CONDITIONING	29,839,260	2.1
64 TEMPERATURE CONTROL	10,848,124	.7
65 OTHER PROBLEMS	5,286,956	.4
70 ELECT, FIRE ALARM & LIGHT SYS	40,202,524	2.8
71 CAPACITY	5,916,681	.4
72 DISTRIBUTION	21,097,426	1.5
73 FIXTURES	5,443,798	.4
74 FIRE ALARM SYSTEM	6,270,810	.4
75 OTHER PROBLEMS	1,473,809	.1
80 TOTAL BUILDING DEFICIENCY	349,441,680	24.0

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: A AUXILIARY ENTERPRISES
 GROSS AREA: 3,271,119
 REPLACEMENT COST: 273,522,751
 BUILDING COUNT: 80

	EST CORRECTION COST	% OF EST REP COST
10 FOUNDATION	615,251	.2
11 CRACKED FOUNDATION	120,545	.0
12 APPARENT SETTLEMENT	372,549	.1
13 OTHER PROBLEMS	122,157	.0
20 SUPERSTRUCTURE	1,573,793	.6
21 BROKEN OR CRACKED WALLS	929,723	.3
22 ROOF SAGGING	94,045	.0
23 FLOOR MOVEMENT EXCESSIVE	211,626	.1
24 ROOF PONDS	31,347	.0
25 OTHER PROBLEMS	307,052	.1
30 EXTERIOR SKIN	6,798,778	2.5
31 NEEDS NEW ROOF	750,566	.3
32 WINDOWS IN POOR CONDITION	3,765,517	1.4
33 TUCKPOINTING REQUIRED	377,034	.1
34 OTHER PROBLEMS	1,905,661	.7
40 GENERAL	20,095,670	7.3
41 INTERIOR NEEDS PAINTING	2,040,050	.7
42 NEEDS NEW FLOORING	2,241,554	.8
43 NEEDS NEW CEILING	1,600,264	.6
44 INTERIOR WALLS NEED REALIGN	1,369,707	.5
45 NEEDS NEW FIXED EQUIPMENT	3,228,380	1.2
46 EXITS AND STAIRWAYS	1,169,415	.4
47 ENTRY RAMP	231,470	.1
48 ELEVATOR	3,622,184	1.3
49 OTHER PROBLEMS	1,463,755	.5
49A ASBESTOS	3,128,891	1.1
50 PLUMBING & FIRE PROTECTION SYS	11,401,543	4.2
51 FIXTURE REPLACEMENT	1,868,786	.7
52 NEEDS NEW WASTE AND VENT	3,095,266	1.1
53 WATER LINE CAPACITY INADEQUATE	1,951,747	.7
54 SPRINKLER SYSTEM	3,108,221	1.1
55 HANDICAP ACCESS - TOILETS	494,381	.2
56 OTHER PROBLEMS	883,142	.3
60 HEATING, VENTILATION & AC SYS	24,652,396	9.0
61 HEATING	5,480,762	2.0
62 VENTILATION	6,969,514	2.5
63 AIR CONDITIONING	8,123,046	3.0
64 TEMPERATURE CONTROL	2,331,282	.9
65 OTHER PROBLEMS	1,747,792	.6
70 ELECT, FIRE ALARM & LIGHT SYS	7,172,169	2.6
71 CAPACITY	1,042,977	.4
72 DISTRIBUTION	3,215,631	1.2
73 FIXTURES	627,087	.2
74 FIRE ALARM SYSTEM	2,251,325	.8
75 OTHER PROBLEMS	35,149	.0
80 TOTAL BUILDING DEFICIENCY	72,309,659	26.4

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: B ATHLETIC ASSOCIATION
 GROSS AREA: 130,075
 REPLACEMENT COST: 15,339,886
 BUILDING COUNT: 11

	EST CORRECTION COST	% OF EST REP COST
10 FOUNDATION	12,749	.1
11 CRACKED FOUNDATION		.0
12 APPARENT SETTLEMENT		.0
13 OTHER PROBLEMS	12,749	.1
20 SUPERSTRUCTURE	83,292	.5
21 BROKEN OR CRACKED WALLS	1,204	.0
22 ROOF SAGGING		.0
23 FLOOR MOVEMENT EXCESSIVE		.0
24 ROOF PONDS		.0
25 OTHER PROBLEMS	82,088	.5
30 EXTERIOR SKIN	54,655	.4
31 NEEDS NEW ROOF		.0
32 WINDOWS IN POOR CONDITION		.0
33 TUCKPOINTING REQUIRED		.0
34 OTHER PROBLEMS	54,655	.4
40 GENERAL	209,735	1.4
41 INTERIOR NEEDS PAINTING	23,796	.2
42 NEEDS NEW FLOORING	33,708	.2
43 NEEDS NEW CEILING	47,330	.3
44 INTERIOR WALLS NEED REALIGN		.0
45 NEEDS NEW FIXED EQUIPMENT	52,741	.3
46 EXITS AND STAIRWAYS	30,912	.2
47 ENTRY RAMP		.0
48 ELEVATOR		.0
49 OTHER PROBLEMS	21,248	.1
49A ASBESTOS		.0
50 PLUMBING & FIRE PROTECTION SYS	35,764	.2
51 FIXTURE REPLACEMENT	4,250	.0
52 NEEDS NEW WASTE AND VENT	8,499	.1
53 WATER LINE CAPACITY INADEQUATE	4,250	.0
54 SPRINKLER SYSTEM	18,765	.1
55 HANDICAP ACCESS - TOILETS		.0
56 OTHER PROBLEMS		.0
60 HEATING, VENTILATION & AC SYS	60,840	.4
61 HEATING		.0
62 VENTILATION		.0
63 AIR CONDITIONING		.0
64 TEMPERATURE CONTROL		.0
65 OTHER PROBLEMS	60,840	.4
70 ELECT, FIRE ALARM & LIGHT SYS	98,066	.6
71 CAPACITY	2,125	.0
72 DISTRIBUTION	2,125	.0
73 FIXTURES	25,186	.2
74 FIRE ALARM SYSTEM	66,756	.4
75 OTHER PROBLEMS	1,874	.0
80 TOTAL BUILDING DEFICIENCY	555,098	3.6

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: C COOPERATIVE EXTENSION SERVICE
 GROSS AREA: 539,305
 REPLACEMENT COST: 54,424,012
 BUILDING COUNT: 216

	EST CORRECTION COST	% OF EST REP COST
10	FOUNDATION	
11	CRACKED FOUNDATION	1.0
12	APPARENT SETTLEMENT	.5
13	OTHER PROBLEMS	.4
20	SUPERSTRUCTURE	
21	BROKEN OR CRACKED WALLS	.1
22	ROOF SAGGING	1.5
23	FLOOR MOVEMENT EXCESSIVE	.8
24	ROOF PONDS	.3
25	OTHER PROBLEMS	.1
30	EXTERIOR SKIN	
31	NEEDS NEW ROOF	.1
32	WINDOWS IN POOR CONDITION	.2
33	TUCKPOINTING REQUIRED	3.2
34	OTHER PROBLEMS	.9
40	GENERAL	
41	INTERIOR NEEDS PAINTING	1.5
42	NEEDS NEW FLOORING	.1
43	NEEDS NEW CEILING	.2
44	INTERIOR WALLS NEED REALIGN	.7
45	NEEDS NEW FIXED EQUIPMENT	6.2
46	EXITS AND STAIRWAYS	1.2
47	ENTRY RAMP	1.1
48	ELEVATOR	.3
49	OTHER PROBLEMS	.4
49A	ASBESTOS	
50	PLUMBING & FIRE PROTECTION SYS	2.2
51	FIXTURE REPLACEMENT	.7
52	NEEDS NEW WASTE AND VENT	.1
53	WATER LINE CAPACITY INADEQUATE	.0
54	SPRINKLER SYSTEM	.1
55	HANDICAP ACCESS - TOILETS	.1
56	OTHER PROBLEMS	.0
60	HEATING, VENTILATION & AC SYS	
61	HEATING	3.8
62	VENTILATION	.6
63	AIR CONDITIONING	.6
64	TEMPERATURE CONTROL	.8
65	OTHER PROBLEMS	.8
70	ELECT, FIRE ALARM & LIGHT SYS	
71	CAPACITY	1.0
72	DISTRIBUTION	.1
73	FIXTURES	.1
74	FIRE ALARM SYSTEM	7.5
75	OTHER PROBLEMS	1.6
80	TOTAL BUILDING DEFICIENCY	1.5
		3.4
		.9
		.1
		4.3
		.6
		2.3
		.5
		.9
		.0
		27.5

MAINT FUND TYPE: E AG EXPERIMENT STATIONS
 GROSS AREA: 1,791,084
 REPLACEMENT COST: 123,214,167
 BUILDING COUNT: 559

	EST CORRECTION COST	% OF EST REP COST	
10	FOUNDATION	1,757,752	1.4
11	CRACKED FOUNDATION	759,922	.6
12	APPARENT SETTLEMENT	821,245	.7
13	OTHER PROBLEMS	176,585	.1
20	SUPERSTRUCTURE	3,272,844	2.7
21	BROKEN OR CRACKED WALLS	1,300,866	1.1
22	ROOF SAGGING	487,358	.4
23	FLOOR MOVEMENT EXCESSIVE	505,200	.4
24	ROOF PONDS	165,690	.1
25	OTHER PROBLEMS	813,730	.7
30	EXTERIOR SKIN	5,007,483	4.1
31	NEEDS NEW ROOF	1,952,784	1.6
32	WINDOWS IN POOR CONDITION	1,677,168	1.4
33	TUCKPOINTING REQUIRED	656,575	.5
34	OTHER PROBLEMS	720,956	.6
40	GENERAL	15,067,801	12.2
41	INTERIOR NEEDS PAINTING	1,132,408	.9
42	NEEDS NEW FLOORING	846,153	.7
43	NEEDS NEW CEILING	512,592	.4
44	INTERIOR WALLS NEED REALIGN	3,909,617	3.2
45	NEEDS NEW FIXED EQUIPMENT	3,477,900	2.8
46	EXITS AND STAIRWAYS	545,877	.4
47	ENTRY RAMP	113,093	.1
48	ELEVATOR	187,591	.2
49	OTHER PROBLEMS	3,193,495	2.6
49A	ASBESTOS	1,149,075	.9
50	PLUMBING & FIRE PROTECTION SYS	3,149,617	2.6
51	FIXTURE REPLACEMENT	510,967	.4
52	NEEDS NEW WASTE AND VENT	796,803	.6
53	WATER LINE CAPACITY INADEQUATE	439,003	.4
54	SPRINKLER SYSTEM	900,939	.7
55	HANDICAP ACCESS - TOILETS	351,995	.3
56	OTHER PROBLEMS	149,910	.1
60	HEATING, VENTILATION & AC SYS	9,273,719	7.5
61	HEATING	2,198,937	1.8
62	VENTILATION	2,378,362	1.9
63	AIR CONDITIONING	3,131,055	2.5
64	TEMPERATURE CONTROL	1,365,663	1.1
65	OTHER PROBLEMS	199,702	.2
70	ELECT, FIRE ALARM & LIGHT SYS	5,933,035	4.8
71	CAPACITY	506,852	.4
72	DISTRIBUTION	3,841,851	3.1
73	FIXTURES	643,017	.5
74	FIRE ALARM SYSTEM	692,815	.6
75	OTHER PROBLEMS	248,500	.2
80	TOTAL BUILDING DEFICIENCY	43,462,242	35.3

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: I MARINE INSTITUTE
 GROSS AREA: 105,204
 REPLACEMENT COST: 9,263,487
 BUILDING COUNT: 48

	EST CORRECTION COST	% OF EST REP COST	
10	FOUNDATION	73,038	.8
11	CRACKED FOUNDATION	12,375	.1
12	APPARENT SETTLEMENT	57,327	.6
13	OTHER PROBLEMS	3,336	.0
20	SUPERSTRUCTURE	339,594	3.7
21	BROKEN OR CRACKED WALLS	96,804	1.0
22	ROOF SAGGING	170,054	1.8
23	FLOOR MOVEMENT EXCESSIVE	60,147	.6
24	ROOF PONDS	12,445	.1
25	OTHER PROBLEMS	144	.0
30	EXTERIOR SKIN	664,306	7.2
31	NEEDS NEW ROOF	124,947	1.3
32	WINDOWS IN POOR CONDITION	175,256	1.9
33	TUCKPOINTING REQUIRED	16,501	.2
34	OTHER PROBLEMS	347,602	3.8
40	GENERAL	658,819	7.1
41	INTERIOR NEEDS PAINTING	127,796	1.4
42	NEEDS NEW FLOORING	70,173	.8
43	NEEDS NEW CEILING	37,790	.4
44	INTERIOR WALLS NEED REALIGN	243,830	2.6
45	NEEDS NEW FIXED EQUIPMENT	103,954	1.1
46	EXITS AND STAIRWAYS	7,829	.1
47	ENTRY RAMP	11,834	.1
48	ELEVATOR		.0
49	OTHER PROBLEMS	8,275	.1
49A	ASBESTOS	47,338	.5
50	PLUMBING & FIRE PROTECTION SYS	260,494	2.8
51	FIXTURE REPLACEMENT	121,421	1.3
52	NEEDS NEW WASTE AND VENT	70,823	.8
53	WATER LINE CAPACITY INADEQUATE	36,380	.4
54	SPRINKLER SYSTEM	8,201	.1
55	HANDICAP ACCESS - TOILETS	23,669	.3
56	OTHER PROBLEMS		.0
60	HEATING, VENTILATION & AC SYS	330,472	3.6
61	HEATING	82,082	.9
62	VENTILATION	117,561	1.3
63	AIR CONDITIONING	106,145	1.1
64	TEMPERATURE CONTROL	24,684	.3
65	OTHER PROBLEMS		.0
70	ELECT, FIRE ALARM & LIGHT SYS	211,711	2.3
71	CAPACITY	57,466	.6
72	DISTRIBUTION	104,166	1.1
73	FIXTURES	45,703	.5
74	FIRE ALARM SYSTEM	4,124	.0
75	OTHER PROBLEMS	252	.0
80	TOTAL BUILDING DEFICIENCY	2,538,431	27.4

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: M MARINE EXTENSION SERVICE
 GROSS AREA: 65,950
 REPLACEMENT COST: 8,873,243
 BUILDING COUNT: 7

	EST CORRECTION COST	% OF EST REP COST
10 FOUNDATION	152,136	1.7
11 CRACKED FOUNDATION	24,402	.3
12 APPARENT SETTLEMENT	33,881	.4
13 OTHER PROBLEMS	93,853	1.1
20 SUPERSTRUCTURE	54,461	.6
21 BROKEN OR CRACKED WALLS	39,039	.4
22 ROOF SAGGING		.0
23 FLOOR MOVEMENT EXCESSIVE	15,422	.2
24 ROOF PONDS		.0
25 OTHER PROBLEMS		.0
30 EXTERIOR SKIN	362,615	4.1
31 NEEDS NEW ROOF	107,100	1.2
32 WINDOWS IN POOR CONDITION	42,069	.5
33 TUCKPOINTING REQUIRED		.0
34 OTHER PROBLEMS	213,446	2.4
40 GENERAL	645,364	7.3
41 INTERIOR NEEDS PAINTING	115,048	1.3
42 NEEDS NEW FLOORING	100,143	1.1
43 NEEDS NEW CEILING	61,120	.7
44 INTERIOR WALLS NEED REALIGN	80,476	.9
45 NEEDS NEW FIXED EQUIPMENT	214,623	2.4
46 EXITS AND STAIRWAYS		.0
47 ENTRY RAMP	11,917	.1
48 ELEVATOR		.0
49 OTHER PROBLEMS	33,881	.4
49A ASBESTOS	28,156	.3
50 PLUMBING & FIRE PROTECTION SYS	200,126	2.3
51 FIXTURE REPLACEMENT	63,896	.7
52 NEEDS NEW WASTE AND VENT	35,156	.4
53 WATER LINE CAPACITY INADEQUATE		.0
54 SPRINKLER SYSTEM		.0
55 HANDICAP ACCESS - TOILETS	82,303	.9
56 OTHER PROBLEMS	18,771	.2
60 HEATING, VENTILATION & AC SYS	432,026	4.9
61 HEATING	163,306	1.8
62 VENTILATION	73,930	.8
63 AIR CONDITIONING	194,790	2.2
64 TEMPERATURE CONTROL		.0
65 OTHER PROBLEMS		.0
70 ELECT, FIRE ALARM & LIGHT SYS	207,606	2.3
71 CAPACITY	12,713	.1
72 DISTRIBUTION	30,015	.3
73 FIXTURES	90,758	1.0
74 FIRE ALARM SYSTEM	6,357	.1
75 OTHER PROBLEMS	67,763	.8
80 TOTAL BUILDING DEFICIENCY	2,054,336	23.2

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: R RESIDENT INSTRUCTION
 GROSS AREA: 6,981,861
 REPLACEMENT COST: 960,193,525
 BUILDING COUNT: 237

	EST CORRECTION COST	% OF EST REP COST
10 FOUNDATION	2,826,080	.3
11 CRACKED FOUNDATION	839,935	.1
12 APPARENT SETTLEMENT	1,114,593	.1
13 OTHER PROBLEMS	871,552	.1
20 SUPERSTRUCTURE	8,903,686	.9
21 BROKEN OR CRACKED WALLS	4,008,536	.4
22 ROOF SAGGING	366,986	.0
23 FLOOR MOVEMENT EXCESSIVE	2,449,934	.3
24 ROOF PONDS	412,265	.0
25 OTHER PROBLEMS	1,665,965	.2
30 EXTERIOR SKIN	12,677,373	1.3
31 NEEDS NEW ROOF	4,411,921	.5
32 WINDOWS IN POOR CONDITION	5,055,749	.5
33 TUCKPOINTING REQUIRED	1,780,074	.2
34 OTHER PROBLEMS	1,429,629	.1
40 GENERAL	79,852,179	8.3
41 INTERIOR NEEDS PAINTING	4,449,898	.5
42 NEEDS NEW FLOORING	5,792,146	.6
43 NEEDS NEW CEILING	3,875,982	.4
44 INTERIOR WALLS NEED REALIGN	18,209,955	1.9
45 NEEDS NEW FIXED EQUIPMENT	22,376,561	2.3
46 EXITS AND STAIRWAYS	3,226,468	.3
47 ENTRY RAMP	856,246	.1
48 ELEVATOR	5,838,668	.6
49 OTHER PROBLEMS	2,937,016	.3
49A ASBESTOS	12,289,239	1.3
50 PLUMBING & FIRE PROTECTION SYS	28,798,948	3.0
51 FIXTURE REPLACEMENT	4,327,221	.5
52 NEEDS NEW WASTE AND VENT	5,954,051	.6
53 WATER LINE CAPACITY INADEQUATE	3,733,976	.4
54 SPRINKLER SYSTEM	10,278,153	1.1
55 HANDICAP ACCESS - TOILETS	3,477,913	.4
56 OTHER PROBLEMS	1,027,634	.1
60 HEATING, VENTILATION & AC SYS	54,213,463	5.6
61 HEATING	11,401,959	1.2
62 VENTILATION	16,818,911	1.8
63 AIR CONDITIONING	16,266,406	1.7
64 TEMPERATURE CONTROL	6,553,398	.7
65 OTHER PROBLEMS	3,172,789	.3
70 ELECT, FIRE ALARM & LIGHT SYS	24,020,809	2.5
71 CAPACITY	3,960,608	.4
72 DISTRIBUTION	12,497,233	1.3
73 FIXTURES	3,690,698	.4
74 FIRE ALARM SYSTEM	2,764,216	.3
75 OTHER PROBLEMS	1,108,054	.1
80 TOTAL BUILDING DEFICIENCY	211,292,520	22.0

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: V VET MED EXP STATIONS
 GROSS AREA: 161,149
 REPLACEMENT COST: 7,927,172
 BUILDING COUNT: 84

	EST CORRECTION COST	% OF EST REP COST
10	FOUNDATION	
11	CRACKED FOUNDATION	.9
12	APPARENT SETTLEMENT	.3
13	OTHER PROBLEMS	.5
20	SUPERSTRUCTURE	.0
21	BROKEN OR CRACKED WALLS	2.3
22	ROOF SAGGING	.8
23	FLOOR MOVEMENT EXCESSIVE	.4
24	ROOF PONDS	.6
25	OTHER PROBLEMS	.1
30	EXTERIOR SKIN	.4
31	NEEDS NEW ROOF	2.8
32	WINDOWS IN POOR CONDITION	1.3
33	TUCKPOINTING REQUIRED	.7
34	OTHER PROBLEMS	.5
40	GENERAL	.3
41	INTERIOR NEEDS PAINTING	9.2
42	NEEDS NEW FLOORING	.9
43	NEEDS NEW CEILING	.6
44	INTERIOR WALLS NEED REALIGN	.4
45	NEEDS NEW FIXED EQUIPMENT	2.2
46	EXITS AND STAIRWAYS	2.0
47	ENTRY RAMP	.1
48	ELEVATOR	.1
49	OTHER PROBLEMS	.0
49A	ASBESTOS	2.4
50	PLUMBING & FIRE PROTECTION SYS	.7
51	FIXTURE REPLACEMENT	2.1
52	NEEDS NEW WASTE AND VENT	.4
53	WATER LINE CAPACITY INADEQUATE	.6
54	SPRINKLER SYSTEM	.5
55	HANDICAP ACCESS - TOILETS	.1
56	OTHER PROBLEMS	.2
60	HEATING, VENTILATION & AC SYS	.3
61	HEATING	8.1
62	VENTILATION	2.2
63	AIR CONDITIONING	2.3
64	TEMPERATURE CONTROL	2.4
65	OTHER PROBLEMS	.8
70	ELECT, FIRE ALARM & LIGHT SYS	.3
71	CAPACITY	2.7
72	DISTRIBUTION	.2
73	FIXTURES	1.8
74	FIRE ALARM SYSTEM	.4
75	OTHER PROBLEMS	.2
80	TOTAL BUILDING DEFICIENCY	.0
		28.0

UNIVERSITY OF GEORGIA
 FY 1997 BUILDING CONDITION EVALUATION
 SUMMARY BY MAINTENANCE FUND TYPE

MAINT FUND TYPE: X OTHER
 GROSS AREA: 3,443
 REPLACEMENT COST: 350,190
 BUILDING COUNT: 1

	EST CORRECTION COST	% OF EST REP COST
10 FOUNDATION		.0
11 CRACKED FOUNDATION		.0
12 APPARENT SETTLEMENT		.0
13 OTHER PROBLEMS		.0
20 SUPERSTRUCTURE		.0
21 BROKEN OR CRACKED WALLS	1,751	.5
22 ROOF SAGGING	1,751	.5
23 FLOOR MOVEMENT EXCESSIVE		.0
24 ROOF PONDS		.0
25 OTHER PROBLEMS		.0
30 EXTERIOR SKIN		.0
31 NEEDS NEW ROOF	3,502	1.0
32 WINDOWS IN POOR CONDITION		.0
33 TUCKPOINTING REQUIRED		.0
34 OTHER PROBLEMS		.0
40 GENERAL		.0
41 INTERIOR NEEDS PAINTING	3,502	1.0
42 NEEDS NEW FLOORING	3,502	1.0
43 NEEDS NEW CEILING	3,502	1.0
44 INTERIOR WALLS NEED REALIGN	3,502	1.0
45 NEEDS NEW FIXED EQUIPMENT		.0
46 EXITS AND STAIRWAYS		.0
47 ENTRY RAMP		.0
48 ELEVATOR		.0
49 OTHER PROBLEMS		.0
49A ASBESTOS	3,502	1.0
50 PLUMBING & FIRE PROTECTION SYS		.0
51 FIXTURE REPLACEMENT	7,004	2.0
52 NEEDS NEW WASTE AND VENT		.0
53 WATER LINE CAPACITY INADEQUATE		.0
54 SPRINKLER SYSTEM		.0
55 HANDICAP ACCESS - TOILETS	7,004	2.0
56 OTHER PROBLEMS		.0
60 HEATING, VENTILATION & AC SYS		.0
61 HEATING	10,506	3.0
62 VENTILATION	3,502	1.0
63 AIR CONDITIONING	1,751	.5
64 TEMPERATURE CONTROL	3,502	1.0
65 OTHER PROBLEMS	1,751	.5
70 ELECT, FIRE ALARM & LIGHT SYS		.0
71 CAPACITY	4,554	1.3
72 DISTRIBUTION	1,051	.3
73 FIXTURES	1,051	.3
74 FIRE ALARM SYSTEM	701	.2
75 OTHER PROBLEMS	1,751	.5
80 TOTAL BUILDING DEFICIENCY	44,825	12.8

BUILDING CONDITION EVALUATION
SUMMARY OF ESTIMATED BUILDING CORRECTION COSTS

	<u>Number Buildings</u>	<u>Square Feet</u>	<u>Replacement Cost</u>	<u>Correction Cost</u>
Resident Instruction	237	6,981,861	960,193,525	211,292,520
Agricultural Experiment Stations	559	1,791,084	123,214,167	43,462,242
Cooperative Extension Service	216	539,305	54,424,012	14,968,173
Marine Institute	48	105,204	9,263,487	2,538,431
Marine Extension Service	7	65,950	8,873,243	2,054,336
Veterinary Medicine Experiment Stations	84	161,149	7,927,172	2,216,396
Auxiliary, Athletic, Other	<u>92</u>	<u>3,404,637</u>	<u>289,212,827</u>	<u>72,909,582</u>
TOTAL	<u><u>1,243</u></u>	<u><u>13,049,190</u></u>	<u><u>1,453,108,433</u></u>	<u><u>349,441,680</u></u>

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross
222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

MRR (Major Repair and Renovation) Needs Information

Architecture and Engineering

Heery International
999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan
1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering
1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates
899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

MAJOR REPAIR AND RENOVATION NEEDS

Our major repair and rehabilitation needs continue to grow each year as our vast physical facilities become older and deferred maintenance takes its toll. The price tag for neglecting the renewal of campus infrastructure increases every year. The University completed a comprehensive evaluation of the condition of its buildings in 1996. This study included all of the buildings throughout the state and included a detailed analysis of deficiencies needing correction such as foundations, superstructure, exterior skin, plumbing, HVAC, electrical, fire alarms, lighting, and other general conditions. The total cost of corrections for all building deficiencies is estimated at \$276 million not including auxiliary and athletic facilities. Our MRR request will pinpoint specific projects totaling around \$60 million. Of these requests at least \$13 million are urgent. While the University's replacement value of buildings is about 26% of the System total, UGA maintains 64% of the buildings which are over 50 years or older in the system. With age factored into the formula, UGA's needs represent 33% of the system total as calculated by the Regents' Formula.

Enclosed are the following reports:

- Preliminary Allocation for FY 1999
- History of MRR Allocations
- Building Condition Evaluation Summary
- Building Condition Report

New MRR Target Allocation Method for FY 1999
Including a \$100,000 Base and an Index Factor
Renewal Allowance without 50 Year Age Cap
 Allocation of FY '98 Target Allocation plus 3% Inflation to Universities

	Last Year's Target Allocation (FY '98)	1999 Target Allocation	FY '98 to FY '99 Change
Abraham Baldwin Agricultural College	810,088	1,016,816	206,728
Albany State University	588,116	730,221	142,105
Armstrong Atlantic State University	606,900	754,474	147,574
Atlanta Metropolitan College	353,850	427,754	73,904
Augusta State University	1,110,064	1,404,124	294,060
Bainbridge College	204,610	235,065	30,455
Clayton College & State University	417,579	510,036	92,457
Coastal Georgia Community College	366,489	444,073	77,583
Columbus State University	721,540	902,489	180,949
Dalton College	398,791	485,778	86,987
Darton College	350,214	423,058	72,845
DeKalb College	779,757	977,655	197,898
East Georgia College	176,104	198,261	22,156
Floyd College	264,109	311,887	47,777
Fort Valley State University	949,158	1,196,373	247,216
Gainesville College	350,352	423,238	72,885
Georgia College & State University	1,401,032	1,779,802	378,770
Georgia Institute of Technology	2,878,922	2,965,290	86,368
Georgia Southern University	1,815,077	2,314,389	499,311
Georgia Southwestern State University	802,610	1,007,161	204,551
Georgia State University	1,523,898	1,569,615	45,717
Gordon College	356,974	431,786	74,813
Kennesaw State University	490,481	604,162	113,681
Macon College	388,601	472,622	84,021
Medical College of Georgia	1,337,816	1,377,951	40,134
Middle Georgia College	664,920	829,385	164,465
North Georgia College & State University	806,231	1,011,836	205,605
Savannah State College	1,064,177	1,344,878	280,701
Skidaway Institute	171,963	192,914	20,951
South Georgia College	441,964	541,520	99,556
Southern Polytechnic State University	527,048	651,375	124,327
State University of West Georgia	1,166,564	1,477,073	310,509
University of Georgia	7,029,757	7,240,650	210,893
Valdosta State University	1,134,430	1,435,584	301,154
Waycross College	174,258	195,876	21,619

HISTORY OF MRR ALLOCATIONS

<u>Fiscal Year</u>	<u>System Appropriation</u>	<u>Formula Based on Replacement Value and Age of Building</u>	<u>Formula Based on Replacement Value Alone</u>	<u>UGA Share at 26%</u>	<u>UGA Allocation</u>	<u>UGA Percentage</u>
1988	20,650,353	33%	26%	5,369,092	3,930,000	19.03%
1989	21,377,225	33%	26%	5,558,079	5,268,000	24.64%
1990	21,573,277	33%	26%	5,609,052	3,374,548	15.64%
1991	12,762,500	33%	26%	3,318,250	2,554,000	20.01%
1992	24,066,757	33%	26%	6,257,357	5,495,000	22.83%
1993	25,206,426	33%	26%	6,553,671	6,091,500	24.17%
1994	27,756,534	33%	26%	7,216,699	6,347,948	22.87%
1995	29,144,360	33%	26%	7,577,534	6,691,200	22.96%
1996	30,490,155	33%	26%	7,927,440	7,318,700	24.00%
1997	38,924,444	33%	26%	10,120,355	7,972,225	20.48%
1998	42,924,444	33%	26%	11,160,355	8,151,900	18.99%
1999	45,385,712	33%	26%	11,800,285	7,240,650 *	15.95%

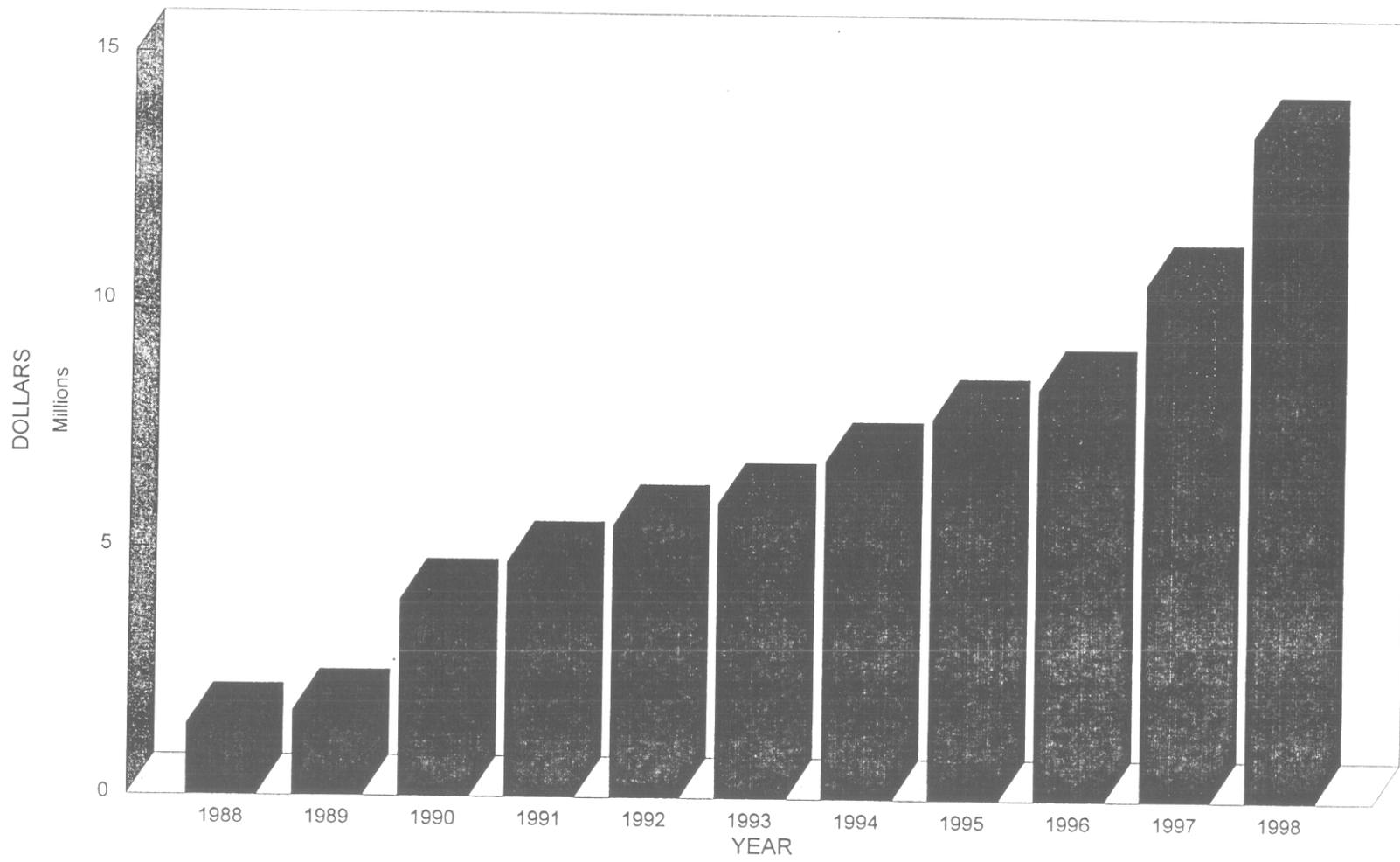
* Proposed allocation for FY 1999 - We assume the FY 99 target amount does not include regulatory projects.

UGA share at 33% level	14,977,285
UGA share at 26% level	11,800,285

INFORMATION REGARDING MRR FORMULAS

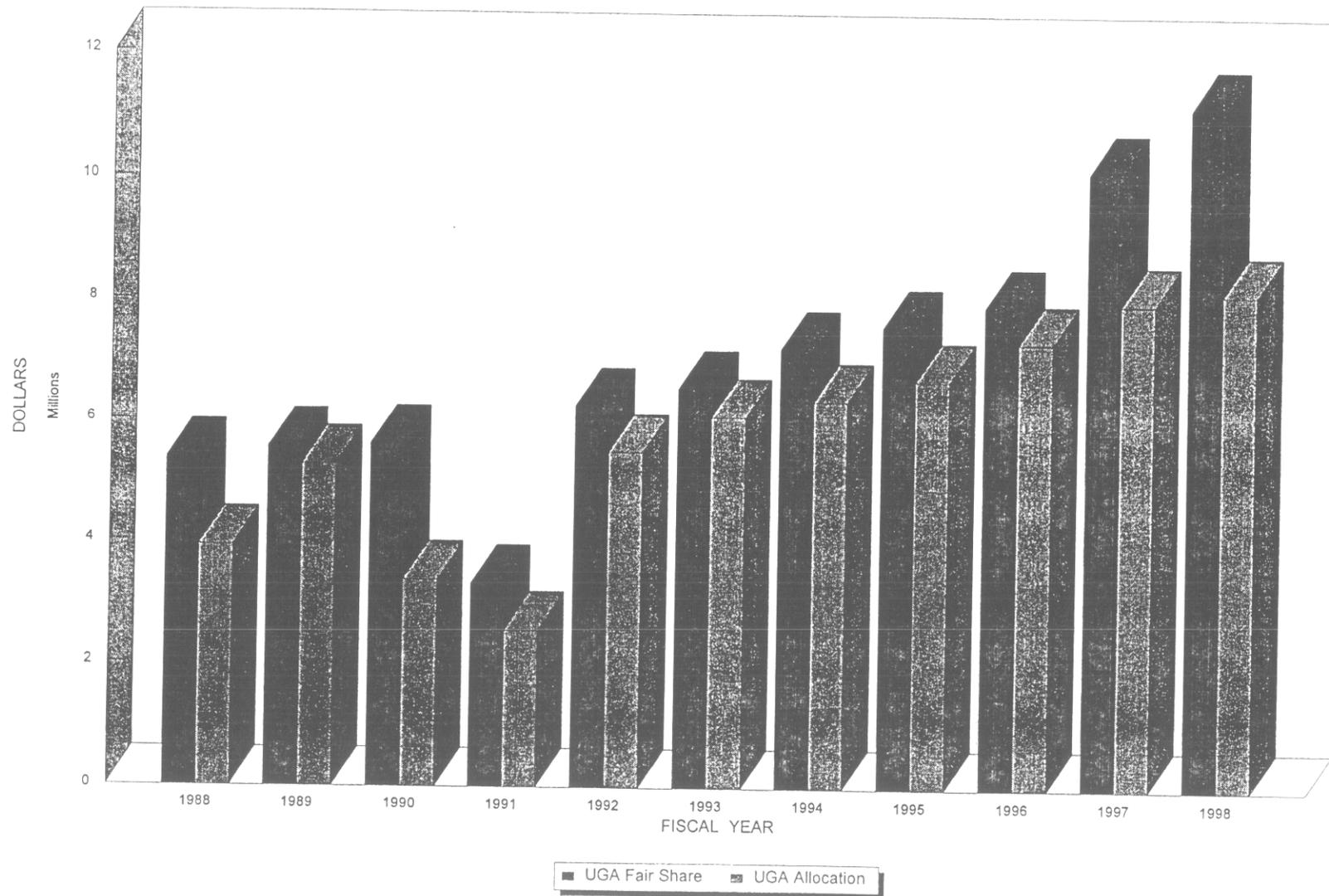
Based on Square Feet	27.0 %
Based on Replacement Value	26.0 %
Based on Square Feet with Age Factored in (Rewerts Formula tailored after Louisiana System Formula)	33.0 % *
Based on Modified Formula Favoring Smaller Institutions (Jones Formula based on 20% utilization factor to adjust Rewerts' Formula)	26.0 %
Allocations in FY '98	19.0 %
Buildings Over 100 Years Old (37)	63.0 % (Of System)
Buildings Over 50 Years Old (229)	64.0 % (Of System)

CUMULATIVE REDUCED FUNDING LEVEL - MRR FUNDS



■ Cumulative Reduced Funding Level

HISTORY OF MRR ALLOCATIONS



Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

College of Environmental Sciences (CAES) Facilities and Land Use Task Force (FLUTF) Report

REPORT #2
May 25, 1998
CAES FACILITIES AND LAND USE TASK FORCE (FLUTF)

Background

The College of Agricultural and Environmental Sciences (CAES) Facilities and Land Use Task Force (FLUTF) was appointed by Dean Gale A. Buchanan in June 1995. The primary purpose of the FLUTF is to review and develop appropriate policies and guidelines to insure that the CAES makes wise and efficient choices in the selection of sites for buildings and the use of land resources.

In response to Dean Buchanan's initial charge in 1995, the FLUTF developed the following items which were presented in Report #1 on August 24, 1995:

1. CAES Facilities and Land Use Policy
2. Recommendations: Main Campus Animal-Related Programs

At the request of Dean Buchanan, the FLUTF reconvened on November 19, 1997 at which time Dean Buchanan reviewed the progress and implementation of the seven recommendations for main campus animal-related programs presented in FLUTF Report #1. He indicated that Recommendations #1 (multipurpose arena), #5 (poultry research center), #6 (red barn), and #7 (bioconversion facility) are being or have been implemented. Dean Buchanan indicated that he was now implementing Recommendation #2: "Move the CAES commercial size swine, beef, and sheep research operations from South Milledge Avenue to appropriate lands in an adjacent county." To assist him in implementation of Recommendation #2, Dean Buchanan presented the FLUTF with the following charge and considerations:

1. Examine the issue about how much land resources are needed to support a contemporary research-extension experimental unit at the College Station.
2. Maintain on main campus animals needed for teaching programs.
3. Move swine operations from main campus.
4. Move equine operations to South Milledge area.
5. Need to develop a new farm in an adjacent county.
6. Need to build a new dairy.
7. Consider selling the current Athens area units - Wilkes Farm, Sams Farm, Horticultural Science Farm, Plant Science Farm and combining these operations on the new farm.
8. A potential site for new farm is being explored by others.

Approach to Fulfill the Charge

At its November 19, 1997 meeting, the FLUTF decided that a review of the current status and process used by several other state agricultural experiment stations in their development of "new" agricultural/environmental research and education centers adjacent to their main campuses would provide valuable information in fulfilling the new charge. Several universities were identified as being good candidates for the survey. A list of desired information to be obtained from this survey was developed (see copy attached to this report). A subcommittee of Hook, Jones, Shulstad, and Threadgill was appointed to conduct the survey via telephone inquiries and follow-up site visits if warranted.

A telephone survey was conducted of the following agricultural experiment stations: Colorado State University, Auburn University, Iowa State University, Texas A & M University, University of Illinois, University of Wisconsin, Louisiana State University, and University of Kentucky. Based upon the information obtained through the telephone survey, follow-up site visits were conducted at the University of Kentucky and Louisiana State University by Hook, Jones, and Threadgill. Dr. Ivery Clifton accompanied the subcommittee for these site visits.

The FLUTF met on May 5, 1998 to review the information obtained from the surveys and site visits. The FLUTF then developed the following recommendations.

Recommendations:

Recommendation #1: The CAES purchase a single large farm in a county adjacent to Clarke County and integrate the current dairy, swine, beef, sheep, plant sciences, and horticulture research farms into this new farm over a period of several years.

The colocation of our current dispersed farm units in a single new farm offers several potential advantages as follows:

- A. Increased efficiency in use of resources.
 - 1. Sharing of equipment, supplies, labor and facilities.
 - 2. Transfers of feeds between crop production units and feed consumption units.
 - 3. Utilization of animal byproducts by production units.

- B. New opportunities for cooperative and innovative research.
 - 1. Multidisciplinary approaches to problems will be facilitated and encouraged.
 - 2. Can explore requirements for on-site handling of all wastes and byproduct materials.

3. Sustainable farming practices that include nearly complete production/recycling of feed stuffs and nutrients.
 4. Balancing farm output of plant and animal nutrients with input of nutrients purchased.
 5. Timber production managed as another sustainable farm unit.
 6. Model for safe and legal handling of pesticides.
 7. Incorporate the ecological principle of biodiversity, particularly in microbial, arthropod, and soil macroorganism through management of plants and animals.
- C. Opportunity to develop a "Eco-Farm" which will demonstrate that agricultural production can be an environmentally and socially acceptable neighbor to adjacent areas.
- D. Demonstrate integrated systems to students, decision makers, producers, and other CAES clientele.

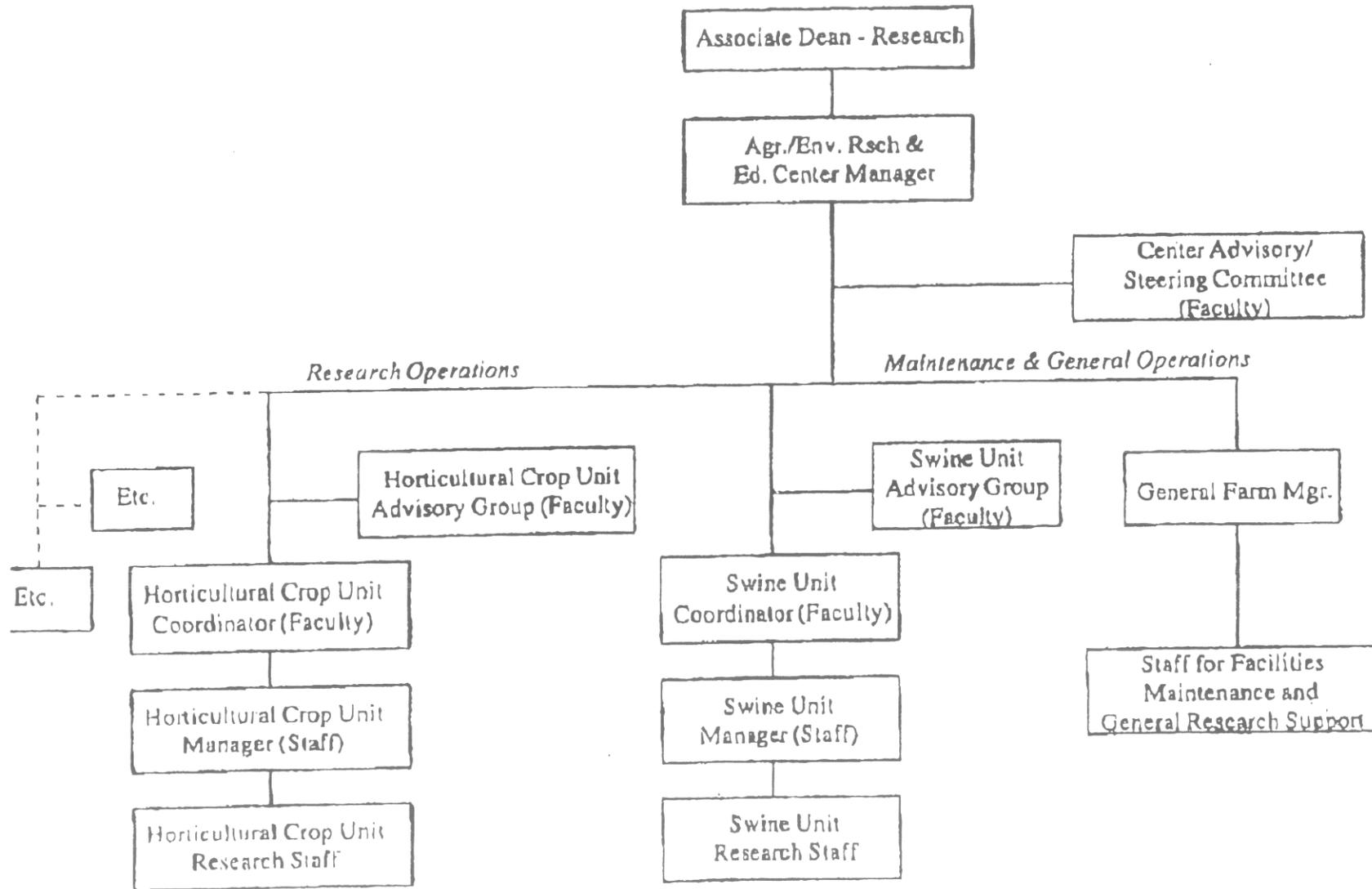
A suggested name for the new farm is Agricultural/Environmental Research and Education Center. The estimated land required is in the 2,500 - 3,000 acre range and depends on the topography and the information developed in Recommendation #4 herein.

Recommendation #2: Centralize the management of the Agricultural/Environmental Research and Education Center.

A suggested organizational chart is presented on the next page. The proposed central management would be comprised of the following key elements:

- A. A Center Manager
1. Responsible for day-to-day Center operations, maintenance, and plant and animal production.
 2. Dedicated to and rewarded for success of research and education activities of Center.
 3. Report to the CAES Associate Dean for Research.
- B. A maintenance and general operations (M & O) component.
1. Responsible for maintenance and repair of facilities, general field operations (e.g. land preparation; mowing of boundaries; harvesting and cleanup of plots; and revenue generation operations, if required; etc.) and research operation support to research units per special request.
 2. Headed by a General Farm Manager.
 3. Have appropriate staff for M & O requirements.

CAES Agricultural/Environmental Research & Education Center Organization and Structure



4. If there is a demonstrated need for operations solely for the purpose of generating revenue, then place responsibility for these operations under this M & O unit.
- C. A research operations component.
1. Comprised of a "research unit" for each of the primary research functions (swine, sheep, dairy, beef, horticultural crops, agronomic crops, etc.).
 - a. Responsible for day-to-day Unit operations and research activities.
 - b. Dedicated to and rewarded for success of research and education activities of Unit.
 2. Each unit will have the following components:
 - a. Unit Advisory Group - comprised of faculty.
 - b. Unit Coordinator - a faculty member.
 - c. Unit Manager - a staff member.
 - d. Unit Research Staff - comprised of staff from the departments using that particular research unit.
- D. Center Advisory/Steering Committee - comprised of a representative from each research Unit Advisory Group.
1. Set policy and guiding principles for facility and land use.
 2. Handle unusual research/education requests.
 3. Plan for orderly and environmentally sound development of facilities, fields and forest.
 4. Plan for environmentally sound and community friendly handling of animal and crop production and waste management.
 5. Plan for interdisciplinary and innovative approaches to Center management.
 6. Review capital and operating budgets of Center.
 7. Resolve conflicts between researchers and Center management.

Recommendation #3: Develop a cost accounting system for the Agricultural/Environmental Research and Education Center.

A realistic and accurate cost accounting system will improve the efficiency of space and resource use, introduce accountability for expenditures at the scientist, M & O and research unit levels, and provide a rational basis for requesting additional resources. It will enable determination of whether we actually need to generate some internal income from sales to enable program growth and whether we are actually generating net revenues from any income generation based activities. A proper cost accounting system will enable delineation of the critical mass (e.g., number of animals or plots) needed for each research unit to accommodate its research goals. A special committee should be appointed to develop a cost accounting system plan. It is

recommended that the committee review some existing accounting systems (e.g. Auburn University, Colorado State University) currently being used for similar purposes.

Some recommended characteristics of the cost accounting system are:

- A. Define "research cost centers" for appropriate field "blocks" (e.g., groups of plots, orchards, pastures, and production fields) and appropriate animal "units" (e.g., single animal or groups of animals managed together throughout their life) that are each assigned to one (or more for multiscientist) research projects.
- B. Charge equipment use hours and labor hours as well as supplies, repairs, and utilities against the appropriate research cost center budgets as they are used. Credit to the research cost center those research grants, in-kind donations, and other revenues brought by the researcher(s).
- C. Define "operations cost centers" for individual equipment, structures, and common use areas (e.g., roads, conservation areas, fences, shops, ponds, wells, etc.) as well as production blocks/animal units that generate sales or feed.
- D. Charge capital repair, rental, and upkeep of the equipment, facilities and general areas against the operations cost centers. Credit sales to the operations cost centers.
- E. Prorate M & O operations expenses and revenues back to research operations units according to the equipment used, labor, land area, etc.
- F. Consider renting all major field equipment items.

Recommendation #4: Refine or develop Departmental needs, plans, and rationale for "field" laboratory space and facilities on the main campus and at the proposed new Center to meet their research and education needs into the 21st century.

The Animal and Dairy Science Department has prepared an excellent plan and they have engaged the services of a consultant to further develop the farm layout for meeting their needs and plans. The Horticulture Department and the Crop and Soil Sciences Department, with input from their collaborating colleagues in Plant Pathology and Entomology, need to move rapidly to develop similar plans. The plans from each of these three endeavors need to be integrated into a comprehensive plan for the Center. The Horticulture Department and the Crop and Soil Sciences Department should consider the potential for using some space on South Milledge Avenue to accommodate limited field laboratory needs for instruction as an alternative to frequent transporting of students to the proposed Center.

The Animal and Dairy Science Department needs to re-evaluate it's proposed land area requirements for each animal unit with regard to revenue generation optimization for research needs only.

Recommendation #5: Engage stakeholders in discussion of relocation of current research units to the proposed new Center.

The Animal and Dairy Science Department has already engaged stakeholders in it's plans for relocating animal research units. The Horticulture Department and the Crop and Soil Sciences Department need to immediately engage stakeholders in similar discussions.

**DESIRED INFORMATION TO BE OBTAINED FROM
SURVEY OF AGRICULTURAL/ENVIRONMENTAL RESEARCH
AND EDUCATION CENTERS**

1. Office of the College or University which has administrative responsibility for the Center?
2. Reason a new or renovated Center was developed. What problems were solved? What problems were created?
3. Base of support for initially developing or renovating the Center. Base of support for maintaining facilities and equipment to enable remaining current.
4. Sources of funding for the Centers' programs in terms of equipment, facilities maintenance and operations (e.g. personnel, supplies). Is a certain scale of operations required to generate a required sales income budget?
5. Organizational/management structure within the Center.
6. Proximity of the Center to the main campus in terms of distance and travel time.
7. General description of physical facilities at the Center (e.g. dormitories, laboratories, shop, dairy, etc.).
8. List of major programs (e.g. dairy production, dairy replacement herd, beef cattle, horticulture-ornamentals, horticulture-fruit, agronomic crops, etc.) conducted at the Center. Indicate acreage, herd size, etc. allocated to each program.
9. Management of machinery and equipment. For example, is equipment maintained in a Center pool or "permanently" allocated to specific programs.
10. Management of support staff allocated to the Center. For example, do personnel function on a Center-wide basis or are they assigned to specific programs.
11. Process by which program priorities are determined and resource allocation decisions are made on both an annual and long-term basis.
12. Degree of emphasis upon environmentally responsible and sustainable systems in the Center's research and education programs and across the entire Center. Was an "environmental impact statement" required when you developed your current Center? Do you require that an environmental impact statement be developed for each new plan for the Center?

13. Use of Center by students, both those engaged in formal classes and those in service-outreach activities. How do they access and utilize the resources and programs at the Center?
14. Plan for "recovering" a site (c.g., plot) after a program is completed. For example, a plant nutrient study for which excessively high rates of phosphorous were applied.
15. Use of private farmer/cooperators for economic reasons in order to have sufficient acreage or specific equipment for meeting program needs.
16. Integration of private sector (i.e., industries) into Center programs through collaborative activities, funding, etc.
17. System for managing/utilizing wastes.

**COLLEGE OF AGRICULTURAL AND ENVIRONMENTAL SCIENCES
RESEARCH AND EDUCATION LEARNING CENTER**

I Introduction

- Importance of Agriculture and the Environment to Georgia
- Role of programs in CAES in support of Georgia agriculture and related interests
- Cite comments heard at recent Green Industry and peanut conferences about importance of our programs

II Vision

- Create a modern agricultural and environmental sciences Research and Education Learning Center at the University of Georgia. Such a facility will be designed, constructed and centrally located so as to facilitate integration of all functions in agricultural and environmental sciences. We seek to be nationally recognized for excellence in agricultural and environmental sciences. More importantly, we seek to be ranked among the top two land grant colleges in the South.

III Context - Why make such an effort? or, What is wrong with our current situation?

- Importance of agriculture and the environment demands that we provide the human resource base through our student programs; research developed thru new technology and means of dissemination of information thru extension to support Georgia's expanding agriculture industry
- Current facilities were designed for an earlier era and are unsuitable in supporting modern, high tech research, extension and instruction programs.
- Current facilities are obsolete and in many cases beyond economical repair.
- Facilities currently used are widely scattered geographically, thereby decreasing efficiency and economy of scale.
- Current facilities lie in the path of urbanization leading to increasing limitations from an environmental prospective.
- Locations of some facilities already makes their use incompatible with the University's and community's needs, growth and development such as handling animal waste from lagoons.

- Current facilities are inadequate to meet acceptable standards of animal care.

IV. Comparison with comparable land-grant universities

- We are in the top tier of Colleges of Agriculture in the nation's Land Grant institutions but lag many of our neighbors in terms of quality of education and research facilities.
- To improve we must compete nationally for the most outstanding faculty available and that requires modern and efficient facilities to teach and conduct research
- Visited University of Kentucky and LSU. Aware of developments at University of Illinois, Texas A&M, Colorado and Auburn.
- Mention the history of Auburn development of such a facility. Current agricultural initiative in Alabama - \$52,000,000 , Auburn University College of Agriculture - \$15,500,000, and Ft. Valley State University - \$8,000,000.
- Bottom line - we must modernize our teaching, research, and extension facilities if we are to be competitive and meet the expectations of our clientele.

V. Goal

- Purchase sufficient land and design, develop, and build centralized facilities that provide for the integration of agricultural and environmental sciences teaching, research, and extension programs in support of learning experiences of both undergraduate and graduate students and to serve the many clientele of the College.

VI. Rationale for effort

- Competitiveness in Agriculture requires strong teaching, research, and education program. Industry requires that our students are trained and knowledgeable of the latest in technology, systems, and management.
- Environmental concerns will undoubtedly become more important in the future
- Available land resource base is constant and there will undoubtedly be greater demands on land in the future
- Research and Education Learning Center concept is supported by college planning that has been underway for the past three years.
- A Research and Education Learning Center as proposed is consistent

- with and complements the University's master planning effort
- Urbanization patterns near the University campus continue to raise land use compatibility issues
- Environmental issues and concerns are growing in agriculture, particularly in animal industries.
- Georgia agriculture is demanding greater emphasis on student friendly learning and support systems that delivers society and job ready graduates who support agriculture and agribusiness industries
- A comprehensive learning center has potential to enhance cross college and unit cooperation

VII. Benefits

- A comprehensive research, education and learning center will anchor work in Athens, Griffin and Tifton as well as field research and demonstration conducted at branch stations across Georgia
- Research education learning center will take college teaching research and extension agendas consistently toward the University's master plan and out of the path of urbanization
- Through a comprehensive approach our college can gain efficiencies by operating a single facility instead of scattered small farm demonstration units

VIII. How do we address this situation?

- Realize this is a major undertaking that has implications for agriculture programs in the University of Georgia for the next 50-100 years.
- Careful planning must be done that recognizes the needs of students, faculty and staff as well as the requirements of Georgia's agriculture industry
- Identify a suitable tract that would facilitate animal programs involving beef, swine, dairy, horses, as well as land for horticultural, agronomic, entomological, and plant pathology research and extension programs
- Sell scattered parcels as necessary and purchase land whose function would be provided by the new Research and Education Learning Center
- We envision that the development of such a center could be accomplished by phasing various activities

- with and complements the University's master planning effort
- Urbanization patterns near the University campus continue to raise land use compatibility issues
- Environmental issues and concerns are growing in agriculture, particularly in animal industries.
- Georgia agriculture is demanding greater emphasis on student friendly learning and support systems that delivers society and job ready graduates who support agriculture and agribusiness industries
- A comprehensive learning center has potential to enhance cross college and unit cooperation

VII. Benefits

- A comprehensive research, education and learning center will anchor work in Athens, Griffin and Tifton as well as field research and demonstration conducted at branch stations across Georgia
- Research education learning center will take college teaching research and extension agendas consistently toward the University's master plan and out of the path of urbanization
- Through a comprehensive approach our college can gain efficiencies by operating a single facility instead of scattered small farm demonstration units

VIII. How do we address this situation?

- Realize this is a major undertaking that has implications for agriculture programs in the University of Georgia for the next 50-100 years.
- Careful planning must be done that recognizes the needs of students, faculty and staff as well as the requirements of Georgia's agriculture industry
- Identify a suitable tract that would facilitate animal programs involving beef, swine, dairy, horses, as well as land for horticultural, agronomic, entomological, and plant pathology research and extension programs
- Sell scattered parcels as necessary and purchase land whose function would be provided by the new Research and Education Learning Center
- We envision that the development of such a center could be accomplished by phasing various activities

Phase 1

Sell

Wilkes Farm
Land in Calhoun (sold)
Attapulgus Farm (part)

Purchase

Sufficient Land to combine all
functions
Multi-purpose Arena
(In design stage)

Phase 2

Sell

Agronomy Farm
Horticulture Farm

Purchase

Facility infrastructure
Beef Facility
Swine Facility
Horticulture Farm

Sell

Sam's Farm

Purchase or Build

Dairy Facility
Horse Facilities
Agronomy, Entomology, &
Pathology Facilities

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

Historic Resources Documentation



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-76*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource
Seney Stovall Chapel/Lucy Cobb Chapel (2617)

2 Location map with North at top

3 Address/location

*NW corner of N. Milledge and Reese Sts.
Athens*

4 Owner's name and mailing address
UGA

5 Building Structure
 Site Object
 Landscape feature

6 Representative example of building type
Number represented

7 Use, current *Vacant/Not in Use*
original *school; church/religious structure*

8 Date of construction (or estimate)
CA. 1882 - 1885

9 Major changes & date (explain in No.25)
 Altered Moved
 Addition Destroyed

10 Architect/engineer/designer

W.W. Thomas

Contractor/builder/craftsman

Unknown

12 Style

Queen Anne - high style

13 Building type

14 Original Floor Plan

one room - two rooms deep

15 Plan shape

octagonal

16 Number of stories

One

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

hip - composition shingle/asphalt shingle

19 Chimney placement & material

no chimney observed - unknown material

20 Type of construction

brick bearing

21 Exterior material(s)

brick: common/American, machine-made

22 Foundation material(s)

brick continuous

23 Porch(es)

stoop (front, 1 story, partial, wood, shed/pent); stoop (rear, 1 story, partial, brick, gable)

24 Windows

double-hung sash (flat-headed, 4/4, rectangular); triple-hung sash (flat-headed, unknown, rectangular)

25 Additional physical description

The building consists of a large octagon, with a smaller intersecting rear octagon. Raised basement. The front porch is set on a gabled pavilion with a quatrefoil vent. Curwork and brackets on front porch. Corbels. Brackets in cornice. Steeply pitched roof. Triple hung sash are 4/4/4. Larger octagon contains a single large room.

Altered - Ca. 1961 - Bell tower removed.

Altered - Ca. 1982 - Exterior renovation.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds;
designed drives/walks; terracing/contouring/retaining walls

Connected to the main building and Margaret Hall by colonnaded walk.

30 Number of buildings 1 structures 0
outbuildings 0 sites 0
landscape features 4

31 Description of the environment

urban - residential (mixed old and new)

Residential area with significant commercial intrusions.

32 Archaeological potential

History

The architect was significant locally. The building was last used
c1946.

34 Historical theme(s)

architecture; religion; education

35 Significance

common architectural style (unusual example/illustration)

architectural design (outstanding qualities)

history - activity (outstanding qualities)

history - person (outstanding qualities)

36 Sources of information

PrLArch Analysis of LCI secondary written 1, 9, 33

Athens, a Pictorial Hist secondary written 1, 8, 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

Section 106 review Grant

Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name Athens West

UTM reference

17 279200 3759700

zone easting northing

42 Tax map number

43 Recognition and date

National Landmark

1978 National Register - district

Georgia Register

Local designation

1980 HABS/HAER - district

Determination of eligibility

Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-75*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

- 1 Name(s) of resource
Margaret Hall (2001)
- 3 Address/location
*W side of N. Milledge Av, between Reese and Hancock Sts. Between the Chapel and the main building
Athens*
- 4 Owner's name and mailing address
UGA

2 Location map with North at top

- 5 Building Structure
 Site Object
 Landscape feature
- 6 Representative example of building type
Number represented
- 7 Use, current *college/university; research facility*
original *school*

- 8 Date of construction (or estimate)
CA. 1900
- 9 Major changes & date (explain in No.25)
 Altered Moved
 Addition Destroyed
- 10 Architect/engineer/designer
Unknown
- 1 Contractor/builder/craftsman
Unknown
- 12 Style
No Academic Style
- 13 Building type
Georgian house
- 14 Original Floor Plan
central hallway (passage) - two rooms deep
- 15 Plan shape
square

- 16 Number of stories
Two
- 17 Facade symmetry & front door(s)
symmetrical, one door
- 18 Roof type & material
pyramidal - composition shingle/asphalt shingle
- 19 Chimney placement & material
no chimney observed - unknown material
- 20 Type of construction
mortise-and-tenon/brace frame
- 21 Exterior material(s)
weatherboard/clapboard/beveled siding
- 22 Foundation material(s)
brick continuous
- 23 Porch(es)
- 24 Windows
double-hung sash (flat-headed, 2/2, rectangular)

- 25 Additional physical description
Three bay facade.

Altered - Ca. 1989 - Renovated.

- 26 Negatives: roll # _____ frames # _____
- Attach contact prints*

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

*yard setting - informal/picturesque; designed plantings/planting beds; designed drives/walks**Connected to Chapel and main building by colonnaded walkway.*

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 3

31 Description of the environment

*urban - residential (mixed old and new)**Residential area with significant commercial intrusions.*

32 Archaeological potential

33 History

34 Historical theme(s)

architecture; education

35 Significance

history - activity (good example/illustration)

36 Sources of information

*PrLArch Analysis of LCI secondary written 1, 8
Regents Report secondary written 1*

37 Prepared by (person, organization and address)

*David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034*38 Date of survey 1992 resurvey

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name Athens West

UTM reference

17 279200 3759700
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
1978 National Register - *district*
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-74*
County *Clarke*

- instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

Lucy Cobb Institute/see section 33 (2000, 2003, 2004)

2 Location map with North at top

3 Address/location

*220 N. Milledge Av. W side of N. Milledge Av, between Reese and Hancock Sts.
Athens*

4 Owner's name and mailing address

UGA

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current

college/university; research facility

original

school; multiple dwelling; dormitory

8 Date of construction (or estimate)

1858

16 Number of stories

Two

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

17 Facade symmetry & front door(s)

symmetrical, one door

10 Architect/engineer/designer

Unknown

18 Roof type & material

hip - metal - standing seam

Contractor/builder/craftsman

Unknown

19 Chimney placement & material

both gable-ends (interior) - stuccoed masonry; three or more chimneys - stuccoed masonry

12 Style

Greek Revival - elements

20 Type of construction

brick bearing

13 Building type

21 Exterior material(s)

stucco

14 Original Floor Plan

central hallway (passage) - two rooms deep

22 Foundation material(s)

brick continuous

15 Plan shape

rectangular

23 Porch(es)

verandah (front, 1 story, full, metal, hip); verandah (rear, 1 story, partial, metal, shed/pent)

25 Additional physical description

Raised basement. Scored stucco. Iron posts and balustrade on porch. Full-height windows open onto the front verandah. Rear verandah is new. Transom and sidelights. Flat entablature over the door. Eleven bay facade with center door. Hoods over windows. Shaped parapet. Brick dentils. "L.C.I. 1858" in center of parapet. Original partial story centered on top was removed.

26 Negatives: roll #

frames #

Addition - Ca. 1990 - Addition to center of rear.

Altered - Ca. 1965 - Top partial floor removed.

Altered - Ca. 1990 - Rehabilitated.

Attach contact prints

27 Description of outbuildings (if any)

kitchen - 2004 On data base as washhouse. Common bond, two interior chimneys, metal roof, gabled, casements. Now used as boardroom. A later kitchen has been demolished.

slave/servant house - 2003 On data base as carriage house, which it may have been at one time. Also called Jennie Smith House or Miss Jennie's Cottage for a teacher who later lived there. Apparently built as servant's house. Second story is later addition. Brick ground floor, weatherboard above. Overhanging second floor. Knee braces and 6/6 sash.

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds; designed drives/walks; terracing/contouring/retaining walls; streetscape - street trees/landscaping; street furniture (benches, lighting etc.)

Historic lamps, brick walk, stone steps, rearing wall. Colonnaded walk connects this building to Margaret Hall and the Chapel.

30 Number of buildings 1 structures 0
outbuildings 2 sites 0
landscape features 6

31 Description of the environment

urban - residential (mixed old and new)

Primarily residential, with significant commercial intrusions.

32 Archaeological potential

History

Originally to be called Athens Female High School. Name changed to Lucy Cobb before it opened. Construction funded by subscription. Became "one of the finest girls' school in the South." Closed in 1931. Property managed by and later acquired by UGA. Served various purposes. Now houses Carl Vinson Institute of Government.

34 Historical theme(s)

architecture; education

35 Significance

common architectural style (unusual example/illustration)
history - development (outstanding qualities)
history - activity (outstanding qualities)

36 Sources of information

Athens, a Pictorial Hist secondary written 1, 8, 33
PrLArch Analysis of LCI secondary written 1, 8, 27, 33
Walking Tour of UGA secondary written 1, 8, 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name Athens West

UTM reference

17 279200 3759700
zone easting northing

42 Tax map number

43 Recognition and date

National Landmark

1970 National Register - district

Georgia Register

Local designation

1936 HABS/HAER - individual

Determination of eligibility

Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-70*
County *Clarke*

* instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

2 Location map with North at top

Business Services Building (0110)

3 Address/location

*424 E. Broad St. SE corner of Broad and Spring Sts.
Athens*

4 Owner's name and mailing address

UGA

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*

original retail store/shop; business/office

8 Date of construction (or estimate)

CA. 1910

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Neoclassical Revival - elements

13 Building type

14 Original Floor Plan

one room - rectangular - one room deep

15 Plan shape

rectangular

16 Number of stories

Three

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

flat - composition shingle/asphalt shingle; built-up/tar & gravel

19 Chimney placement & material

lateral interior - brick; three or more chimneys - brick

20 Type of construction

brick bearing

21 Exterior material(s)

brick: running bond, machine-made

22 Foundation material(s)

brick continuous

23 Porch(es)

recessed (front, 1 story, partial, brick, gable)

24 Windows

double-hung sash (flat-headed, 1/1, rectangular); double-hung sash (round-headed, 1/1, rectangular); double-hung sash (segmental-headed, 1/1, rectangular)

25 Additional physical description

Three bay facade. Ground floor front has been stuccoed, leaving blank arches in place of the windows. Metal awning above the first floor. Round arch over top floor center window. Pilasters at corners. Balustrade atop parapet. Corbel work below cornice. Cornice with dentils. Segmental headed windows on the side. Five chimneys interior along the side. Facade and interior have been partially combined with adjacent building CA-AH-71.

Altered - Ca. 1980 - Ground floor of front facade stuccoed.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 0

31 Description of the environment
urban - commercial (mixed old and new)

32 Archaeological potential

3 History

Three originally separate buildings have been combined into the Business Services building--CA-AH-70, 71 and 72. Date of construction on Regents Report (1939) appears to be incorrect. Located in Downtown Athens Historic District.

34 Historical theme(s)

architecture; commerce

35 Significance

36 Sources of information

Regents Report secondary written 1

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1992 resurvey

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears not to meet Nat. Reg. criteria (integrity)

41 USGS quadrangle name *Athens East*

UTM reference

17 280720 3759820
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1978 National Register - *district*
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources
205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-71*
County *Clarke*

instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource
Business Services Building (0110)

2 Location map with North at top

3 Address/location

*S side of Broad St, second building E of Spring St
AThens*

4 Owner's name and mailing address
UGA

5 Building Structure
 Site Object

Landscape feature

6 Representative example of building type
Number represented

7 Use, current *college/university*
original *retail store/shop; business/office*

8 Date of construction (or estimate)
CA. 1910

9 Major changes & date (explain in No.25)
 Altered Moved
 Addition Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style
Neoclassical Revival - elements

13 Building type

14 Original Floor Plan

one room - rectangular - one room deep

15 Plan shape

rectangular

16 Number of stories
Three

17 Facade symmetry & front door(s)
symmetrical,

18 Roof type & material
flat - built-up/tar & gravel

19 Chimney placement & material
no chimney observed - unknown material

20 Type of construction
brick bearing

21 Exterior material(s)
brick: running bond, machine-made

22 Foundation material(s)
unknown

23 Porch(es)

24 Windows
double-hung sash (flat-headed, 1/1, rectangular); double-hung sash (flat-headed, 2/2, rectangular)

25 Additional physical description

Three bay facade. All ground floor openings have been covered with stucco blank arches. Metal awning above the first floor. Heavy cornice with modillions, balustrade.

Altered - Ca. 1980 - Ground floor stuccoed and some windows replaced.

26 Negatives: roll # frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 0

31 Description of the environment

urban - commercial (mixed old and new)

32 Archaeological potential

3 History

The facade of this building has been combined with that of the building to the right. Appear to be interior connections to the buildings on both sides. All three buildings (CA-AH-70, 71 and 72) have been combined into the Business Services Building. Date of construction on Regents data base is 1939. This appears to be incorrect. In 1923 this building housed the Berenstein Furniture Co. Located in the Downtown Athens Historic District.

34 Historical theme(s)

architecture; commerce

35 Significance

36 Sources of information

Regents Report secondary written 1
Athens Banner 6-24-23 primary written 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1992 resurvey

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears not to meet Nat. Reg. criteria (integrity)*41 USGS quadrangle name *Athens East*

UTM reference

17 280720 3759820
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1978 National Register - district
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-39*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource
Arch and Fence

2 Location map with North at top

3 Address/location

Broad St. Arch is facing College St. Fence runs between Jackson and Lumpkin Sts and extends a short distance down each.

Athens

4 Owner's name and mailing address

UGA

5 Building Structure

Site Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *street furniture/object*

original *street furniture/object*

8 Date of construction (or estimate)

1858

16 Number of stories

9 Major changes & date (explain in No.25)

Altered Moved

Addition Destroyed

17 Facade symmetry & front door(s)

symmetrical,

10 Architect/engineer/designer

Unknown

19 Chimney placement & material

1 Contractor/builder/craftsman

Athens Foundry and Ironworks

20 Type of construction

metal/steel framing

12 Style

21 Exterior material(s)

cast iron/pressed tin

13 Building type

22 Foundation material(s)

14 Original Floor Plan

23 Porch(es)

15 Plan shape

24 Windows

25 Additional physical description

Arch is modeled after the Georgia state seal. Three Doric columns on piers, connected by a horizontal beam, all under a single arch. Lamps on either side.

Altered - Ca. 1960 - Arch moved slightly back and current brick and concrete entry constructed.

Altered - Ca. 1900 - Gates replaced stone stiles.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

30 Number of buildings 0 structures 0
 outbuildings 0 sites 0
 landscape features 1

31 Description of the environment

urban - commercial (mixed old and new)
mixed use (old resources)

Edge of campus.

32 Archaeological potential

History

Erected with funds obtained from the sale of the University's first botanical garden. Replaced and earlier wooden fence. The wooden fence had first been erected to keep livestock off campus.

34 Historical theme(s)

architecture; landscape architecture

35 Significance

architectural design (unusual example/illustration)
history - activity (well preserved example)

Unique feature.

36 Sources of information

Walking Tour of UGA secondary written 1, 8, 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1992 resurvey

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name *Athens West*

UTM reference

17 280480 3759800
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - district
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources
205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-38*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

Treanor House/John A. Cobb House (1657 and 1656)

2 Location map with North at top

3 Address/location

*1234 S. Lumpkin St. Just S of Carlton St.
Athens*

4 Owner's name and mailing address

UGA

5 Building Structure
 Site Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university; research facility*

original single dwelling

8 Date of construction (or estimate)

CA. 1840 - 1849

9 Major changes & date (explain in No.25)

Altered Moved

Addition Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

*Greek Revival - elements
Gothic Revival - elements*

13 Building type

Georgian house

14 Original Floor Plan

central hallway (passage) - two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

hip - metal - standing seam

19 Chimney placement & material

three or more chimneys - stuccoed masonry; lateral exterior - stuccoed masonry

20 Type of construction

mortise-and-tenon/brace frame

21 Exterior material(s)

weatherboard/clapboard/beveled siding; flush board siding

22 Foundation material(s)

brick pier with infill

23 Porch(es)

balcony (front, 1 story, partial, wood, gable); verandah (rear, 1 story, partial, wood, shed/pent); portico (front, 2 story, full, wood, hip)

24 Windows

double-hung sash (flat-headed, 9/9, rectangular); triple-hung sash (flat-headed, unknown, rectangular)

25 Additional physical description

Three bay facade with center door, transom and sidelights. Attenuated Gothic columns. ("Georgia Catalog" considers this type column to be "unique to the Athens-Lexington area.") Square posts and cutwork on veranda on rear ell.

Addition - Ca. 1875 - Rear ell added.

Altered - Ca. 1990 - Rehabilitated.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

guest house - Called "Cobb House" (1656) in Regents Report. Unusual design, hipped roof in center and sheds to either side. Noveltyboard. Built 1938.

greenhouse - C1938. Small, attached to Cobb House. Poor condition.

28 Site plan with North at top**29 Description of landscape features**

yard setting - informal/picturesque; designed plantings/planting beds; designed drives/walks; terracing/contouring/retaining walls; artwork/commemorative monument

Stone retaining wall. Monument marking this a birthplace of Mildred Lewis Rutherford.

30 Number of buildings 1 structures 0
 outbuildings 1 sites 0
 landscape features 4

31 Description of the environment

urban - residential (mixed old and new)
 designed landscape (mixed old and new)

Edge of campus.

32 Archaeological potential**History**

The date and builder of the house are undocumented. Several sources attribute the house to John Addison Cobb. Birthplace of Mary Lewis Rutherford, prominent locally as headmistress of Lucy Cobb Institute and Historian General of the United Daughters of the Confederacy.

34 Historical theme(s)

architecture

35 Significance

common architectural style (unusual example/illustration)

architectural design (unusual example/illustration)

history - person (well preserved example)

Unusual Gothic columns on an otherwise typical Greek Revival house.

36 Sources of information

Georgia Catalog secondary written 1, 33

Historic Houses of Athens secondary written 1, 8, 33

Regents Report secondary written 1, 8, 27

37 Prepared by (person, organization and address)

David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034

38 Date of survey 1990 resurvey 1992**39 Government preservation activity**

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name Athens West

UTM reference

1 7 2 8 0 0 9 0 3 7 5 8 4 2 0
 zone easting northing

42 Tax map number**43 Recognition and date**

- National Landmark
 National Register - individual
 Georgia Register
 Local designation
 1935 HABS/HAER - individual
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-35*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource
Wilson Lumpkin House/Rock House (1012)

2 Location map with North at top

3 Address/location

*South campus, SE corner of Cedar St and Brooks Dr.
Athens*

4 Owner's name and mailing address

UGA

5 Building Structure

Site Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*

original *single dwelling*

8 Date of construction (or estimate)

1842 - 1844

9 Major changes & date (explain in No.25)

Altered Moved

Addition Destroyed

10 Architect/engineer/designer

Wilson Lumpkin

Contractor/builder/craftsman

Edward Lilley, Ireland, mason; David Demorist, New Jersey, carpenter

12 Style

Federal - elements

Greek Revival - elements

13 Building type

Georgian house

14 Original Floor Plan

central hallway (passage) - two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

hip - metal - standing seam

19 Chimney placement & material

lateral interior - brick; three or more chimneys - brick

20 Type of construction

stone bearing

21 Exterior material(s)

random coursed stone

22 Foundation material(s)

stone - continuous

23 Porch(es)

stoop (front, 1 story, partial, wood, hip); stoop (rear, 1 story, partial, wood, shed/pent)

24 Windows

double-hung sash (flat-headed, 6/6, rectangular)

25 Additional physical description

Three bay facade with raised basement. Center door with transom and sidelights. Quoins.

Altered - Ca. 1989 - Front and rear porches replaced. Rear enclosed.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

designed plantings/planting beds; yard setting - informal/picturesque

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 2

31 Description of the environment

*designed landscape (mixed old and new)**Campus.*

32 Archaeological potential

History

Designed by and built for Wilson Lumpkin. Lumpkin served as state representative, congressman, governor, senator, Commissioner to the Cherokee Nation, and state agent for the Western and Atlantic RR. Atlanta was first named Marthasville after his daughter. This house was built for his retirement. Deeded to the university in 1907 by his daughter. A reversion clause in the deed requires the surrounding property be returned to the heirs if the house is destroyed.

34 Historical theme(s)

architecture

35 Significance

*rare architectural technique (outstanding qualities)
 craftsmanship (outstanding qualities)
 history - person (well preserved example)*

36 Sources of information

*Historic Houses of Athens secondary written 1, 8, 10, 33
 Walking Tour of UGA secondary written 1, 8, 33*

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens East*

UTM reference

17 28 07 60 37 58 68 0
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - individual
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-30*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource
Bishop House/Bishop Cottage (0032)

2 Location map with North at top

3 Address/location

*North campus, E side of Jackson St, third building N of Baldwin St
Athens*

4 Owner's name and mailing address

UGA

- 5 Building Structure
 Site Object

Landscape feature

6 Representative example of building type

Number represented

- 7 Use, current *college/university*
 original *single dwelling*

8 Date of construction (or estimate)

1837

9 Major changes & date (explain in No.25)

- Altered Moved
 Addition Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Greek Revival - high style

13 Building type

Georgian cottage

14 Original Floor Plan

central hallway (passage) - two rooms deep

15 Plan shape

rectangular

16 Number of stories

One

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

side-oriented gable - composition shingle/asphalt shingle

19 Chimney placement & material

both gable-ends (interior) - brick

20 Type of construction

brick bearing

21 Exterior material(s)

*brick: common/American, hand-made; weatherboard/clapboard/beveled siding;
plywood/particle board*

22 Foundation material(s)

brick continuous

23 Porch(es)

*portico (front, 1 story, partial, wood, gable); stoop (rear, 1 story, partial,
wood, gable)*

24 Windows

*double-hung sash (flat-headed, 6/6, rectangular); double-hung sash (flat-headed,
9/6, rectangular)*

25 Additional physical description

Three bay facade with center door, transom and sidelights. Pedimented porch supported by two Doric columns. Rear porch enclosed with weatherboard above and plywood on basement level.

26 Negatives: roll

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

*yard setting - informal/picturesque; designed plantings/planting beds; terracing/contouring/retaining walls**Brick retaining wall.*

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 2

31 Description of the environment

*designed landscape (mixed old and new)**Campus.*

32 Archaeological potential

33 History

Built for Thoms Jefferson Bishop. Most of the gardens described in "Garden History of Georgia" are now gone.

34 Historical theme(s)

architecture

35 Significance

*common architectural type (outstanding qualities)**common architectural style (outstanding qualities)**architectural design (well preserved example)*

36 Sources of information

*Garden History of Georgia secondary written 1, 33**Regents Report secondary written 1, 8*

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens East*

UTM reference

17 28 07 00 37 59 60 00
 zone easting northing

42 Tax map number

43 Recognition and date

 National Landmark1970 National Register - individual Georgia Register Local designation HABS/HAER Determination of eligibility Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-15*
County *Clarke*

instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource
Meigs Hall/ Old LeConte Hall (0024)

2 Location map with North at top

3 Address/location

*North campus, E of Herry Dr.
Athens*

4 Owner's name and mailing address

UGA

5 Building Structure
 Site Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*
original *college/university*

8 Date of construction (or estimate)

1905

9 Major changes & date (explain in No.25)

Altered Moved
 Addition Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Neoclassical Revival - elements

13 Building type

14 Original Floor Plan

central hallway (passage) - two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

asymmetrical, one door

18 Roof type & material

flat - built-up/tar & gravel

19 Chimney placement & material

off-center, within roof surface - brick

20 Type of construction

brick bearing

21 Exterior material(s)

brick: common/American, machine-made

22 Foundation material(s)

brick continuous

23 Porch(es)

portico (front, 1 story, partial, brick, shed/pent)

24 Windows

double-hung sash (segmental-headed, 1/1, rectangular)

25 Additional physical description

Four bay facade with paired windows set in segmental arches. Windows on other facades are set singly. Off-center entry with two colonettes set on piers in antis. Transom and sidelights. Heavy cornice with modillions. Basement.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds; designed drives/walks

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 3

31 Description of the environment
designed landscape (mixed old and new)

32 Archaeological potential

History

34 Historical theme(s)

architecture; education

35 Significance

history - activity (well preserved example)

36 Sources of information

Walking Tour of UGA secondary written 1, 8

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens West*

UTM reference

17 280400 3759700
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - *district*
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-14*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

- Name(s) of resource
Moore College (0025)
- 2 Location map with North at top
- 3 Address/location
*North campus, E side of Herry Dr.
Athens*
- 4 Owner's name and mailing address
UGA
- 5 Building Structure
 Site Object
 Landscape feature
- 6 Representative example of building type
Number represented
- 7 Use, current *college/university*
original *college/university*
-
- 8 Date of construction (or estimate)
1874
- 9 Major changes & date (explain in No.25)
 Altered Moved
 Addition Destroyed
- 10 Architect/engineer/designer
Leon Henri Charbonnier
Contractor/builder/craftsman
M.B. McGinty
- 12 Style
Second Empire - high style
- 13 Building type
- 14 Original Floor Plan
central hallway (passage) - two rooms deep
- 15 Plan shape
rectangular
- 16 Number of stories
Two-and-a-half
- 17 Facade symmetry & front door(s)
symmetrical, one door
- 18 Roof type & material
mansard - composition shingle/asphalt shingle
- 19 Chimney placement & material
off-center, within roof surface - brick; three or more chimneys - brick
- 20 Type of construction
brick bearing
- 21 Exterior material(s)
stucco
- 22 Foundation material(s)
brick continuous
- 23 Porch(es)
stoop (front, 1 story, partial, brick, gable); stoop (side, 1 story, partial, brick, gable)
- 24 Windows
double-hung sash (round-headed, 4/4, rectangular)
-
- 25 Additional physical description
Nine bay facade with three center bays on pavilion. Center double doors with fanlight. Quoins. Hoods connected by a stringcourse. Gabled dormers. Basement.
- 26 Negatives: roll # _____ frames # _____

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

*yard setting - informal/picturesque; designed plantings/planting beds;
designed drives/walks*

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 3

31 Description of the environment

*designed landscape (mixed old and new)**Campus.*

32 Archaeological potential

33 History

Construction financed by the city of Athens. The designer, Professor Charbonnier, was a graduate of the French military school of St. Cyr, and was professor of mathematics and engineering. Only permanent building constructed on campus between the end of the Civil War and the end of the century.

34 Historical theme(s)

architecture; education

35 Significance

*rare architectural style (outstanding qualities)
history - activity (well preserved example)**Rare style.*

36 Sources of information

*Walking Tour of UGA secondary written 1, 8, 10, 33
Athens, a Pict Hist secondary written 1, 8, 10, 33*

37 Prepared by (person, organization and address)

*David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens West*

UTM reference

1 7 2 8 0 4 4 0 3 7 5 9 6 8 0
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - district
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-13*
County *Clarke*

- instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

New College (0030)

2 Location map with North at top

3 Address/location

North campus, W side of quadrangle.

Athens

4 Owner's name and mailing address

UGA

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*

original *college-related housing; college/university*

8 Date of construction (or estimate)

1823

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

James Carlton and Ross Crane, 1832

12 Style

Georgian - elements

13 Building type

14 Original Floor Plan

central hallway (passage) - two rooms deep

15 Plan shape

rectangular

16 Number of stories

Three

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

side-oriented gable - metal - standing seam; parapet gable

19 Chimney placement & material

double gable-end - brick; three or more chimneys - brick

20 Type of construction

brick bearing

21 Exterior material(s)

stucco

22 Foundation material(s)

brick continuous

23 Porch(es)

stoop (front, 1 story, partial, brick, gable)

24 Windows

double-hung sash (flat-headed, 6/6, rectangular)

25 Additional physical description

Eleven bay facade with center door. Entry projects and is rusticated. Originally built with a fourth floor but this was not replaced in the 1832 rebuilding. Said to have closely resembled Old College after 1832. Double gable end chimneys and two more set off center in the slope.

Addition - Ca. 1985 - Rear exterior stairs added.

Altered - Ca. 1830 - Heavily damaged by fire, either "gutted" or "burned to the ground" depending on the source.

Altered - 1832 - Rebuilt.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds;
designed drives/walks; street furniture (benches, lighting, etc.)

Opens onto quadrangle.

30 Number of buildings 1 structures 0
outbuildings 0 sites 0
landscape features 4

31 Description of the environment
designed landscape (mixed old and new)

32 Archaeological potential

History

See section 9. Originally primarily a dormitory, now administrative offices.

34 Historical theme(s)

architecture; education

35 Significance

rare architectural style (good example/illustration)
history - activity (good example/illustration)

36 Sources of information

Walking Tour of UGA secondary written 1, 8, 9, 33
Athens, a Pict Hist secondary written 1, 8, 9, 11, 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name Athens East

UTM reference

17 28 05 20 37 59 64 0
zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
1970 National Register - district
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-12*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource
Old College/Franklin College (0130)

2 Location map with North at top

3 Address/location

*North campus, S end of the quadrangle.
Athens*

4 Owner's name and mailing address
UGA

5 Building Structure
 Site Object

Landscape feature

6 Representative example of building type
Number represented

7 Use, current *college/university*
original *college/university; college-related housing*

8 Date of construction (or estimate)

1803 - 1806

9 Major changes & date (explain in No.25)

Altered Moved
 Addition Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Georgian - high style

13 Building type

14 Original Floor Plan

three or more rooms - two rooms deep

15 Plan shape

rectangular

25 Additional physical description

Fourteen bay facade with doors at fourth bay from each end. Originally two center halls with no interior communication between the two halves of the building. Stone courses between floors. Modillions. Four chimneys. Two marble plaques on the second floor at the front center. A small bronze plaque near the west end on the second floor.

Altered - Ca. 1907 - All exterior brick replaced.

16 Number of stories

Three

17 Facade symmetry & front door(s)

symmetrical, two doors

18 Roof type & material

hip - metal - standing seam

19 Chimney placement & material

off-center, ridgeline - brick; three or more chimneys - brick

20 Type of construction

brick bearing

21 Exterior material(s)

brick: Flemish bond, machine-made; stone

22 Foundation material(s)

brick continuous

23 Porch(es)

stoop (front, 1 story, partial, brick, gable); stoop (front, 1 story, partial, brick, gable); stoop (rear, 1 story, partial, brick, gable); stoop (rear, 1

24 Windows

double-hung sash (flat-headed, 6/6, rectangular)

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds;
designed drives/walks; street furniture (benches, lighting, etc.)

30 Number of buildings 1 structures 0
outbuildings 0 sites 0
landscape features 4

31 Description of the environment

designed landscape (mixed old and new)

32 Archaeological potential

3 History

First permanent building constructed for the University and oldest standing building in Athens. Called "Summey House" in late nineteenth century. Condemned c1906 but rehabilitated and all exterior brick replaced c1907. Called "Yahoo Hall" in early 20th century and "Yorktown Barracks" during World War II when the University housed a US Navy preflight training program.

34 Historical theme(s) *close relations w/fed. gov't in 1930's & 1940's*
architecture; education; military

35 Significance

rare architectural style (outstanding qualities)
history - development (outstanding qualities)
history - activity (outstanding qualities)

Rare style in Georgia. Oldest building on campus.

36 Sources of information

Walking Tour of UGA secondary written 1, 8, 33
Athens, a Pict Hist secondary written 1, 8, 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name *Athens East*

UTM reference

17 280540 3759600
zone easting northing

42 Tax map number

43 Recognition and date

National Landmark
1970 National Register - *district*
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



Continuation Sheet

3 story, partial, brick, gable)



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-9*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

George Peabody Hall (0042)

2 Location map with North at top

3 Address/location

North campus, E side of rear quadrangle.

Athens

4 Owner's name and mailing address

UGA

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*

original *college/university*

8 Date of construction (or estimate)

1913

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Neoclassical Revival - high style

13 Building type

14 Original Floor Plan

three or more rooms - more than two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

hip - metal - standing seam

19 Chimney placement & material

off-center, ridgeline - brick; three or more chimneys - brick

20 Type of construction

brick bearing

21 Exterior material(s)

brick - common/American, machine-made; stone panels

22 Foundation material(s)

brick continuous

23 Porch(es)

stoop (front, 1 story, partial, brick, gable)

24 Windows

double-hung sash (flat-headed, 1/1, rectangular)

25 Additional physical description

Seven bay facade with center door. Pavilions at either end of the facade in front and rear. Ornamental brick on these pavilions, but no windows. Tall transom over double doors, with ornate pediment supported by large brackets. Four Ionic attached columns imitate a portico. Slightly shaped parapet gives the semblance of a pediment. "George Peabody Hall" engraved on stone in frieze. Heavy cornice with dentils. Basement. One story ell in center of rear. Windows are modern replacements.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

*yard setting - informal/picturesque; designed plantings/planting beds;
designed drives/walks*

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 3

31 Description of the environment

designed landscape (mixed old and new)

32 Archaeological potential

3 History

Financed by a grant from the Peabody Education Fund.

34 Historical theme(s)

architecture; education

35 Significance

*common architectural style (unusual example/illustration)
architectural design (outstanding qualities)
history - activity (well preserved example)*

36 Sources of information

Walking Tour of UGA secondary written 1, 8, 33

37 Prepared by (person, organization and address)

*David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name *Athens East*

UTM reference

17 280640 3759500
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - *district*
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds; designed drives/walks

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 3

31 Description of the environment

*designed landscape (mixed old and new)**Campus.*

32 Archaeological potential

3 History

Other names over the years include Agricultural Hall and Reed House. This is the second oldest surviving building on campus. It has served at various times as a classroom building, gymnasium, boardinghouse, faculty housing, among other uses.

34 Historical theme(s)

architecture; education

35 Significance

*rare architectural style (well preserved example)
history - activity (good example/illustration)*

36 Sources of information

*Athens, A Pict Hist secondary written 1, 8, 33
Walking Tour of UGA secondary written 1, 8, 33*

37 Prepared by (person, organization and address)

*David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens East*

UTM reference

17 28 06 00 37 59 54 0

zone easting northing

42 Tax map number

43 Recognition and date

 National Landmark1970 National Register - district Georgia Register Local designation HABS/HAER Determination of eligibility Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section 205 Butler Street, Suite 1462
Georgia Department of Natural Resources Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-6*
County *Clarke*

- instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource
Georgia Museum of Art/Peabody Library (0631)

3 Address/location
*North campus, E side of quadrangle,
Athens*

4 Owner's name and mailing address
UGA

5 Building Structure
 Site Object
 Landscape feature

6 Representative example of building type
Number represented

7 Use, current *college/university; museum/art*
original *college/university; library*

2 Location map with North at top

8 Date of construction (or estimate)
1903 - 1904

9 Major changes & date (explain in No.25)
 Altered Moved
 Addition Destroyed

10 Architect/engineer/designer
Haralson Bleckley
Contractor/builder/craftsman
Unknown

12 Style
Neoclassical Revival - high style

13 Building type

14 Original Floor Plan
three or more rooms - more than two rooms deep

15 Plan shape
T-shaped

16 Number of stories
One

17 Facade symmetry & front door(s)
symmetrical, one door

18 Roof type & material
hip - metal - standing seam

19 Chimney placement & material
no chimney observed - unknown material

20 Type of construction
brick bearing

21 Exterior material(s)
*brick: running bond, machine-made; stone; stone panels;
steel/copper/tin/brass/bronze/aluminum; stucco*

22 Foundation material(s)
brick continuous

23 Porch(es)
recessed (front, 1 story, partial, brick, gable)

24 Windows
double-hung sash (flat-headed, 1/1, rectangular)

25 Additional physical description
*Seven bay facade with center pavilion. Two Ionic columns in antis.
Heavy metal cornice inscribed with names of famous authors. Windows in
the front section have been blocked and covered with stucco. Segmental
topped windows flank porch. Parapet. Full basement. Stone water
table. Entry has been infilled with stone panels and modern metal
doors.*

26 Negatives: roll # _____ frames # _____

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds;
designed drives/walks; street furniture (benches, lighting etc.)

Opens onto quadrangle.

30 Number of buildings 1 structures 0
outbuildings 0 sites 0
landscape features 4

31 Description of the environment

designed landscape (mixed old and new)

32 Archaeological potential

History

Built as a library and served as such until 1953. Construction financed by a donation from George Foster Peabody. Regents report gives date of construction as 1907, Walking Tour gives 1905 and Pict Hist of Athens gives 1903-04.

34 Historical theme(s)

architecture; education

35 Significance

history - activity (well preserved example)

36 Sources of information

Athens, a pictorial hist secondary written 1, 8, 10, 33.

Walking Tour of UGA secondary written 33

Regents Report secondary written 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1990

resurvey 1992

39 Government preservation activity

Section 106 review Grant

Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name Athens East

UTM reference

17 280600 3759640

zone easting northing

42 Tax map number

43 Recognition and date

National Landmark

1970 National Register - district

Georgia Register

Local designation

HABS/HAER

Determination of eligibility

Other



gallery/exhibition hall



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-5*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

Terrell Hall (0023)

2 Location map with North at top

3 Address/location

*North campus, E side of quadrangle.
Athens*

4 Owner's name and mailing address

UGA

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*

original *college/university*

8 Date of construction (or estimate)

1904

16 Number of stories

Two

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

17 Facade symmetry & front door(s)

symmetrical, one door

10 Architect/engineer/designer

Charles Morton Strahan

Contractor/builder/craftsman

Unknown

18 Roof type & material

flat - composition shingle/asphalt shingle; built-up/tar & gravel

12 Style

Italian Renaissance Revival - high style

19 Chimney placement & material

no chimney observed - unknown material

13 Building type

20 Type of construction

brick bearing

21 Exterior material(s)

brick: running bond, machine-made; stone; terra cotta

14 Original Floor Plan

three or more rooms - more than two rooms deep

22 Foundation material(s)

brick continuous

15 Plan shape

rectangular

23 Porch(es)

recessed (front, 1 story, partial, brick, gable)

25 Additional physical description

Seven bay facade with centered porch. Porch on stepped pavilion. Windows paired and set in two-story round arches. Transoms over windows. Two bay porch with brick piers and terracotta bases and Corinthian capitals. Terracotta moulding and other ornaments in the various arches of the facade. Sidelights and transom around double doors. "Terrell Hall" in bronze above the entry. Built on foundation of earlier building. Wide cornice with dentils and modillions. Vents in frieze. Parapet.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds;
designed drives/walks; street furniture (benches, lighting, etc.)

Opens onto quadrangle.

30 Number of buildings 1 structures 0
outbuildings 0 sites 0
landscape features 4

31 Description of the environment

designed landscape (mixed old and new)

32 Archaeological potential

History

Built on foundations of earlier Science Hall (1897) which burned in 1903. The designer, C.M. Strahan, was professor of civil engineering and mathematics, and was a locally prominent architect.

34 Historical theme(s)

architecture; education

35 Significance

rare architectural style (well preserved example)

history - activity (good example/illustration)

history - person (well preserved example)

Unusual style in the area.

36 Sources of information

Walking Tour of UGA secondary written 1, 8, 10, 33

Pict Hist of Athens secondary written 10, 33

37 Prepared by (person, organization and address)

David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

Section 106 review Grant

Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name Athens East

UTM reference

17 280580 3759700
zone easting northing

42 Tax map number

43 Recognition and date

National Landmark

1970 National Register - district

Georgia Register

Local designation

HABS/HAER

Determination of eligibility

Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-4*
County *Clarke*

** instructions, see the Georgia Historic Resources Survey Manual*

Name(s) of resource

Chapel (0022)

2 Location map with North at top

3 Address/location

*North campus. W side of quadrangle.
Athens*

4 Owner's name and mailing address

UGA

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*

original *college/university; church/religious structure*

8 Date of construction (or estimate)

1832

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Greek Revival - high style

13 Building type

14 Original Floor Plan

one room - rectangular - two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, three or more doors

18 Roof type & material

front-oriented gable - composition shingle/asphalt shingle

19 Chimney placement & material

no chimney observed - unknown material

20 Type of construction

brick bearing

21 Exterior material(s)

stucco

22 Foundation material(s)

brick continuous

23 Porch(es)

portico (front, 2 story, full, brick, gable)

24 Windows

triple-hung sash (flat-headed, unknown, rectangular)

25 Additional physical description

Three bay facade, double doors in each bay. Six Doric columns. Tall 6/6/6 sash on the sides. Dentils. Scored stucco in pediment. Inside is a large painting of the interior of St. Peter's in Rome by George Cooke, donated by Daniel Pratt in 1867.

Altered - 1913 - Bell tower removed.

Altered - 1990 - Renovation.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)
bell tower - Open-frame wooden bell tower in rear, erected between 1913 and 1935.

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds; designed drives/walks; street furniture (benches, lighting, etc.)

Opens onto quadrangle.

30 Number of buildings 1 structures 1
 outbuildings 0 sites 0
 landscape features 4

31 Description of the environment

designed landscape (mixed old and new)

Campus.

32 Archaeological potential

History

The interior and Cooke painting were damaged by fire in 1955, subsequently restored. Chapel attendance was mandatory in the early days of the school.

34 Historical theme(s)

architecture; religion; education

35 Significance

*common architectural style (outstanding qualities)
 history - activity (well preserved example)*

36 Sources of information

*Walking Tour of UGA secondary written 1, 8, 9, 25, 33
 Pictorial Hist of Athens secondary written 1, 8, 25, 33
 Georgia Catalog secondary written 1, 8, 25, 27, 33*

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name *Athens West*

UTM reference

17 28 05 00 37 59 64 0

zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - district
 Georgia Register
 Local designation
 1935 HABS/HAER - individual
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section 205 Butler Street, Suite 1462
Georgia Department of Natural Resources Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-3*
County *Clarke*

instructions, see the Georgia Historic Resources Survey Manual

1 Name(s) of resource
Demosthenian Hall (0021)

2 Location map with North at top

3 Address/location

*North Campus. W side of quadrangle.
Athens*

4 Owner's name and mailing address

UGA

5 Building Structure

Site Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university; club (common interest)*

original *college/university; club (common interest)*

8 Date of construction (or estimate)

1824

9 Major changes & date (explain in No.25)

Altered Moved

Addition Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Federal - high style

13 Building type

Georgian house

14 Original Floor Plan

central hallway (passage) - two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

hip - composition shingle/asphalt shingle

19 Chimney placement & material

lateral exterior - brick

20 Type of construction

brick bearing

21 Exterior material(s)

stucco

22 Foundation material(s)

brick continuous

23 Porch(es)

stoop (front, 1 story, partial, brick, gable); stoop (rear, 1 story, partial, brick, gable)

24 Windows

double-hung sash (flat-headed, 9/9, rectangular)

25 Additional physical description

Three bay facade with center door. Fanlight and sidelights. Palladian window in center front on upper floor. Stone steps. Chimneys cut-off. Stairs at rear of the house. Meeting room upstairs is little changed and has ornate Adam plaster ceiling.

Altered - Ca. 1980 - Lower floor restored.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

*designed plantings/planting beds; yard setting - informal/picturesque;
designed drives/walks; street furniture (benches, lighting, etc.)**Opens onto quadrangle.*

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 4

31 Description of the environment

*designed landscape (mixed old and new)**Campus.*

32 Archaeological potential

History*Built for and still used by the Demosthenian Literary Society.*

34 Historical theme(s)

architecture; education; social/cultural development; arts/letters

35 Significance

*rare architectural style (outstanding qualities)
history - activity (well preserved example)*

36 Sources of information

*Walking Tour of UGA secondary written 1, 8, 33
Georgia Catalog secondary written 1, 8, 33*

37 Prepared by (person, organization and address)

*David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034*38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens West*

UTM reference

1	7	2	8	0	4	8	0	3	7	5	9	7	0	0
zone easting							northing							

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - *district*
 Georgia Register
 Local designation
 1934 HABS/HAER - *individual*
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources
205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-2*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

Phi Kappa Hall (0020)

2 Location map with North at top

3 Address/location

*North campus, E side of quadrangle.
Athens*

4 Owner's name and mailing address

UGA

5 Building Structure
 Site Object
 Landscape feature

6 Representative example of building type
Number represented

7 Use, current *college/university*
original *college/university; club (common interest)*

8 Date of construction (or estimate)

1836

9 Major changes & date (explain in No.25)

Altered Moved
 Addition Destroyed

10 Architect/engineer/designer

Unknown

1 Contractor/builder/craftsman

Unknown

12 Style

Greek Revival - elements

13 Building type

14 Original Floor Plan

one room - rectangular - more than two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

front-oriented gable - metal - standing seam

19 Chimney placement & material

outside add-on - brick

20 Type of construction

brick bearing

21 Exterior material(s)

brick: common/American, hand-made

22 Foundation material(s)

brick continuous

23 Porch(es)

portico (front, 2 story, full, brick, gable)

24 Windows

double-hung sash (flat-headed, 9/9, rectangular)

25 Additional physical description

Only opening on the ground floor of the facade is the centered door. Four Doric columns support pediment. Upstairs interior is well-preserved late nineteenth century. Interior stairs lead up both sides in vestibule. Chimney is a later replacement.

Altered - Ca. 1970 - Front porch floor replaced with concrete slab.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

*yard setting - informal/picturesque; designed plantings/planting beds; designed drives/walks**Opens onto the quadrangle.*

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 3

31 Description of the environment

*designed landscape (mixed old and new)**Campus.*

32 Archaeological potential

History

Built for the Phi Kappa Literary Society. The upstairs is little used and usually locked. The downstairs is a computer center.

34 Historical theme(s)

architecture; education; social/cultural development; arts/letters

35 Significance

*history - activity (well preserved example)**common architectural style (unusual example/illustration)*

36 Sources of information

*Walking Tour of UGA secondary written 1, 8, 33**Georgia Catalog secondary written 1, 8, 33*

37 Prepared by (person, organization and address)

*David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034*

38 Date of survey 1990

resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens East*

UTM reference

17 28 0580 3759740
 zone easting northing

42 Tax map number

43 Recognition and date

 National Landmark1970 National Register - district Georgia Register Local designation1936 HABS/HAER - individual Determination of eligibility Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-1*
County *Clarke*

instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource
Academic Building (0120)

2 Location map with North at top

3 Address/location

*North Campus. SE corner of Broad and College Sts.
Athens*

4 Owner's name and mailing address

University of Georgia

5 Building Structure

Site Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university*

original *college/university*

8 Date of construction (or estimate)

1905

9 Major changes & date (explain in No.25)

Altered Moved

Addition Destroyed

10 Architect/engineer/designer

Charles Morton Strahan

Contractor/builder/craftsman

Unknown

12 Style

Neoclassical Revival - high style

13 Building type

14 Original Floor Plan

three or more rooms - more than two rooms deep

15 Plan shape

rectangular

16 Number of stories

Three

17 Facade symmetry & front door(s)

symmetrical, two doors

18 Roof type & material

front-oriented gable - composition shingle/asphalt shingle

19 Chimney placement & material

no chimney observed - unknown material

20 Type of construction

brick bearing

21 Exterior material(s)

stucco

22 Foundation material(s)

brick continuous

23 Porch(es)

portico (front, 3+ storeis, partial, wood, shed/pent)

24 Windows

double-hung sash (flat-headed, 1/1, rectangular)

25 Additional physical description

Rusticated ground floor. Scored stucco. Portico consists of six three-story Corinthian columns with floors on each level and double stairways. Thirteen bay facade with the three center being the portico. Door centered in each of the wings. Swags and garlands, dentils, balustrade on the roof. Modern doors and windows in the infilled area behind the porch. Hoods over older windows.

Altered - Ca. 1950 - Area behind the portico was infilled.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

designed plantings/planting beds; yard setting - informal/picturesque; designed drives/walks; median; street furniture (benches, lighting etc.); artwork/commemorative monument

Median with monuments on the street just north of the building. Front opens onto the campus quadrangle. Yew tree on north side is a descendent of yews brought from England by Oglethorpe. Some streetlights on the quad date to the early twentieth century. Others are replicas.

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 6

31 Description of the environment

*urban - commercial (mixed old and new)
 designed landscape (old resources)*

Edge of campus.

32 Archaeological potential

3 History

In 1905 Professor Strahan expanded the Ivy Building (1831) and built the portico to connect it to the old Library (1862). The area behind the portico was added later.

34 Historical theme(s)

architecture; education

35 Significance

*common architectural style (outstanding qualities)
 architectural design (unusual example/illustration)
 history - person (outstanding qualities)*

Good example of Strahan's work.

36 Sources of information

Walking Tour of UGA secondary written 8, 10, 33

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name *Athens West*

UTM reference

17 28 04 60 37 59 76 0
 zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 1970 National Register - district
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other

27 Description of outbuildings (if any)
*wellhouse - 2502 Dated 1890 on Regents data base, but appears to be
 amodern reproduction.*

28 Site plan with North at top

29 Description of landscape features
yard setting - informal/picturesque; designed plantings/planting beds
Grape arbor. Modern brick retaining wall.

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 2

31 Description of the environment
rural - agricultural (mixed old and new)
rural - forested/wooded (mixed old and new)
rural - nonagricultural (mixed old and new)

32 Archaeological potential

3 History

*Built for for John R. White, owner of the Georgia Mfg. Co. located
 nearby at Whitehall. Built on the site of an earlier White Hall.
 Generally attributed to architect W.W. Thomas, but attributed by some to
 Charles M. Strahan, both of Athens. Acquired by UGA in 1936. Regents
 Report gives the incorrect date of 1873 for date of construction.*

34 Historical theme(s)

architecture

35 Significance

common architectural style (unusual example/illustration)
architectural design (outstanding qualities)

36 Sources of information

Athens, a Pictorial Hist secondary written 1, 33
Nat Reg nomination secondary written 1, 8, 9, 33
Walking Tour of UGA secondary written 1, 8, 33

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1992 resurvey

39 Government preservation activity
 Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name *Athens East*

UTM reference

17 284100 3753020
 zone easting northing

42 Tax map number

43 Recognition and date

National Landmark

1979 National Register - individual

Georgia Register

Local designation

HABS/HAER

Determination of eligibility

Other



Continuation Sheet

3 *(front, 1 story, partial, wood, gable)*

36 *Regents Report secondary written 1*



GEORGIA HISTORIC RESOURCES

Historic Preservation Section

Georgia Department of Natural Resources

205 Butler Street, Suite 1462

Atlanta, Georgia 30334

404/656-2840

Resource No. *CA-AH-23*

County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

Military Hall/Military Science/Army ROTC (0061)

3 Address/location

Nort campus, SW corner of Baldwin St and Sanford Dr.

Athens

4 Owner's name and mailing address

UGA

2 Location map with North at top

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *college/university; army facility*

original *college/university; army facility*

8 Date of construction (or estimate)

1931

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Colonial Revival - elements

13 Building type

New South cottage

14 Original Floor Plan

central hallway (passage) - more than two rooms deep

15 Plan shape

T-shaped

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

hip - composition shingle/asphalt shingle

19 Chimney placement & material

no chimney observed - unknown material

20 Type of construction

concrete frame

21 Exterior material(s)

brick: running bond, machine-made

22 Foundation material(s)

stone - continuous

23 Porch(es)

portico (front, 1 story, partial, wood, gable)

24 Windows

double-hung sash (flat-headed, 6/6, rectangular)

25 Additional physical description

Five bay facade with center door. Square columns on porch with concrete slab floor. Double doors with transom. Most windows paired. Rear section has full basement.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)

28 Site plan with North at top

29 Description of landscape features

yard setting - informal/picturesque; designed plantings/planting beds; terracing/contouring/retaining walls

30 Number of buildings 1 structures 0
 outbuildings 0 sites 0
 landscape features 3

31 Description of the environment

*designed landscape (mixed old and new)**Campus.*

32 Archaeological potential

History

34 Historical theme(s)

architecture; education; military

35 Significance

*history - activity (well preserved example)
rare architectural technique (good example/illustration)**Good example of early Depression era construction.*

36 Sources of information

*Regents Report secondary written 1, 8
Walking Tour of UGA secondary written 1, 8*

37 Prepared by (person, organization and address)

*David Cullison
Georgia Trust/OHP
2846 Alameda Trail
Decatur, GA 30034*38 Date of survey 1990 resurvey 1992

39 Government preservation activity

- Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

*appears to meet Nat. Reg. criteria*41 USGS quadrangle name *Athens West*

UTM reference

17 280500 3759240

zone easting northing

42 Tax map number

43 Recognition and date

- National Landmark
 National Register
 Georgia Register
 Local designation
 HABS/HAER
 Determination of eligibility
 Other



GEORGIA HISTORIC RESOURCES

Historic Preservation Section
Georgia Department of Natural Resources

205 Butler Street, Suite 1462
Atlanta, Georgia 30334
404/656-2840

Resource No. *CA-AH-77*
County *Clarke*

For instructions, see the Georgia Historic Resources Survey Manual

Name(s) of resource

President's House/Grant-Hill-White-Bradshaw House (2251)

2 Location map with North at top

3 Address/location

*570 Prince Ave. N side of Prince Av, second building W of Pope St and
Second E of Grady.*

Athens

4 Owner's name and mailing address

UGA

5 Building

Structure

Site

Object

Landscape feature

6 Representative example of building type

Number represented

7 Use, current *single dwelling; college-related housing*
 original *single dwelling*

8 Date of construction (or estimate)

1857 - 1858

9 Major changes & date (explain in No.25)

Altered

Moved

Addition

Destroyed

10 Architect/engineer/designer

Unknown

Contractor/builder/craftsman

Unknown

12 Style

Greek Revival - high style

13 Building type

Georgian house

14 Original Floor Plan

central hallway (passage) - two rooms deep

15 Plan shape

rectangular

16 Number of stories

Two

17 Facade symmetry & front door(s)

symmetrical, one door

18 Roof type & material

metal - standing seam

19 Chimney placement & material

lateral interior - stuccoed masonry; three or more chimneys - stuccoed masonry

20 Type of construction

mortise-and-tenon/brace frame

21 Exterior material(s)

weatherboard/clapboard/beveled siding; flush board siding

22 Foundation material(s)

brick continuous

23 Porch(es)

wrap-around (front, 2 story, full, wood, hip); recessed (rear, 2 story, partial, wood, gable); balcony (front, 1 story, partial, wood, gable)

24 Windows

double-hung sash (flat-headed, 6/6, rectangular); double-hung sash (flat-headed, 6/9, rectangular)

25 Additional physical description

Raised basement. Five bay facade with center door. Sidelights and transom under flat entablature. Similar entablatures over windows. Porch covers the front and wraps around both sides. Corinthian columns. Wide entablature with dentils. "Welcoming arms" stairs in front added in 1949 as were rear porch and wings.

Addition - 1949 - Rear wings and two-story porch designed by the firm Cooper, Bond, and Cooper.

26 Negatives: roll #

frames #

Attach contact prints

27 Description of outbuildings (if any)
guest house - 2252 Greek Revival elements. Weatherboard with flush boards in porch, sidelights and transom, two chimneys, 9/9 sash and casements. Six square columns on porch. May be older than the main house.

storage shed - 2254 Appears to have been kitchen and smokehouse. Weatherboard, roof at two levels.

28 Site plan with North at top

29 Description of landscape features

yard setting - formal/geometric; yard setting - informal/picturesque; designed fencing/walls; designed plantings/planting beds; designed drives/walks; terracing/contouring/retaining walls; streetscape - street trees/landscaping; street furniture (benches, lighting, etc.); pecan/other groves/orchards

Picket fence and boxwood parterre in front. The parterre may be original design although the shrubs themselves were replaced c1965. Informal rear gardens with retaining walls dating to 1928 and earlier

30 Number of buildings 1 structures 0
 outbuildings 2 sites 0
 landscape features 9

31 Description of the environment

mixed use (mixed old and new)

Old residential area with many commercial intrusions.

32 Archaeological potential

History

Als called the John Grant House. Built for John T. Grant. Purchased by Benjamin H. Hill in 1869. Later owned by James White, prominent local businessman. Obtained by UGA in 1949. "The Georgia Catalog" describes this house as: "Possibly the most elegant Greek Revival house left in Georgia."

34 Historical theme(s)

architecture; landscape architecture

35 Significance

*history - person (outstanding qualities)
 common architectural type (outstanding qualities)
 common architectural style (outstanding qualities)
 architectural design (outstanding qualities)*

36 Sources of information

*Georgia Catalog secondary written 1, 8, 9, 27, 30, 33
 Historic Houses of Athens secondary written 33
 Garden History of Ga secondary written 1, 27, 30*

37 Prepared by (person, organization and address)

*David Cullison
 Georgia Trust/OHP
 2846 Alameda Trail
 Decatur, GA 30034*

38 Date of survey 1992 resurvey

39 Government preservation activity

Section 106 review Grant
 Tax certification Other

40 SHPO evaluation

appears to meet Nat. Reg. criteria

41 USGS quadrangle name *Athens West*

UTM reference

17 279260 3760300
 zone easting northing

42 Tax map number

43 Recognition and date

National Landmark

1970 National Register - individual

Georgia Register

Local designation

1934 HABS/HAER - individual

Determination of eligibility

Other



3 dry-laid wall. Gazebo. Streetlamps in rear added c1949. Much of rear gardens dates to that year. Oak grove at extreme rear of lot.

36 Athens, a Pictorial Hist secondary written 33

SEE INSTRUCTIONS

PERIOD (Check One or More as Appropriate)

Pre Columbian <input type="checkbox"/>	16th Century <input type="checkbox"/>	18th Century <input type="checkbox"/>	20th Century <input type="checkbox"/>
15th Century <input type="checkbox"/>	17th Century <input type="checkbox"/>	19th Century <input checked="" type="checkbox"/>	

SPECIFIC DATES (If Applicable and Known) c. 1801 - 1903

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal <input type="checkbox"/>	Education <input checked="" type="checkbox"/>	Political <input type="checkbox"/>	Urban Planning <input type="checkbox"/>
Prehistoric <input type="checkbox"/>	Engineering <input type="checkbox"/>	Religion/Philosophy <input type="checkbox"/>	Other (Specify) <input checked="" type="checkbox"/>
Historic <input type="checkbox"/>	Industry <input type="checkbox"/>	Science <input type="checkbox"/>	<u>History</u>
Agriculture <input type="checkbox"/>	Invention <input type="checkbox"/>	Sculpture <input type="checkbox"/>	<u>Architecture</u>
Art <input type="checkbox"/>	Landscape <input type="checkbox"/>	Social/Humanitarian <input type="checkbox"/>	
Commerce <input type="checkbox"/>	Architecture <input checked="" type="checkbox"/>	Theater <input type="checkbox"/>	
Communications <input type="checkbox"/>	Literature <input type="checkbox"/>	Transportation <input type="checkbox"/>	
Conservation <input type="checkbox"/>	Military <input type="checkbox"/>		
	Music <input type="checkbox"/>		

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

On January 27, 1785, the Georgia Legislature passed an act creating the University of Georgia, making it America's first state-chartered university. Due to troubled times it was not until 16 years later that an actual site was selected by five members of the Senatus Academicus and purchased from Daniel Easley. Due to a shortage of state funds, one member of the party, John Milledge, purchased 633 acres from Easley and donated the property to the University's Board of Trustees as a gift. Selecting the property with Milledge, who was later to become Governor of Georgia, were former Governor George Walton, a signer of the Declaration of Independence, Abraham Baldwin, then first president of the University and later to become U. S. Senator, John Twiggs, and Hugh Lawson. The gentlemen then proceeded to lay out lots for a town to the north and west of the area selected for a "square of the university" and commissioned the construction of Old College, the first permanent building. In December 1806, the University Trustees incorporated the town, naming it Athens in honor of the ancient classical center in Greece.

By 1830, Athens, as the home of the University, was the acknowledged cultural center of Georgia and attracted many distinguished Georgians both as teachers and residents. Through the years, the University contributed leaders to the state and the nation; Alexander Stephens, Vice-President of the Confederacy, and Crawford W. Long, discoverer of anesthesia, were roommates in Old College; Robert Toombs, U.S. Senator and Sec. of State of the Confederacy, and Benjamin Harvey Hill, U.S. Senator responsible for the early end of Federal occupation of Georgia, practiced oratory in Demosthenian Hall; Alexander Stephens was one of the founders of Phi Kappa Literary Society and campaigned to secure funds for the construction of Phi Kappa Hall. Other noted members of Phi Kappa were Joseph Henry Lumpkin, first chief justice of the Georgia Supreme Court, Gen. T. R. R. Cobb, and Henry W. Grady. Alumni such as the late Richard B. Russell, former Governor and U.S. Senator have continued to bring honor to the University's name.

Old North Campus remained the center of the University until well into the 20th century. While now a part of a much larger campus, it still remains the heart of the University and the center of one of the nation's most significant architectural landmarks, a result of changing tastes amidst a beautiful, clearly defined district.

DESCRIPTION

CONDITION	(Check One)				
	Excellent <input checked="" type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>
INTEGRITY	(Check One)		(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The location of the University of Georgia gave birth to the City of Athens. Symbolic of this "partnership" is the location of the University of Georgia's Old North Campus at the southern terminus of College Avenue, major thoroughfare of Athens' central business district. Located at the terminus of College Avenue is The Arch, symbolic gate to the university. Setting: The Arch, cast in iron and erected in 1858, is a replica of the Great Seal of Georgia and is supported by three columns which symbolize, "Wisdom, Justice, and Moderation," the State Motto. The Arch is flanked on either side by an ornate iron fence, also erected in 1858, which serves as the boundary of Old North Campus. Passing through The Arch, the observer notes a Georgia Historical Commission marker regarding the founding of the University on the left and, on the right, ancient yews which are scions of those at General Oglethorpe's ancestral estate in England. Within the property, buildings are arranged to form two quadrangles. The north quadrangle is "U" shaped with its northern end open to the city beyond. The southern boundary is formed by Old College, constructed as the first permanent structure between 1801-05. The south quadrangle is located immediately behind Old College and is completely enclosed with structures, some of which are of historic significance. A third area of Old North Campus is located at the intersection of Lumpkin and Broad Streets. Within this area are two structures separated from Broad Street by a greensward. These three areas, the setting of the University's earliest structures, are characterized by groves of towering oaks, magnolias, and elms. Diagonal walks criss-cross the quadrangles and the greensward to provide pedestrian circulation pathways. Structures: (1) Old College, 1801-05. Flemish bond brickwork, granite lintels, sills, and stringcourses, characterize this three-story structure placed over a half basement. Granite steps ascend to twin entrances from both quadrangles. With its low-pitched gable roof and decorative cornices, this building is of the Federal style. (2) Waddel Hall, 1820. This simple two-story whitewashed brick structure features six-over-six windows and a recessed doorway behind an arched opening. Federal. (3) New College, 1822-23, 1832. Burned and re-constructed, this structure is similar in scale to Old College with three stories and a gable roof. While the single entrance and the window sashes have been modified, this building manages to retain its Federal feeling. (4) Demosthenian Hall, 1824. Two-story stucco over brick with a Palladian window on the second floor above an arched doorway complete with fan and sidelights. Nine-over-nine windows. Ceiling of upstairs meeting room features decorative molding and medallion. Federal. Recorded by HABS, 1934-36. (5) The Chapel, 1832. A six-columned Doric portico with pediment above represents the traditional temple form of the Greek Revival. The main facade is relieved only the large (CONT.)

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

Georgia	
COUNTY	
Clarke	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. PHYSICAL DESCRIPTION

double-doored entrance balanced with two lesser doors on either side. The focal point of the interior is a 17 by 23 1/2 foot one-point perspective painting of the interior of St. Peter's Cathedral, painted by George Cook (1783-1857) and given to the University in 1867 by Daniel Pratt, an architect noted for his works in the Milledgeville area. (6) Phi Kappa Hall, 1836. Brick, two-story Greek Revival structure with a four-columned Doric portico complete with pediment. Recorded by HABS, 1936. (7) Lustrat House, 1847. Two-story, red brick with stone lintels and sills. Hipped roof. One-story pedimented portico with square columns. Entrance way tabeated with traditional lights above and on the sides. Central hallway separating two rooms on each side, first and second floor. The lower floor houses a portion of the Ilah Dunlap Little collection of family paintings and 18th and 19th century furnishings which include a rosewood set in the style of John Belter and a pair of antique French crystal-and-bronze chandeliers. (8) Moore College, 1874. A gift to the University from the City of Athens, this structure is of the Second Empire style exhibiting quoins, arched windows, and a mansard roof complete with dormer windows. This stucco over brick structure has a high basement with two stories above topped with the mansard roof. The arched double-door entrance-way is especially fine. (9) Academic Building, 1903. Formed by the joining of two older buildings - the Ivy Building (1832) and the Library (1859) - the major feature of this structure is a portico with Corinthian columns which soar upward for three stories to climax with an entablature whose frieze is decorated with garlands and other decorative motifs of the Neo-Classical style. An open stairway connects porches at each floor level. Stucco over brick has a rusticated pattern relieved by pilasters featuring Corinthian capitals. Windows have single pane sashes and are ornamented with entablatures.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Warren, Mary Bondurant, "Athens: Its Earliest History," Journal of the Athens Historical Society. Athens: Athens Historical Society, 1934.
 Hall, Augustus Longstreet, A Historical Sketch of the University of Georgia. Atlanta: The Foose and Davies Company, 1894.
 Hull, Augustus Longstreet, Angels of Athens, Georgia 1801-1801. Athens: Banner Job Office, 1935.
 Nichols, Frederick Doveton, Early Architecture of Georgia. Chapel Hill: The University of North Carolina Press, 1957.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			C O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY - OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	33° 57' 25"	83° 22' 33"				
NE	33° 57' 28"	83° 22' 29"				
SE	33° 57' 18"	83° 22' 24"				
SW	33° 57' 15"	83° 22' 33"				

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
 John C. Waters, President

ORGANIZATION: Athens-Clarke Heritage Foundation

DATE: June 2, 1971

STREET AND NUMBER:
 P. O. Box 5671

CITY OR TOWN: Athens

STATE: Georgia 30604

CODE: 13

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name

Mary Gregory Givitt

Title

State Liaison Officer

Date

June 23, 1971

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

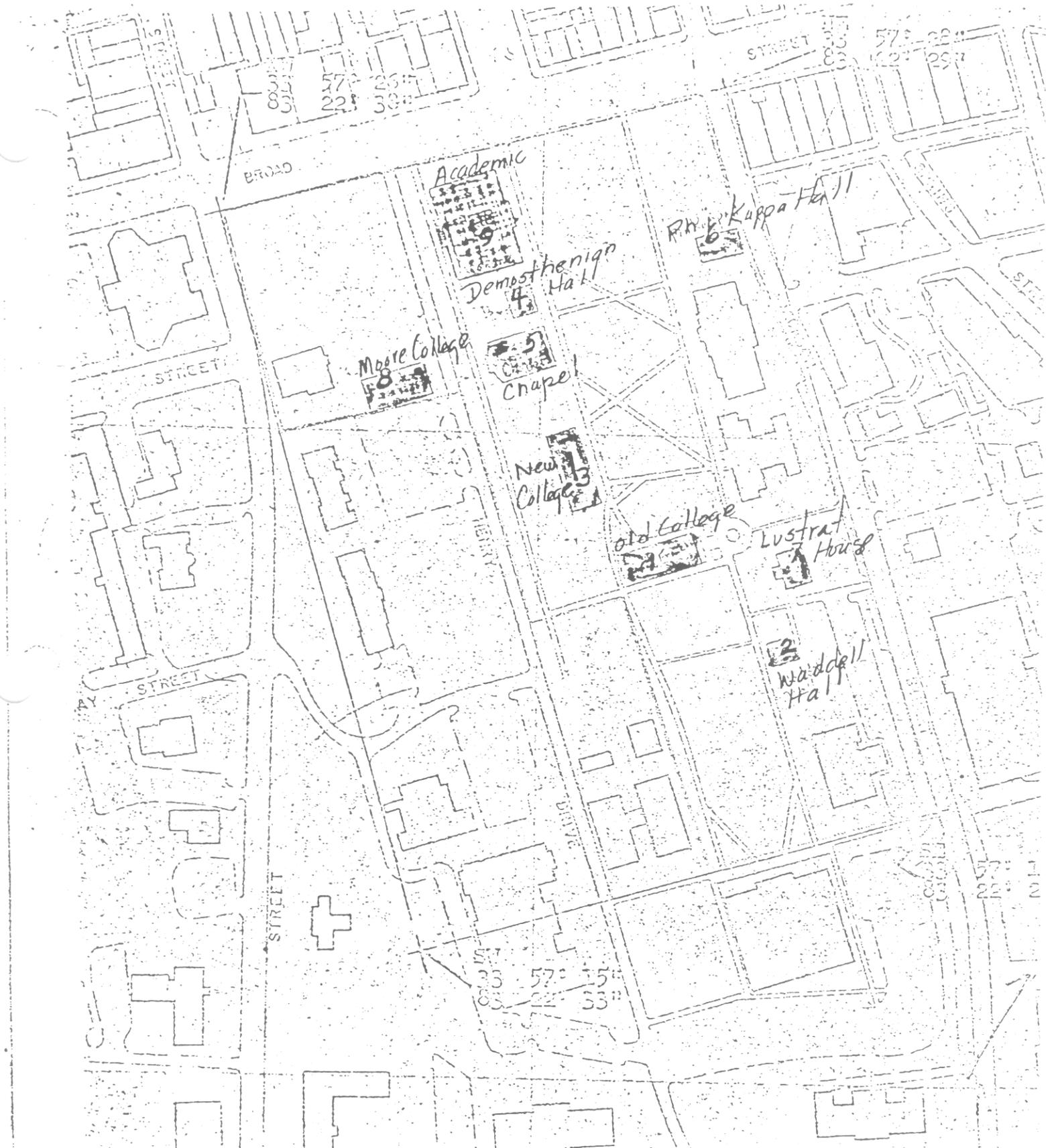
Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

Date



Old North Campus, University of Georgia, Athens.

Map furnished by Athens-Clarke County Planning Commission.

Scale: 1" = 200'

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

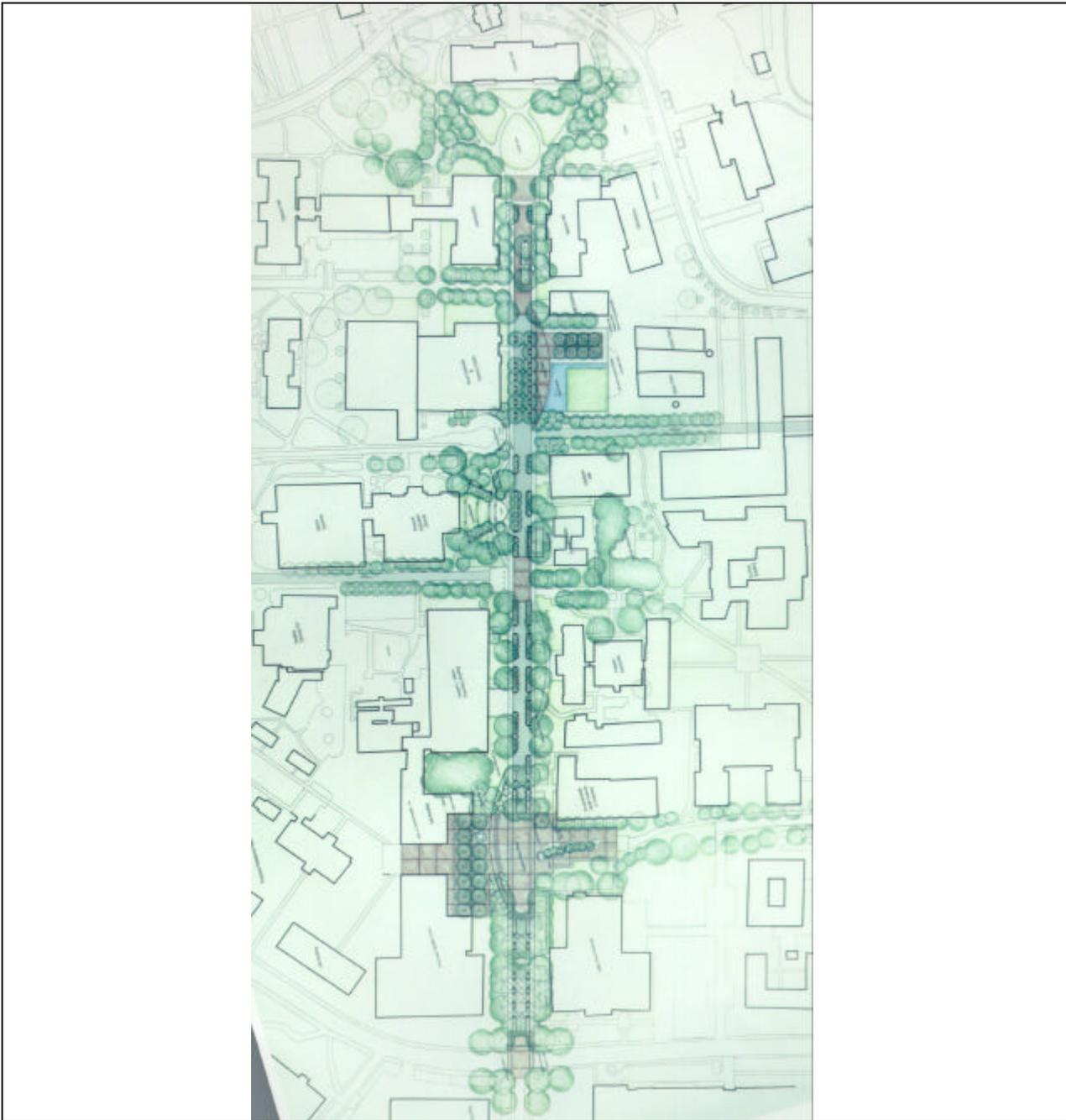
1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

School of Environmental Design Class Project (D.W. Brooks Drive Pedestrian Promenade)



Not to Scale
10/9/98

The University of Georgia
School of Environmental Design
Summer 1998 Class Project
Faculty Advisor: Leonardo Alvarez

**D.W. Brooks Drive
Pedestrian Promenade**

**The University of Georgia
Physical Master Plan
Appendix Figure**



Executive Summary

This report details the development of a design for the conversion of D. W. Brooks Drive into a pedestrian promenade. A group of seven University of Georgia School of Environmental Design (SED) students undertook this project under the direction of SED professor Leonardo Alvarez. After weeks of research, analysis, and design, the finished product is a design that meets the goals of the University of Georgia's campus master plan and would be a valuable improvement to the campus.

The project team began the design process by taking an inventory of the existing site conditions. We used existing information sources, such as maps of the campus, and also visited the site to gather information. We also took note of the goals stated by the University in its master plan and the vision for the D.W. Brooks Drive area, as developed by the campus planning team.

Based upon the knowledge gained from the inventory, we analyzed the existing site conditions, determining what opportunities and constraints the site offered.

We then developed a list of goals for the design of the D. W. Brooks Drive area. These goals grew from the goals in the University's campus master plan. An important decision was that D. W. Brooks Drive should have the urban feel of a pedestrian promenade, while incorporating as much green space as possible. The rest of our goals are listed below, following the University's goal with which they correlate.

- Create the optimal student environment.
 - Make walking through the D. W. Brooks Pedestrian Promenade an educational experience by including features that show that University faculty and students do inside the buildings surrounding D. W. Brooks Drive.
 - Provide areas for students to socialize and study.
 - Celebrate the accomplishments of University of Georgia faculty and students.
 - Integrate art with the landscape.
 - Encourage pedestrians to get off the main path and appreciate the landscape around them.
- Extend the characteristics of North Campus.
 - Blend the traditional aesthetic of North Campus with the contemporary aesthetic of South Campus.
 - Create carefully proportioned spaces that please the eye.

- Use traditional materials that are common on North Campus.
- Develop a connected campus.
 - Eliminate automobile, bus, and bicycle traffic from D. W. Brooks Drive, creating a safe walking environment.
 - Emphasize the connections to the rest of campus.
- Define and provide for the current and future facility needs.
 - Provide space for outdoor classes, lectures, presentations and performances.
- Develop comprehensive solutions to traffic, parking, and infrastructure.
 - Keep pedestrians separated from automobiles and bicycles.
 - Provide access to D. W. Brooks Drive for emergency vehicles.
 - Design the pedestrian promenade to be handicapped accessible.
 - Provide sufficient lighting for safe passage through the area at night.
 - Provide access for service vehicles to all buildings.
 - Provide limited parking, accessed from streets other than D. W. Brooks Drive, near the buildings in the area.
 - Provide the opportunity for alumni to continue to use D. W. Brooks Drive for tailgate parties on football game days.
- Protect and enhance natural resources.
 - Use permeable paving materials to increase storm water infiltration.
 - Use plants native to this region.

Other goals formulated by the project team were to recall the history of the D. W. Brooks Drive area in the design for the pedestrian promenade and to use native plants and hardscape materials to emphasize the regional context of the pedestrian promenade.

After deciding upon the goals for the design, we proceeded to design the D. W. Brooks Drive Pedestrian Promenade. The walk down the D. W. Brooks Drive Pedestrian Promenade that we created provides a variety of experiences while maintaining visual and thematic unity.

Entering the promenade from the south side, where it intersects with Carlton Street, one sees large granite spheres and cubes marking

the entrance. Concrete sidewalks are on both sides of a wide central path paved with Eco-Stone pavers. Planters flush to the pavement line both sides of that central path. They are filled with trees that shade the path and help frame the space. Benches at the ends of the planters provide places to sit and study or converse with a friend. This combination of Eco-Stone pavers, concrete sidewalks, tree filled planters, and benches is the typical scene along the promenade.

A short distance up the path is the student union plaza. A clock tower and a new student union building sit on the left. Concrete bands crisscrossing brick pavers mark this plaza as one of the special places along the promenade. Students can sit in the shade of a tree in the plaza and enjoy the lunch they bought inside the student union building. On the right, near the Miller Plant Sciences Building, is a granite outcrop surrounding a planter. A stage connected to the outcrop provides a space for public presentations.

The next special place is in front of the Physical Education Building. An amphitheater featuring a granite outcrop behind the stage, granite retaining walls, and grass seating areas turns the minds of alumni back to the days when another amphitheater provided a place for outdoor performances and lectures on South Campus. Trees provide shade for the spectators in the amphitheater and help enclose the space.

After returning to more of the typical promenade for a few hundred feet, one notices the brick pavers again. This is the Boyd Science Plaza. Opposite the Boyd Graduate Studies Research Center, it is a monument to the great scientists who have been affiliated with the University of Georgia. Here, people can walk along the granite wall and read about Dr. Eugene Odum, the father of modern ecology, plus numerous others who have made major contributions to the sciences.

After leaving the Boyd Science Plaza, the promenade continues to its terminus. This ending point is Conner Hall. Once fronted by a parking lot, it now rests within a large lawn where people may find a spot in the grass to lie down and read a book or get a few minutes of sun between classes.

We feel this proposal, if implemented, would significantly enhance the quality of life on South Campus. It would make this part of campus a place where people want to spend time—a place as memorable and enjoyable as North Campus.

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross
222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International
999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan
1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering
1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates
899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

School of Veterinary Medicine

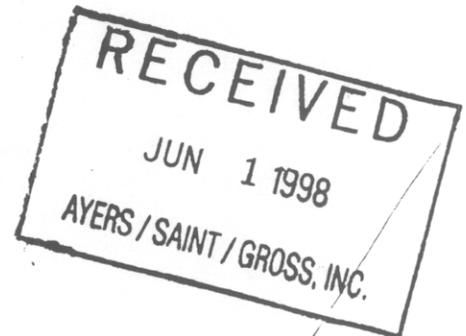
- A. Request for consideration of a Major Academic Capital Project
- B. "White Paper" concerning Veterinary Teaching Hospital space issues



The University of Georgia

Office of the Vice President for Business and Finance

May 21, 1998



Dean Keith W. Prasse
College of Veterinary Medicine
Veterinary Medicine

Dear Dean Prasse:

I thought that we had a very productive meeting yesterday and focused on some specific steps to develop with a plan for the facility needs for the College of Veterinary Medicine.

We discussed the 1996 College of Agricultural and Environmental Sciences FLU Task Force as a model for you to consider as a way to develop a facility master plan for the college. Your memorandum dated March 17, 1998, to me includes a lot of good information which supports the need for a major study. Up to the present, the University has been placing at great cost new facilities on the current site and it would seem to me that the movement of the entire college to a new off-campus site is probably out of question at this time for the reasons we discussed.

Your paper makes the point that there seems to be no question but that if the College of Veterinary Medicine is to continue on an equal footing with its peers, there is going to have to be a movement of some part of the college to another location; there simply is not room at the current location for the kind of expansion that is needed. I suggest that there is a need for specific discussion about this point as opposed to general statements of need in a facility plan for the College of Veterinary Medicine.

I am sending a copy of your memorandum dated March 17 along with a copy of this letter to Mr. Adam Gross for his information and reference.

Sincerely,

Allan W. Barber
Vice President for Business
and Finance

CC: Mr. Robert E. Bugbee
Mr. Daniel Sniff
Mr. Adam Gross ✓

REF



The University of Georgia

College of Veterinary Medicine

Athens, Georgia 30602-7371
(706) 542-3461
Fax (706) 542-8254

Office of the Dean

March 17, 1998

MEMORANDUM

TO: Dr. Allan Barber
Vice President for Business & Finance

FROM: Keith W. Prasse *KWP*
Dean

RE: Request for consideration of a Major Academic
Capital Project

The College of Veterinary Medicine requests consideration of a major facility need, the Veterinary Medical Teaching Hospital. Our purpose for this memorandum is to bring this need to the attention of the University Administration. A complete plan is not in place, and we ask your advice regarding steps to take in further planning. We propose that a new Teaching Hospital be added to the University list of requests for Major Capital Projects, but an estimate of probable cost will require more planning.

A "white paper," attached, describes the current status of hospital space and use. We have outgrown the current Teaching Hospital.

A location for a proposed new hospital isn't determined. College faculty must be involved in determination of location, but University officials and planners are sought to assist in this discussion. Consideration must be given to client access from the Athens By-Pass, client traffic and access around the building itself, availability of adjacent outdoor space for animal holding or handling, and access to the University transit system. Consideration must be given to the ties with other College and University facilities and programs.

The College invested in an engineering study to determine the feasibility of adding floors above the existing hospital. Whereas the original construction was based on a design that would accommodate such additions, changes in state regulations governing construction now make this addition more difficult and costly. Adding floors also would solve few of the problems implied in the white paper. The final report of the engineering firm has just been received and is under study.

Page 2

The Master Planning group may have an awareness of this issue, but we have not had a specific discussion with them about the hospital need.

jo

Enclosure

cy: Vice President William F. Prokasy

Mr. Daniel E. Sniff

Veterinary Teaching Hospital Space Issues

The Veterinary Teaching Hospital is the public center of our College of Veterinary Medicine. It is the principal clinical teaching laboratory for veterinary students, interns, and residents. It is a laboratory for clinical investigation of naturally occurring diseases and the testing place for new diagnostic and therapeutic approaches. **University-based veterinary teaching hospitals are the top of the pyramid for veterinary health care systems.** Just as the teaching hospitals at the Medical College of Georgia and Emory University are viewed by Georgia citizens as providing them access to the newest and best in medicine, animal owners and practicing veterinarians expect the Veterinary Teaching Hospital to provide expertise and advancing technology that are unavailable in the private sector.

Specialization

Increasingly, our Veterinary Teaching Hospital is compromised by inadequate facilities. Advances in the practice of veterinary medicine and expectation for services exceed the capacity of our hospital building. The current Teaching Hospital building, completed in 1979, absorbed tremendous advances in the biomedical sciences, which necessitated the development of additional clinical specialties: clinical oncology, specialized small animal and equine surgery (including laparoscopy, arthroscopy, and laser surgery), veterinary dentistry, cardiology, and exotic animal medicine. The increase in number and expansion of disciplines continues. The animal owning public expects and demands these changes.

Faculty, Staff, and Students

Since 1979, clinical faculty and staff have increased by fifty percent, largely as a consequence of increased specialization. In some parts of the hospital, students, staff, and faculty are literally elbow to elbow as they attempt to deliver healthcare efficiently while maintaining a learning environment for the students. It is likely that the number of enrolled veterinary students will increase as the College attempts to meet burgeoning societal demands for veterinary services. By almost every measure of activity, workload in the Teaching Hospital is expanding.

Technology

The change that has placed the greatest strain on the physical facilities of the hospital is the explosive growth of technology. Since 1979, ultrasonography, nuclear scintigraphy, and cobalt cancer therapy, all of which require substantial dedicated space, have been introduced into the Teaching Hospital. Today, computed tomography (CT scanning), and nuclear magnetic resonance imaging are expected and can only be provided in mobile trailers in the parking lot or unsatisfactory locations in other buildings. Because some of the new diagnostic and therapeutic tools had to be installed in a separate building, faculty and students frequently must place an anesthetized horse weighing over one thousand pounds on a cart, push it out of the hospital, across a parking lot, and into that building for treatment.

Accessibility

Another change that has compromised the function of the Teaching Hospital is the restriction of available space around the perimeter of the building. Traffic patterns and parking areas for clients and service vehicles were designed at the time of construction of the current hospital. Client traffic has greatly increased, the size and length of large animal vans have increased, and current construction has complicated traffic and parking. The large animal parking lot often approaches gridlock as animal owners attempt to unload their animals for medical treatment or pick them up to return home. Expansion of equine case load and greater emphasis on recuperative techniques that utilize paddocks are added stresses to the space needs around the perimeter of the hospital.

Impact on recruiting

An emerging effect of the inadequate hospital facility is its impact on our ability to recruit and retain clinical faculty. A well-designed hospital with the latest in diagnostic and therapeutic technology is a powerful recruiting tool; a hospital that is viewed as crowded with outdated equipment has the opposite effect.

Search for solutions

We are taking several steps to assess our current situation and future facilities needs. We are surveying all colleges of veterinary medicine in the United States regarding their teaching hospitals. Although we have received responses from only one-third of the U.S. colleges thus far, the teaching hospitals in all of the responding colleges are larger than ours; the median size of those hospitals exceeds that of our current hospital by one hundred fifty-four percent. We have also authorized an engineering study to evaluate the potential for adding additional floors to the existing hospital building as a stopgap measure. Lastly, we have begun internal discussions regarding the advantages and disadvantages of relocating the Teaching Hospital to a site on or near campus.

The last two decades have seen dramatic changes in the sophistication of veterinary medicine and consumer expectations for veterinary healthcare. The Veterinary Teaching Hospital has adapted to meet these challenges. **Increasingly, we are encountering limits to the adaptations that the physical facilities will allow. For the Teaching Hospital to remain the leader in delivery of basic and advanced veterinary care, to prepare professional students to serve society, and to expand the knowledge base in veterinary medicine, the physical facility must change to accommodate these challenges.**

~~Date~~
06/23/98

Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross
222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International
999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan
1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering
1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates
899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

College of Environmental Sciences (CAES) Information on Proposed Agricultural Land Consolidation

This proposal is a result of Recommendation #1 of the CAES FLUTF Report of 5/98, in an effort to increase efficiency in the use of CAES resources.

Additional Notes:

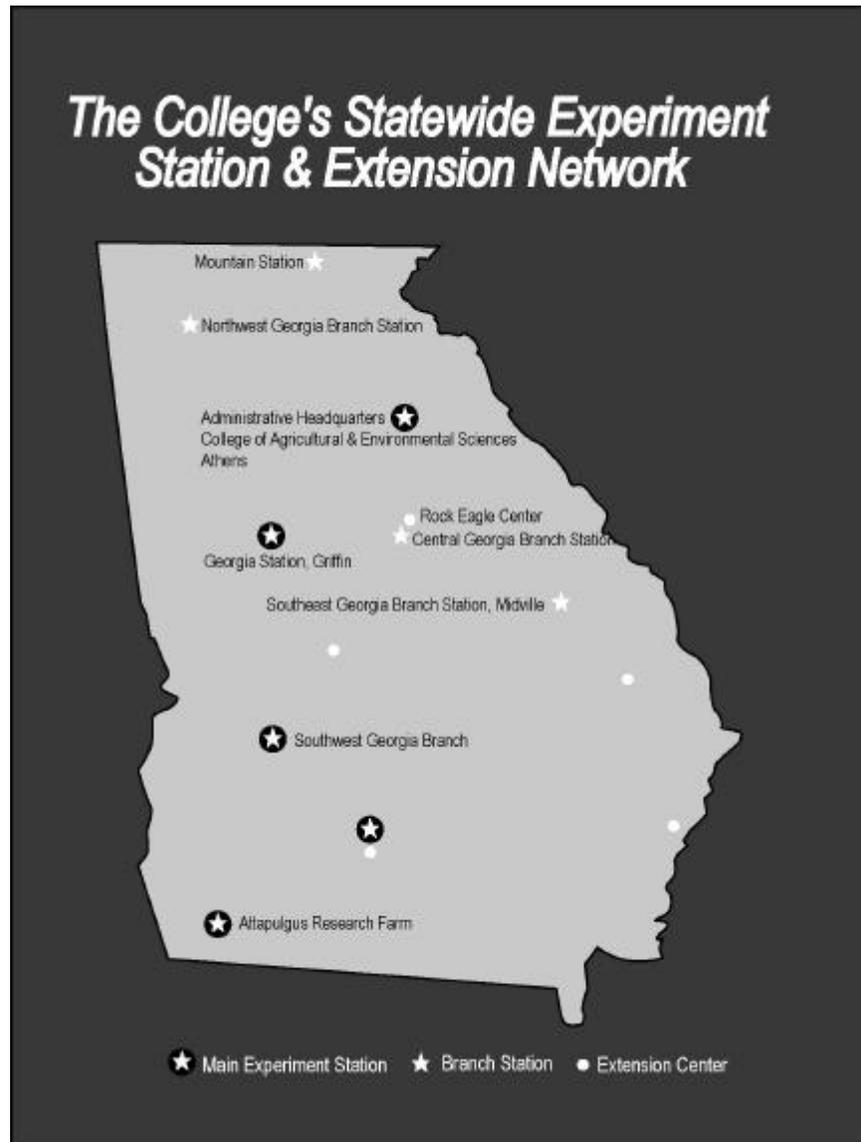
Ideally, the new farm would consist of 2,500 to 2,700 contiguous acres and a potential location has been found in Oconee County just to the Southwest of Bishop, Georgia. This potential site consists of parcels varying in size and ownership. The two largest parcels are 1100 acres and 800 acres, each separately owned. A remaining 900 acres is split into eight various sized parcels, each separately owned. Dr. Clifton emphasized the fact that, although they are pursuing this agreement, there is no certainty that the purchase will happen. Funding for the purchase and for new facilities are not fixed, but a number of different options have been outlined in the attached document. It is also of some concern that any public knowledge of this proposal will inflate prices in the area, due to land speculation, and that the information contained herein be treated sensitively.

**CAES Main Campus Master Plan Development
Research and Education Learning Center
July 1, 1998**

Mr. Chatham's suggestions for presentation:

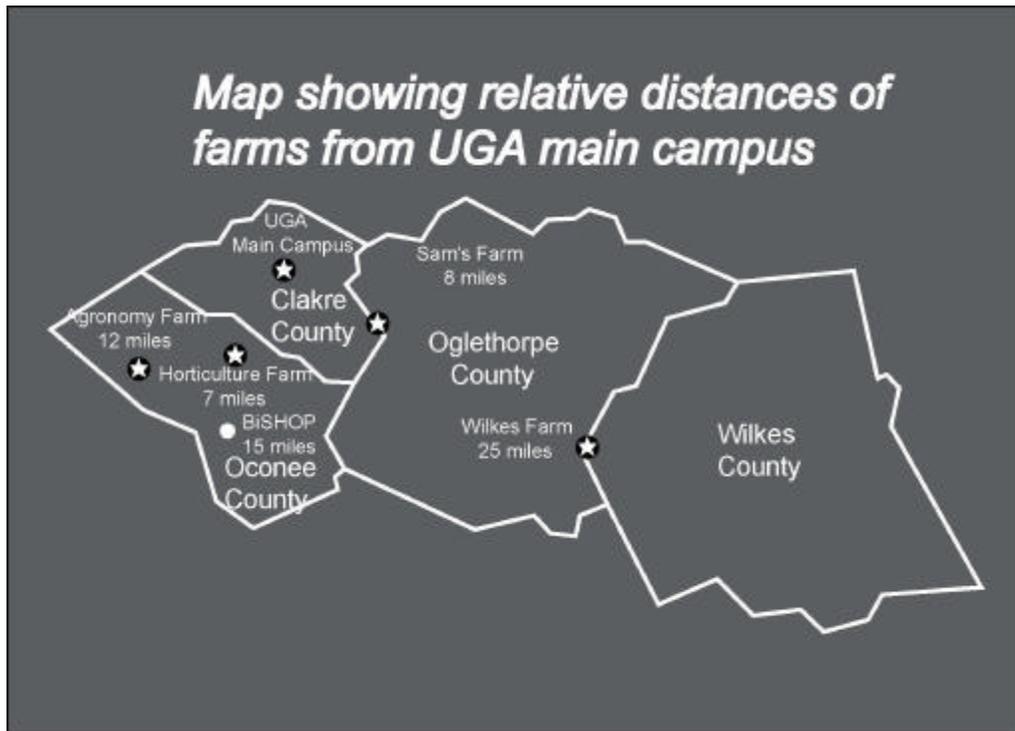
- 1) Presentation needs additional background. State what is wrong with facilities from the teaching and research perspective, such as environmental (waste) and social (urbanization).
- 2) The Four Options – With the College being the primary institution, state the best option – and then outline your goals. Be flexible. Once statement Mr. Chatham used and recommended was “Consolidate for efficiency and economy.”
- 3) Research where the College rates in relation to other colleges of agriculture – “benchmarking” – What are our current operations like in comparison to other colleges? Know what your competition is/has.
- 4) Remember industry. Reinforce why the College is still needed, as well as why improved facilities are needed. Not everyone understands the importance of strong teaching and research facilities 0 reinforce what you already know.
- 5) Prepare to propose a partnership with the community/local government that you wish to deal with. Keep in mind zoning issues, local land use control, and what will happen in two years once new leadership takes over. Will your land still be “safe” in twenty years?
- 6) Take out “state-of-the-art”.... replace with “modern” or other adjective.

- ❖ Research and Education Learning Center
 - Vision
 - Creation of a modern agricultural and environmental sciences learning center at The University of Georgia.
 - Context
 - Colleges of Agriculture nationally are revamping facilities to take advantage of new technology and advanced learning capabilities.



- Current Situation
 - College facilities used in support of research and extension are scattered in Clarke, Oconee, and surrounding counties

- Current facilities lie in the path of urbanization.
- The Wilkes Farm in Oglethorpe County is far too distant to be used effectively in supporting an integrated learning center.
- Animal research at the College's South Milledge sites is incompatible with University and community growth and development.



- Goal
 - Create an integrated agricultural and environmental sciences teaching, research and extension unit to support learning experiences of both undergraduates and graduates.
- Rationale
 - Competitiveness in agriculture and environmental sciences demands that agricultural higher education must continue to develop effective, integrated and technically strong facilities for the 21st Century.
 - The learning center concept as proposed is consistent with and complements the University Master Plan.
 - Urbanization patterns near the University campus continue to raise land use compatibility issues.
 - Environmental issues and concerns are growing in agriculture, and certainly for teaching, research, and outreach programs.

- Georgia agriculture is demanding an emphasis on student-friendly learning and support systems that deliver society-and-job-ready graduates to support the industry.
- A comprehensive learning center has potential to enhance cross-college and unit cooperation.
- Benefits
 - A comprehensive learning center will anchor work going on in Athens, Tifton, and Griffin, as well as field research and demonstrations conducted at the nine branch stations across Georgia.
 - Through a comprehensive approach, the College can gain economic efficiencies operating a single center facility instead of multiple units.
- Scope
 - With prospects for increased real estate prices growing more complex in the Athens area, this is the best time to address these needs.
 - The College envisions that it can create a learning center by phasing-in along one of four options.
- The Four Options Are:
 - Sell the Wilkes Farm, Sam's Farm, part of the Attapulcus Unit, Horticulture Farm, Agronomy Farm and Calhoun land (sold) and purchase sufficient land to combine all functions into a College Research and Education Learning Center.
 - Sell the Wilkes Farm, Sam's Farm, part of the Attapulcus Unit and Calhoun land (sold) and purchase sufficient land to develop a learning center for animal programs exclusively.
 - Purchase adequate land for all components, but do not sell the Horticulture and Agronomy farms or develop new components at present. Delay development to some time in the future.
 - Use current funds from the Calhoun land sale to purchase one tract to relocate the Swine Operation from South Milledge Avenue.
- ❖ Action Plan
 - Phase I
 - Under Phase I, the Wilkes Farm and a portion of the Attapulcus Unit would be sold. Funds from these sales, along with the money on hand from the sale of land in Calhoun, would be used toward the purchase of new lands. These dollars, along with a small capital appropriation, would be used to purchase 2,500 contiguous acres in the near vicinity of the campus.
 - Sell: Wilkes Farm, Attapulcus Unit, Calhoun Land
 - Purchase: Sufficient land to combine all functions.
 - Phase II
 - Under Phase II, major efforts will be undertaken toward developing infrastructure for the Research and Education Learning Center. Also, beef and swine facilities will be constructed.
 - Sell: Wilkes Farm, Sam's Farm, Attapulcus Unit (partial), Calhoun land

- Purchase/Build: Infrastructure, Beef and Swine facilities, Horticulture and Agronomy facilities
- Phase III
 - Under Phase III, additional lands will be sold, leased lands released, and facilities completed.
 - Purchase/Build: Horse Facilities, Swine Facilities

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

University of Georgia Sign System Guidelines

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

The University of Georgia

Sign System Guidelines

FOREWORD

In 1967 Professor Ron Arnholm of the Department of Art designed a sign system for the University of Georgia campus. The system, based on Prof. Arnholm's newly released typeface, "Aquarius #5", won the Silver Award from the University and College Designers Association in 1975. Both contemporary and classical, the system provided a distinct, functional, yet unobtrusive information system for a complex campus spanning nearly 200 years of development.

In 1997 Dexter Adams and Bernard Brantley of UGA Physical Plant, realizing that the original guidelines for governing the system were in danger of becoming obsolete due to the size and increasing complexity of the modern campus, asked Prof. Ken Williams of the Lamar Dodd School of Art to assess the original system and reformulate the guidelines governing the expanded system. The following guidelines will hopefully retain the essence of the original system while providing guidance to present and future architects, campus planners and sign designers.

Prof. Williams was assisted by Scott Hodges, a senior graphic design major, in this project, especially in the assessment stage.

SECTION I.
GENERAL DESCRIPTION

The directional and informational sign system in place at The University of Georgia consists of painted dimensional metal signs supported by vertical metal standards which are either imbedded in the ground or are attached to a wall. The signs can be either one or two-sided. The graphics consist primarily of type and arrows. The major color scheme of the system is maroon with a black accent panel at the bottom of the sign. Typography and arrows are white. The layout format is a justified left margin with a ragged right margin.

The signs are organized by stacking one or more units. In each individual unit letter sizes cannot be mixed. Signs with different sizes of letters are achieved by stacking various units of different sized letters. With the exception of the color difference between the colored panel and the black accent panel there is no visible distinction between the stacked units; it serves only as an organizational scheme.

These units are described by vertical height in inches x horizontal length in inches or feet with number of lines of type of type size in inches. For instance, the unit below in Fig. 1 would be described as 9" x 30" with 2 lines of 2.5" type.

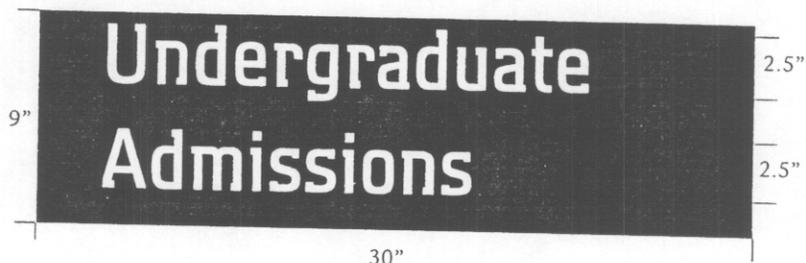


Fig. 1

Entire signs are described by listing the topmost unit and then the second from the top, etc. Hence the sign in Fig. 2 would be described as a 9" x 30" unit with one line of 4" letters above two 9" x 30" units with two lines of 2.5" letters each. The top unit would be maroon and the bottom units would be black. The various sizes of units and the arrangement of type and arrows in the units are discussed in Sections 3 and 4.

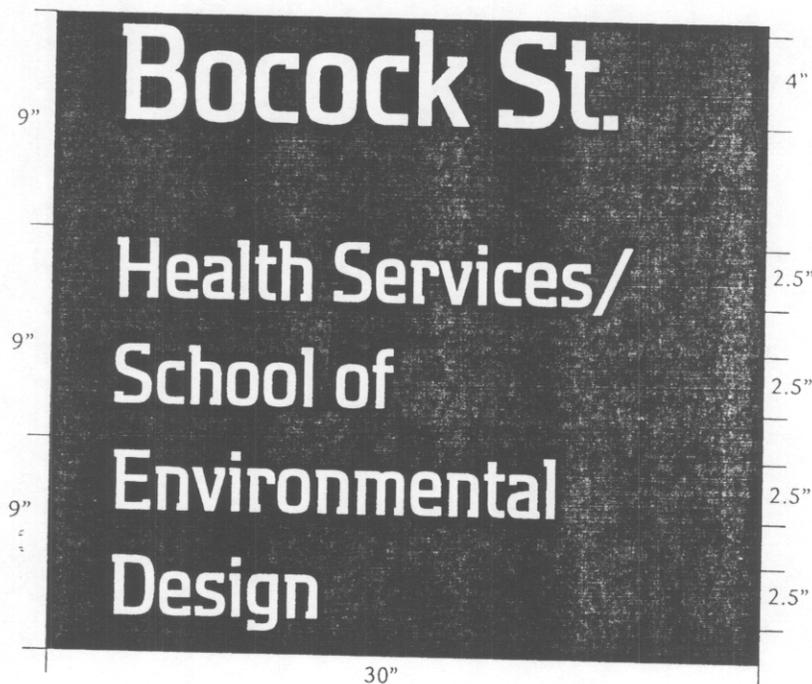


Fig. 2

SECTION 2
 TYPOGRAPHY AND ARROWS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmnopqrstuvwxyz.,'-:;
 0123456789/ ↑ ↗ → ↘ ↓ ↙ ← ↖
 AQUARIUS 5

Fig. 3

The type chosen for the system is Aquarius #5. Words are to be set in capitals and lower case and all lower case where appropriate. All capital words should not be used.

Permitted letter sizes are 1", 1.5", 2.5", 4", 6" and 8". These measurements describe the height of the capital letters.

When directional arrows are necessary they may only be used on the left margin of the sign and must justify on that margin. The eight orientations of arrows are shown in the examples below in Figure 4.

↑ Abcdef
↓ Ghijklm
↗ Nopqrs
↖ Tuvwxyz
↙ Zabcde
↘ Fghijkl
→ Mnopqr
← StuvwX

Figs. 4

When using vertical or diagonal arrows the distance from the common left margin to the first letter of the following word is as follows: 1" letters - 1.5", 1.5" letters - 2.25", 2.5" letters - 3.75", 4" letters - 6", 6.5" letters - 9.75" and 8" letters - 12". For horizontal arrows the distances should be: 1" letters - 1.75", 1.5" letters - 2.5", 2.5" letters - 4.3", 4" letters - 6.9", 6" letters - 11.2" and 8" letters - 13.8".

SECTION 3 UNIT HEIGHTS

Vertical unit heights permissible in the system are 6", 9", 12", 18", 21", and 30". The only exceptions to these measurements would be some special signs (i.e. Handicap Parking). These exceptions will be discussed later in Section 12.

Sizes of letters and number of lines of type which may be placed on units are shown in

the following examples. Placement of the baseline (the line the letters sit on) is indicated in the examples. In units which permit more than one line of letters it is not necessary to place lines of type on all the permitted baselines. For instance, in Fig. 5 while it is permissible to use up to three lines of type, it is also permissible to use two or only one (and in the case of the black accent panels there may be no) lines of type and any of the three permitted baselines may be used.

6" HEIGHT UNITS

Fig. 5 - 3 lines of 1" letters



Fig. 6 - 2 lines of 1.5" letters



Fig. 7 - 1 line of 2.5" letters



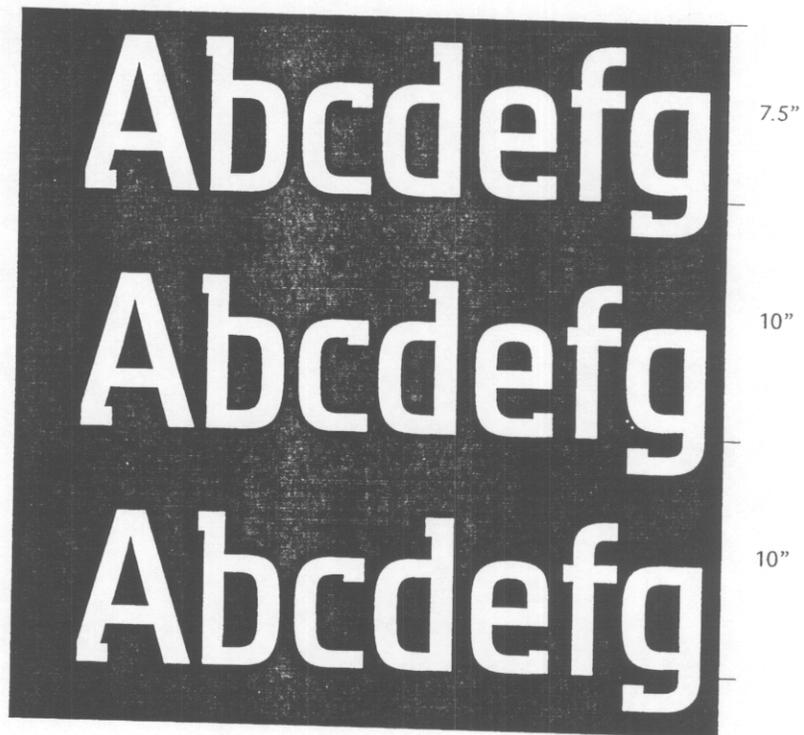
Fig. 8 - 1 line of 2.5" letters (alternate)



Fig. 9 - 1 line of 4" letters



Fig. 33 - 3 lines of 6.5" letters



SECTION 4 UNIT LENGTHS

Permissible unit horizontal lengths are 18", 30", 4', 5', 6', 7', and 8'. Any exceptions to these standard lengths will be discussed in Section 10, Special Signs.

As mentioned before, type or arrows justify on the left margin, not the right margin or centered. While some units can have alternate left margin placement, a sign composed of stacked units must have a common left margin. Left margin placement and maximum line length for the various lengths are shown in the following examples.

SECTION 5
SEPARATING WORD GROUPS

Many buildings on campus contain several departments which need to be identified on the sign. For instance, in the example below in Fig. 51 the building is identified by the top line of type while the departments are listed below. As long as the departments are not more than one line long there is no problem.

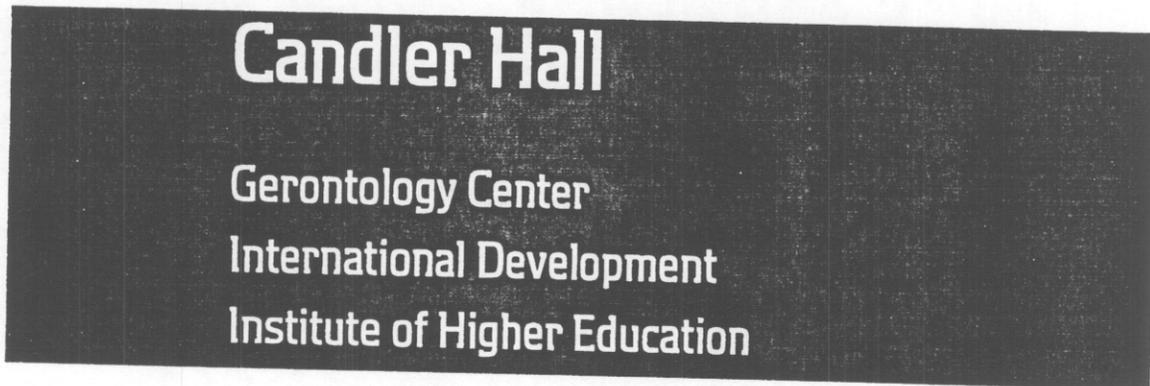


Fig. 51

When one department is more than one line long a slash mark (/) may be used to separate them.

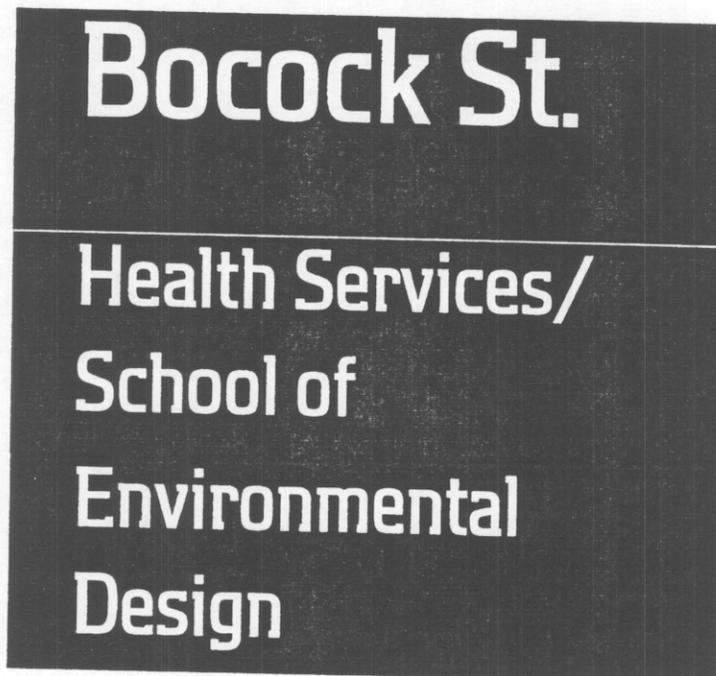
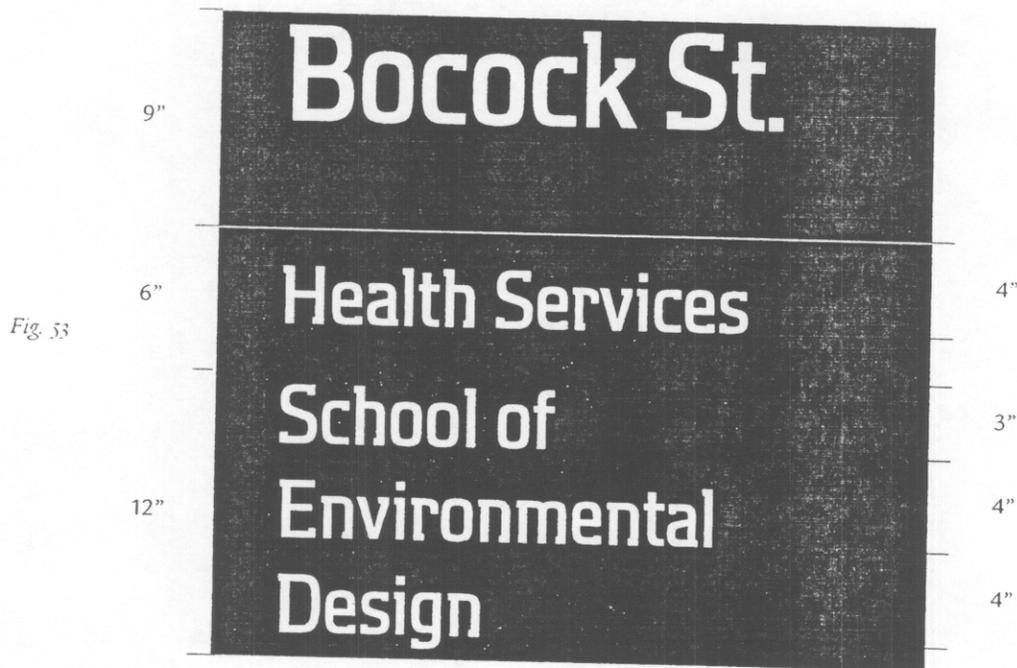


Fig. 52

It is also possible to differentiate between departments by using alternate baseline measurements. For instance, the sign in Fig. 52 could be composed as is shown in Fig. 53 below..



The use of alternate baselines or slashes to differentiate departments or other word groups should preclude the need to indent. Indentation is not allowed in the sign system.

SECTION 6 USE OF "THE UNIVERSITY OF GEORGIA"

The distinctive graphics and colors of the system should be enough to identify a sign as part of the system. It shouldn't be necessary to use "The University of Georgia" at the top of a sign unless the sign is on the periphery of the campus or is identifying an outlying building, research or agriculture station, etc.

SECTION 7
COLORS

The original colors chosen for the system are maroon and black for signs which identify buildings, complexes, etc. and blue and black for signs which are more informational in nature. Unfortunately the UGA Parking Services requested additional colors to be used on parking lot signs to match parking decals. While the dark green has an affinity for the original colors, the gray and gold do not nor do they have a deep enough value (light to dark scale) to adequately contrast with the white letters. It would be advisable, in the future, to darken these colors so that there is enough contrast with letters and arrows for legibility. If additional colors are added to the system it should only be done in consultation with Profs. Ron Arnholm or Ken Williams instead of dictated by Parking Services.

Suggested colors to be used on the gold and grey signs are shown below in Fig. 54

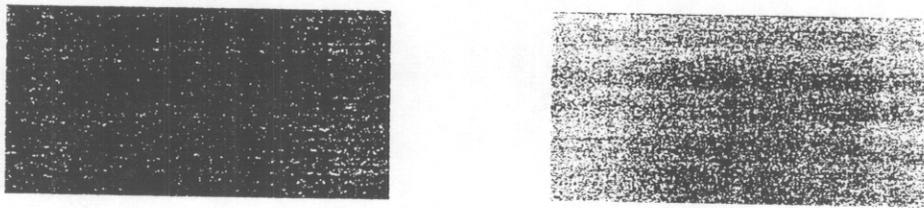


Fig. 54

SECTION 8
LETTER AND WORD SPACING

Correct spacing between letters and words is critical for legibility and appearance. Optimum letter spacing relies more on the eye than a ruler. It is the equal amount of space (area = width x height) rather than equal amounts of linear measurement on the baseline which denotes proper letter spacing. As a general rule, curved letters such as an "oc" combination will fit tighter than straight letter such as "ll". Open letters such as C's, diagonal letters such as A's, and over or underhanging letters such as T's and L's further complicate spacing. The goal is to avoid gaps or bunching of letters. The sign designer must temporarily lay out the letters, step back and critically view the line of letters for any gaps or bunches, adjust, step back again, etc. When a typeface is designed the designer

assigns optimal spacing notations (side-bearings) to each individual letter so that it will fit correctly with any neighboring letter. The side-bearings for Aquarius #5 can be seen in Fig. 55. When using a computer (or other typesetting equipment) the side-bearings will automatically be utilized in setting the letters. It would be advisable to use computer hardware and appropriate software in designing sign layouts.



Fig. 55

Wordspacing also requires a critical eye or automatic typesetting equipment to assure proper spacing. As a general rule, 1/3rd of the letter height should be used between words. Fine adjustments for open, diagonal, and over or underhanging letters can then be made. When only two, three or four words exist on a line, wordspacing should be slightly tighter than when lines are a sentence or more in length.

SECTION 9
OVERALL SIGN DESIGN

With the increased complexity of university buildings and centers, more and more information seems to be necessary on the signs. The result has been a crowded look on recent signs. The original design imagined areas of each sign without letters or other graphics. It was for this reason that very generous left margins were permitted. Larger sign formats and/or smaller letters should be considered. The maximum line length allowed should not always be used: two lines instead of one long line may be more appealing and legible. The use of the generous left margins and more space at the top and bottom (especially black accent panels with no type) will give the sign more room to breathe. Computers with appropriate software will allow each sign to be designed by exploring several design options before final decisions are made. Perhaps the best solution to effective sign design is less information on the signs. (See following paragraphs.)

The UGA sign system is an identifying system rather than a true wayfinding system. The campus is far too large for a signage system to direct a visitor to a specific building from another part of the campus. Street addresses, maps, directories and written and spoken directions must be utilized for this purpose. The large signs with 16 or more lines of type recently installed at key intersections are examples of non-functional signs. These signs have too much information in too small a size of type to be read from an automobile yet they are placed at intersections of major traffic arteries. It would be more effective to install signs directing visitors to sites where campus maps and directories are available.

The sign system was designed to identify specific buildings, not each and every sub-unit in those buildings. For instance, the newly renovated Tanner Building houses the School of Art's areas of Graphic Design, Scientific Illustration and Digital Imaging. Those searching for one of these areas must through other means ascertain that the area is in the Tanner Building. The sign for the building should only state "Tanner Building - School of Art Annex".

Unless the wording on individual signs is restricted to pertinent information the campus will become crowded with overly large and complicated signs. Our campus is an aesthetic entity and must not be marred with unnecessary signage.

SECTION 10
SPECIAL SIGNS

Some signs regularly provided by the UGA Sign Shop do not fit into the sign system as described in the previous sections. Examples of such signs would be "Handicap" and bus stop signs. As much as possible these signs should be designed to work with the UGA system while conforming to other systems (i.e., "Handicap" signs) or using graphics or diagrams to provide special information. When necessary Professors Arnholm or Williams may be consulted to solve particular sign design problems.

Street identification signs are 6" x 30" maroon units with 1 line of 2.5" inch letters with a 4" baseline and a 1.75" left margin. There is no black accent panel.

The UGA sign system does not include normal pedestrian and traffic signs.

Date 10/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

Housing Policy Information

Information included:

Copy of a memorandum to the Presidents of the University System of Georgia from Lindsay A. Desrochers dated October 20, 1997 concerning housing policy.

Copy of a letter from the Senior Vice President for Finance and Administration referencing a Memorandum from the Board of Regents Office

Copy of a memorandum dated September 10, 1998 to President Adams from the Regents staff regarding plans to house all freshmen and sophomores on campus at UGA.

Copy of a memorandum sent to the Associate Vice President for Business and Finance from the Director of University Housing concerning Project Proposals for Capital Funding

Copy of The University of Georgia Student Housing Comprehensive Plan, prepared by the Department of University Housing, Division of Student Affairs, January, 1999.

The University of Georgia

Student Housing Comprehensive Plan

Department of University Housing
Division of Student Affairs

January, 1999

TABLE OF CONTENTS

Executive Summary	1
Business Plan	3
Mission	3
Goals and Objectives	7
Strengthen Linkages Between Campus Residential Living and the Academic Enterprise	7
Improve the Quality of Existing Campus Housing Facilities	9
Expand and Diversify Campus Housing Stock	10
Description of Services	16
Fee Strategy	17
Financial Projections	18
Cash Flow Schedule for Renovation and Redevelopment Program	19
Ten Year Financial Projection	20
Financial Considerations for New Construction	22
Facility Evaluation	24
Residence Hall Inventory and Condition Assessment	24
Family Housing Inventory and Condition Assessment	26
Fraternity and Sorority House Inventory and Condition Assessment	28
Market Needs Assessment	30
Housing Facilities Component of Physical Master Plan	41
Map of Current Housing Stock and Possible Locations for Additional Campus Housing Map of Possible Locations for Additional Campus Housing	42

University of Georgia
Division of Student Affairs
Department of University Housing

EXECUTIVE SUMMARY

STUDENT HOUSING COMPREHENSIVE PLAN

The mission of the Department of University Housing is to provide comfortable, affordable, and secure on campus housing options in residential communities where the academic success and personal growth of residents are encouraged and supported. In addition to meeting the needs of students and student families, the department provides housing for visiting scholars, summer conferences, sports camps, and other special groups as space permits. These purposes are consistent with and supportive of the missions of the Division of Student Affairs and the University of Georgia.

In conjunction with the renovation of Reed Hall, the University of Georgia presented a plan, "Preparing for the 21st Century", to the Board of Regents for renovating and redeveloping existing residence halls resulting in a small decrease in capacity. The goal of the plan was to provide adequate, modernly-equipped campus residence hall space to meet the requirements of market demand. The University of Georgia provided on campus housing for 32% of enrollment in 1980, but during recent years that level has dropped to 22% as enrollment has grown to 30,000. No new residence halls have been built at UGA since 1967 and the average age of current facilities after accounting for major renovations is 34 years old. The renovation and redevelopment plan, which will cost an estimated \$60 million over the next 10-12 years, continues to be useful and has been incorporated into the Student Housing Comprehensive Plan and the University's Facilities Master Plan.

President Michael F. Adams has called for development of the campus as a student centered environment. In accordance with that direction and the principles set forth in the campus Facilities Master Plan the Student Housing Comprehensive Plan has a larger concept and scope than renovation and replacement of existing facilities. Expansion of on-campus housing offerings and augmentation of the residence life program with residentially based educational activities are envisioned in the Student Housing Comprehensive Plan to enrich the university experience for students living on campus. The campus Facilities Master Plan also includes consideration for expanding campus housing by gradually adding housing facilities to achieve a capacity for approximately 12,000 students.

The primary goals of the student housing comprehensive plan are to:

Strengthen linkages between campus residential living and the academic enterprise, developing a student centered campus community and improving the quality of the educational program for campus residents. The living/learning experience will focus on intellectual growth, academic achievement, and personal development in a structured group living environment featuring skilled staff and supportive physical resources.

Improve the quality of existing campus housing facilities through renovation or replacement of nine residence halls during the coming 10-12 years. This program is expected to cost \$60 million and will be funded by surpluses from operations of existing housing facilities. Upon completion of that program, further renovation or replacement projects will be necessary for four halls that will have reached the end of their life cycles. There will be a net reduction of capacity as a result of the renovation and redevelopment program.

Expand and diversify campus housing stock by construction of 6,200 beds in apartment style facilities over twenty years to increase total capacity to nearly 12,000 beds. Achieving the ambitious goals of the Student Housing Comprehensive Plan and the campus Facilities Master Plan for expansion of housing will present numerous challenges and opportunities. Two major issues to be resolved are developing (1) methods for financing new construction and (2) alternatives for project delivery that respond to price, quality, and timeliness requirements.

The time is right to expand UGA campus housing with apartment style accommodations which offer the amenities expected by continuing students and which feature a direct connection to the campus intellectual and cultural life supportive of the institutional mission. The prospect of high quality campus housing which meets expressed desires for additional space, single occupancy bedrooms, bathroom privacy, computer connectivity, and other amenities is very popular among students. Entwining student living and learning in the residential communities will more fully realize the potential of the university experience.

Several of the guiding principles which underpin the Physical Master Plan are related to the Student Housing Comprehensive Plan:

- Create the optimal student environment
- Develop a connected campus
- Define and provide for current and future facility needs
- Provide for academic and student needs on contiguous lands
- Develop comprehensive solutions to parking and infrastructure
- Participation in regional coordination

The Physical Master Plan calls for coordinated development of new housing, parking, and student activity facilities on the edges of the campus. The Physical Master Plan is supported by and is compatible with the ongoing planning by the local government.

BUSINESS PLAN

Mission

The mission of the Department of University Housing is to provide comfortable, affordable, and secure on-campus housing options in residential communities where the academic success and personal growth of residents are encouraged and supported. In addition to meeting the needs of students and student families, the department provides housing for visiting scholars, summer conferences, sports camps, and other special groups as space permits. These purposes are consistent with and supportive of the missions of the Division of Student Affairs and the University of Georgia.

The departmental mission is realized by effectively integrating housing services and student-oriented educational/developmental programs through sound management of financial, facilities, and personnel resources. Operating schedules, policies, procedures, and practices are tailored to student and institutional needs. The Department of University Housing is an auxiliary enterprise and generates all operating funds from user fees.

The seventeen UGA residence halls offer a guided group living experience with multiple functions and benefits for nearly 6,000 residents. The residence halls are the preferred living arrangement for 80-85% of traditional entering freshmen. Self-reports from these students bolster research findings that the structured group living experience is effective in easing the transition to college. Although more than half of residence hall occupants are classified as freshmen, living on campus is also popular with returning residents, new transfer students, students who do not own automobiles, physically challenged students, those from other countries, individuals seeking a high level of safety and security, and those who want active, convenient, and meaningful connections to campus academic resources, an excellent dining program, and co-curricular options. An association between campus residence and higher GPA has been noted for undergraduates during each term of the past three years.

The 579 on-campus apartments for families and graduate students offer a reasonably priced housing alternative within a community of scholars and families. Approximately 70% of student apartment residents are enrolled in graduate study, and nearly 60% hail from countries other than the United States. Activities in the apartment community are tailored to the needs and interests of the residents.

The Housing Department acts as "landlord" to serve the interests of the institution by striving to insure that life safety standards are met in the on-campus social fraternity and sorority houses. The basic posture with respect to University management of the on-campus chapter houses is that the land is state owned and under control of the University, with the exception of two ground leases. The improvements are University buildings unless there is a lease arrangement stipulating otherwise (the case for Sigma Nu fraternity). In lieu of rent all maintenance, repair, upkeep, and operational expenses have been the responsibility of the respective fraternity/sorority House Corporations.

President Michael F. Adams indicated soon after his arrival on campus that steps would be taken to enhance the educational experience for students and that the improvement and expansion of residential life would be explored as a part of that initiative. The subsequent development of the campus Physical Master Plan has included consideration of expanding the campus housing stock by adding as many as 6,200 beds over the next 20 or more years to strengthen the campus community and the quality of the educational program. The President also convened a Greek Housing Summit to initiate improved relationships between the University and campus fraternities and sororities.

Vision for the Future

The number and quality of campus housing accommodations will be sufficient and the preferred living option for:

- 85%** or more of the new freshman class each year and those new transfer students who desire campus housing
- approximately **45%** of residents continuing from one year to the next
- 30-35%** of the total enrollment, with capacity to house the freshman and sophomore classes
- students who want a **structured group living experience** during the transition from high school to college life, with ample activities to meet social, recreational, academic, and adjustment needs.
- students who prefer to reside in a **living-learning community** with an emphasis on intellectual growth, academic achievement, cultural enrichment, and personal development
- students who want **active and meaningful involvement** in community service, self governance, leadership development, and civic responsibility in a diverse environment shared by their peers
- students who want the most convenient **connection to campus academic and co-curricular resources**
- groups of students who desire to participate in **special interest housing options**
- students who want a very high level of **safety and security**
- individuals who want a choice of **single and double** occupancy rooms
- students who do **not have automobiles**
- physically challenged and disabled** students
- students **from other countries** than the U.S.
- students who need housing that is **open during academic recesses and between terms**
- students who want a variety of **dining** options
- students with **families**

University of Georgia
Division of Student Affairs
DEPARTMENT OF UNIVERSITY HOUSING

GPA Comparison

Term	All Undergrads	Res Hall Undergrads	Res Hall New Frosh*	Off Campus New Frosh*
Fall, 1995	2.81	2.83	-	-
Winter, 1996	2.84	2.88	-	-
Spring, 1996	2.85	2.95	-	-
Fall, 1996	2.84	2.92	2.94	2.78
Winter, 1997	2.85	2.93	2.97	2.83
Spring, 1997	2.90	3.05	3.13	3.02
Fall, 1997	2.74	2.85	2.91	2.81
Winter, 1998	2.88	2.95	2.95	2.88
Spring, 1998	2.91	3.03	3.07	2.97

*New frosh are those who first enrolled in Fall term.

Goals and Objectives

- **Strengthen linkages between campus residential living and the academic enterprise,** developing a student centered campus community and improving the quality of the educational program for campus residents. The living/learning experience will focus on intellectual growth, academic achievement, and personal development in a structured group living environment featuring skilled staff and physical resources supportive of program goals.

As evidenced by GPA attainment, there is a positive association between campus living and that measure of academic success. Local studies will determine the extent to which the UGA experience parallels national findings that living on campus is also associated with higher retention to graduation rates. Student residents themselves report that living on campus has added to their educational experience (91%) and recommend living on campus to aid in personal and academic growth (86%). There is a strong base of success upon which to build.

Campus residences can be places where personal interaction, design features, activities, technology, and operating procedures serve to extend engagement in the learning community into the out-of-class lives of residents. Interaction with faculty, facilitated group study sessions, tutoring, special interest living units, residential colleges, academic and personal advising, computer labs and in-room connectivity, spaces for lectures and performances - these features and more are found in the best college residential living and learning programs. The UGA housing program can, through the residence hall redevelopment program, construction of new housing facilities, and the appropriate staffing arrangement, provide the venue for this enhanced learning community. New partnerships with academic and service units supported by joint funding will be sought to fully realize this goal.

UGA Residence Halls

A guided group living experience with multiple functions and benefits:

- for traditional freshmen, the preferred transition living arrangement between living with parents and more independent options,
- staffing patterns based on knowledge of students' developmental needs and practical aspects of academic and campus life,
- activities and programs by staff, focused on the academic success and personal growth needs of residents,
- easy social connections in a system designed for participation,
- entryway to involvement in community service and leadership,
- significant experience with a diverse peer group,
- individualized attention by well trained and dedicated staff,
- high relative level of safety and security for persons and property,
- connected to campus learning technology (CATV system, computer labs, incipient in-room computer connections)
- convenience to the wide variety of co-curricular options in the campus community,
- structured and informal contact with "peer superiors" - UGA students who have made a successful adjustment to college life,
- employment opportunities in a supportive organization,
- comfortable but not luxurious accommodations,
- affordable and responsive to both the academic calendar and varied accommodations needs of students.

- **Improve the quality of existing campus housing facilities.** The UGA residence halls (like most around the country) are in need of expensive renovation, repairs, refurnishing, and improvements. The average residence hall room is more than 34 years old. Continuing the modernization of the campus housing stock must remain a high priority in order to respond to the reasonable expectations of residents. The apartment buildings are in better condition overall than the residence halls, but the older apartments need new interior finishes and fixtures.

A long range plan was developed in 1993 for renovation or replacement of ten residence halls with funds coming from reserves and surplus generated by operating budgets. The attached brochure entitled "Building on the Past to Preserve the Future" provides details about the plan as revised in 1997. Reed Hall, the first residence hall to be renovated under the plan, reopened for Fall Semester, 1998 for 288 residents. A 10 year cash flow projection for subsequent projects in the plan is included as Schedule A (page). This program is expected to cost \$60 million. Upon completion of the program, further renovation or replacement will be necessary for four halls that will have reached the end of their life cycles. There will be a net reduction of capacity as a result of the renovation and redevelopment program.

A concept study for a building by building renovation program in the apartment community has been completed. A detailed plan and implementation schedule for apartment renovation will be prepared in FY2000.

Concurrent with the renovation program, major improvement and upgrade projects are planned for four high rise halls built in the 1960s; addition of fire sprinklers, renovation of elevator systems, adding or replacing emergency generators, electrical safety improvements, HVAC system upgrades, and furniture replacement or refinishing is needed to extend the useful lives of these halls until they can be renovated or redeveloped in 2012 or beyond. Extending computer connectivity to all residence halls is a pressing need and cable modem technology has been identified as a rapid and cost effective solution. Code compliance, ADA improvements, building systems maintenance, and renewal of worn out finishes, equipment, and furnishings are ongoing expenses.

The improvement of existing campus housing facilities will consume all available self-generated financial resources, and the improvement program will be paced by the rate of contribution to reserve funds of each year's operating margin.

The eleven on-campus fraternity houses are typically in poor condition, and two of them (both with ground leases to House Corporations) are closed pending major and expensive renovations. The three sorority houses on-campus have been maintained in good or excellent condition. A program to formalize the relationship with these groups and the University is needed.

- **Expand and diversify campus housing stock.** The campus Physical Master Plan identifies the potential for expanding campus housing to a capacity of approximately 12,000 beds, enough to accommodate all freshmen and sophomores on campus. The facilities master plan looks out 30 years, and takes the 10 - 12 year residence hall redevelopment plan into account. Renovation or replacement of the three large high rise halls which hold half of our current capacity, envisioned to occur after 2012 and not included in the campus facilities master plan housing numbers, may reduce total potential capacity below 12,000.

The current residence hall inventory is heavily dominated by small double occupancy rooms on double loaded corridors with community bath accommodations. The renovation plan will follow the model of Reed Hall, offering more space, increased bathroom privacy, and additional amenities in a group living experience. New construction must diversify our offerings with more single occupancy rooms in apartment-like floorplans.

A plan for constructing additional campus housing for 2,000 students is proposed for implementation over the next ten years. The first project of 200 beds would be constructed adjacent to Oglethorpe House in FY2001. Subsequent projects of 600 beds each would be built in FY2003, FY2005, and FY2008. Locations of those projects would be coordinated with parking, food service, and activity projects. Responding to the current inadequacy of maintenance and storage facilities to support campus housing operations, a maintenance facility would be built in conjunction with construction of a new parking deck or in the vicinity of the West Campus Parking deck in FY2002. Continued expansion of apartment residences through FY2018 could reach the goal of the campus Physical Master Plan and the Student Housing Comprehensive Plan. The pace of construction could be accelerated if adequate funding and rapid planning/project delivery methods become available.

The construction projects outlined above should provide enough additional housing on campus to meet planned growth in freshman enrollment while also serving a gradually increasing demand from returning students. It is expected that most if not all freshmen would be assigned to more traditional residence hall accommodations while returning students and perhaps transfer students would select apartments and newly renovated residence halls.

Combining the effects of the residence hall redevelopment plan and the construction plan outlined above, campus housing capacity will be approximately 8,860 in FY2010 including the existing capacity of Family and Graduate Housing apartments and on-campus fraternities and sororities. That capacity will be reduced if envisioned but yet unplanned renovations of existing apartments are accomplished. Additional construction will be required from FY2012 on to replace 1,000 beds or more that will be lost during renovation or replacement of Creswell, Russell, and Brumby Halls.

Achieving the ambitious goals of the Student Housing Comprehensive Plan and the campus Physical Master Plan for expansion of housing will present numerous challenges and opportunities. Two major issues to be resolved are developing (1) feasible methods for financing new construction and (2) alternatives for project delivery that respond to price, quality, and timeliness requirements.

Proformas for the planned projects based on traditional financing and project management/construction methods require very high rents to break even. The cost of the residence hall redevelopment plan precludes contributions from that revenue stream to assist in debt service for new construction projects.

Private sector developers assert that they can develop campus housing projects of acceptable quality on a fee basis with savings of 30% on total project costs when compared to typical design-bid-build state managed projects. This type of project delivery method coupled with innovative financing methods may be the best and perhaps the only way to accomplish the goals of our expansion plan. This expansion strategy maintains control of the entire process and operation in the hands of the institution where it can be most sensitive and responsive to University needs. The alternative of long term ground leases to private entities to finance, construct, and perhaps manage housing facilities may be effective in situations where there is a general housing shortage that limits planned enrollment growth, but does not appear to offer significant advantages that are congruent with the institutional goal of strengthening the quality of intellectual and cultural life in the campus living community.

University of Georgia
 Division of Student Affairs
 Department of University Housing

Campus Housing Growth Chart - 20 Year Building Schedule
Revised 12/13/98

Fiscal Year	Activity	Current Halls	Current Apartments	On-campus Frats/Sorors	New Apartments	Total Capacity
1999		5,950	700	300		6,950
2000		5,950	700	300		6,950
2001	build 200 new apts.	5,950	700	300	200	7,150
2002	renovate Myers (-475)	5,475	700	300	200	6,675
2003	reopen Myers (+330) build 600 new apts.	5,805	700	300	800	7,605
2004	renovate Payne (-200)	5,605	700	300	800	7,405
2005	reopen Payne (+135) renovate Rutherford (-150) build 600 new apts.	5,590	700	300	1,400	7,990
2006	reopen Rutherford (+110) renovate Morris (-140)	5,560	700	300	1,400	7,960
2007	reopen Morris (+100)	5,660	700	300	1,400	8,060
2008	remove Mell & Lipscomb (-320) build 600 new apts.	5,340	700	300	2,000	8,340

Fiscal Year	Activity	Current Halls	Current Apartments	On-campus Frats/Sorors	New Apartments	Total Capacity
2009	Mell & Lipscomb replacements open (+520)	5,860	700	300	2,000	8,860
2010		5,860	700	300	2,000	8,860
2011	remove Boggs, Church, Hill (-490) build 600 new apts.	5,370	700	300	2,600	8,970
2012	Boggs, Church, Hill replacements open (+590) remove Creswell (-1,000)	4,960	700	300	2,600	8,560
2013	open Creswell replacement (+600) renovate Mary Lyndon (-130)	5,430	700	300	2,600	9,030
2014	reopen Mary Lyndon (+100) renovate Russell (-970) build 600 new apts.	4,560	700	300	3,200	8,760
2015	reopen Russell (+580) build 600 new apts.	5,140	700	300	3,800	9,940
2016	renovate Brumby (-960) build 800 new apts.	4,180	700	300	4,600	9,780

Fiscal Year	Activity	Current Halls	Current Apartments	On-campus Frats/Sorors	New Apartments	Total Capacity
2017	reopen Brumby (+600) build 1,000 new apts.	4,780	700	300	5,600	11,380
2018	build 600 new apts.	4,780	700	300	6,200	11,980

complan.8 12/13/98

Realizing the Mission: Most Pressing Challenges

- Funding and developing an alternative project delivery method for construction of 2,000 new beds in apartment style accommodations during the next ten years.
- Funding for renovation/redevelopment of the oldest halls in the existing housing stock - \$60 million needed over the next ten to twelve years to renovate or replace nine halls.
- Funding needed for fire sprinkler, elevator renovation, and ADA compliance projects.
- Funding to expand in-room computer connections to campus and worldwide networks.
- Developing a plan for renovation of University Village and Rogers Road Apartments.
- Increasing the percentage of current residents who return to campus housing each fall.
- Increasing the popularity of campus housing with new transfer students.
- Developing and implementing a new system for rent charges and collections under the semester system.
- Planning for the eventual redevelopment of the three high-rise halls that currently house approximately 50% of campus residents.

Description of Services

Residence hall services include provision of furnished rooms with all utilities except long distance telephone service included in the rent. Non-student room areas are cleaned daily, and maintenance staff are on hand sixteen hours a day Monday - Friday with late night and weekend emergency service also available. Seven service desks are available on a 24 hour a day basis when the halls are open, and six community offices provide weekday administrative services close to residents. Live-in staff of peer advisors, graduate assistants, and full time professional staff are available and on duty at all times to provide personal advice and emergency assistance. A wide ranging program including nearly 2,000 educational, social, cultural, recreational, personal growth, and academic success oriented activities is presented by these staff each year. Student involvement in community self government activities is encouraged and proceeds with advice of staff.

Accommodations are offered in the summer months to summer school students and participants in sports camps, workshops and conferences affiliated with the university. These groups receive a variety of services to support their program goals.

Furnished and unfurnished units are offered in the apartment area, with tenants paying their own electricity and basic telephone service charges. The campus cable television service is included in the rent. Office and maintenance staff are available during normal weekday working hours, and live-in resident managers provide after hours and weekend duty coverage serving as a link to on-call maintenance staff for emergencies. A variety of social, cultural, educational, and child/family oriented activities are offered by the staff. A small number of fully furnished apartments are provided for short term rental to visiting international scholars.

The large majority of services associated with operating the campus housing program are self-performed. A partial listing of outsourced services includes night security guards, pest control, apartment turnover cleaning, security and access control system maintenance, and fire alarm system maintenance. Custodial and maintenance staff employed by the housing department are charged back to housing operating accounts through Physical Plant as an indirect expense using a clearing rate formula that is adjusted to actual cost at the end of each fiscal year. Physical Plant also provides specialized maintenance services on a charge back basis and manages the campus-wide elevator maintenance contract which is also charged back to the housing department where appropriate. Utility costs for campus housing are fully charged back to operating accounts using meters where possible and square foot formulas where necessary.

Fee Strategy

The strategy for establishing housing rents since FY94 has been to cover operating costs, fund program improvements, and gradually increase reserve and surplus contributions to an annual amount of approximately \$5.3 million to support the residence hall renovation and redevelopment program. The \$5.3 million amount was derived in 1993 by applying a NACUBO model for facilities renewal reserves to the replacement values of campus housing units and furnishings. Rent increases in the 7-8.6% range were implemented in FY95 through FY98 to build reserve and surplus funds. As the reserve and surplus contribution target is nearly realized, the rent increase was scaled back in FY99 to approximately 6%, and to 5.4% for FY2000. Fees will be adjusted in future years to meet ongoing program requirements, respond to new initiatives, deal with occupancy fluctuations, and continue to fund the renovation and redevelopment program.

The budget development approach used by housing department staff is a conservative one; revenues are underestimated to guard against unpredictable and uncontrollable factors, expenses are estimated to provide adequate resources in the event of emergencies or new requirements. The long lead time in the budget development process and the variability of factors influencing both revenue and expense components suggest that this conservative budget development method is appropriate. As a byproduct of the conservative budgeting, modest bottom line results typically appear in proforma projections, often significantly less than actual experience.

Financial Projections

Ten Year Cash Flow Schedule for Renovation and Redevelopment Program (Schedule A).

The cash flow projection for the renovation and redevelopment plan includes the following planning assumptions:

- Plant fund expenses for major repair, replacement, and improvement projects will increase at a 4% annual rate.
- Renovation costs are expected to increase at an annual 4% rate.

This schedule is based on operation of current campus housing facilities. The renovation and redevelopment program will consume all surplus income. The Hill Area Phase I project, scheduled for FY2008, is envisioned to include the demolition of Mell and Lipscomb Halls and their replacement with new residences. The Hill Area Phase II project, demolition and replacement of Boggs, Church, and Hill Halls, will probably take place in FY2011.

CITY OF GEORGIA
DEPARTMENT OF UNIVERSITY HOUSING
DIVISION OF STUDENT AFFAIRS
AUXILIARY SERVICES - GROUP B - HOUSING

SCHEDULE A

CASH FLOW SCHEDULE FOR RENOVATION AND REDEVELOPMENT PROGRAM

	FY 96	FY 97	FY 98	FY 99	FY 00	FY 01	FY 02	FY 03	FY 04	FY 05	FY 06	FY 07	FY 08	FY 09	FY 10
RESERVES AND SURPLUS:															
AVAILABLE AT JULY 1	\$3,324,343	\$6,392,908	\$10,557,095	\$2,614,229	\$2,617,163	\$6,112,215	\$9,747,068	\$101,824	\$4,033,281	\$2,058,743	\$1,100,549	\$1,014,597	\$5,613,846	(\$613,492)	\$4,361,055
DEDUCT FUNDING:															
PLANT FUND PROJECTS *	(\$2,412,459)	(\$276,550)	(\$12,711,970)	(\$4,800,000)	(\$1,500,000)	(\$1,560,000)	(\$1,622,400)	(\$1,687,296)	(\$1,754,788)	(\$1,824,979)	(\$1,897,979)	(\$1,973,898)	(\$2,052,854)	(\$2,134,968)	(\$2,220,366)
REED RENOVATION															
MYERS RENOVATION **							(\$13,425,492)								
PAYNE RENOVATION **									(\$6,063,254)						
RUTHERFORD RENOVATION **										(\$5,210,458)					
MORRIS RENOVATION **											(\$4,508,307)				
HILL AREA PHASE 1 (MELL, LIPSCOMB) **													(\$11,010,558)		
HILL AREA PHASE 2 (BOGGS, CHURCH, HILL) **															
AVAILABLE AFTER FUNDING	\$911,884	\$6,116,358	(\$2,154,875)	(\$2,185,771)	\$1,117,163	\$4,552,215	(\$5,300,824)	(\$1,585,472)	(\$3,784,761)	(\$4,976,694)	(\$5,305,736)	(\$959,300)	(\$7,449,565)	(\$2,748,460)	\$2,140,689
ADD CONTRIBUTIONS FROM OPERATIONS:															
RESERVES	\$794,951	\$755,505	\$782,622	\$839,457	RATE STRUCTURE WILL BE ADJUSTED TO MAKE REQUIRED CONTRIBUTION										
SURPLUS	\$4,686,073	\$3,685,232	\$3,986,482	\$3,963,477	\$4,995,051	\$5,194,853	\$5,402,648	\$5,618,753	\$5,843,504	\$6,077,244	\$6,320,333	\$6,573,147	\$6,836,073	\$7,109,516	\$7,393,896
TOTAL CONTRIBUTION *	\$5,481,024	\$4,440,737	\$4,769,104	\$4,802,934	\$4,995,051	\$5,194,853	\$5,402,648	\$5,618,753	\$5,843,504	\$6,077,244	\$6,320,333	\$6,573,147	\$6,836,073	\$7,109,516	\$7,393,896
ENDING BALANCE AT JUNE 30	\$6,392,908	\$10,557,095	\$2,614,229	\$2,617,163	\$6,112,215	\$9,747,068	\$101,824	\$4,033,281	\$2,058,743	\$1,100,549	\$1,014,597	\$5,613,846	(\$613,492)	\$4,361,055	\$9,534,585
Est. Residence Hall Capacity	6,071	5,638	5,681	5,947	5,947	5,947	5,475	5,805	5,605	5,588	5,552	5,654	5,333	5,850	5,850

*4% inflation index beginning FY 00
**Renovation/replacement costs based on Reed Hall actual square foot project costs with a 4% annual inflation index

NOTE: For purposes of this plan Family and Graduate Housing capacity is projected to remain constant with 579 units.
There may be some adjustment to this capacity as a result of smaller scale renovations for which a plan has not yet been developed.

Ten Year Financial Projections (Schedule B). Ten year financial projections for the operations of existing housing facilities are attached as Schedule B in the required format. The following assumptions have been made in developing the ten year financial plan:

- Revenue is projected to increase at a 4% annual rate driven primarily by rent increases.
- Expenses are projected to increase at an annual rate of 3%.

Actual results are expected to be more favorable due to conservative budgeting.

UNIVERSITY OF GEORGIA
DEPARTMENT OF UNIVERSITY HOUSING
DIVISION OF STUDENT AFFAIRS
AUXILIARY SERVICES - GROUP B - HOUSING
TEN YEAR PROJECTION

SCHEDULE B

	FY 2000 PROPOSED BUDGET	FY 2001 PROPOSED BUDGET	FY 2002 PROPOSED BUDGET	FY 2003 PROPOSED BUDGET	FY 2004 PROPOSED BUDGET	FY 2005 PROPOSED BUDGET	FY 2006 PROPOSED BUDGET	FY 2007 PROPOSED BUDGET	FY 2008 PROPOSED BUDGET	FY 2009 PROPOSED BUDGET	FY 2010 PROPOSED BUDGET
Fee Revenue	\$16,056,925	\$16,699,202	\$17,367,170	\$18,061,857	\$18,784,331	\$19,535,704	\$20,317,133	\$21,129,818	\$21,975,011	\$22,854,011	\$23,768,171
Non-Fee Revenue: (list individually)											
Laundry	\$191,647	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000
Key Replacement and Damages	\$28,388	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Conferences	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
Telephone Commission	\$95,309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Copier	\$5,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Application Fee	\$123,650	\$124,000	\$124,000	\$124,000	\$124,000	\$124,000	\$124,000	\$124,000	\$124,000	\$124,000	\$124,000
Total Revenue	\$16,876,914	\$17,443,202	\$18,111,170	\$18,805,857	\$19,528,331	\$20,279,704	\$21,061,133	\$21,873,818	\$22,719,011	\$23,598,011	\$24,512,171
Cost of Goods Sold											
NET REVENUE	\$16,876,914	\$17,443,202	\$18,111,170	\$18,805,857	\$19,528,331	\$20,279,704	\$21,061,133	\$21,873,818	\$22,719,011	\$23,598,011	\$24,512,171
Expenditures:											
Personal Services (Including Fringes)	\$2,407,901	\$2,480,138	\$2,554,542	\$2,631,178	\$2,710,114	\$2,791,417	\$2,875,160	\$2,961,415	\$3,050,257	\$3,141,765	\$3,236,018
Direct Operating Exp. (Except Contracted Services)											
Supplies and Materials	\$1,506,262	\$1,551,450	\$1,597,993	\$1,645,933	\$1,695,311	\$1,746,170	\$1,798,556	\$1,852,512	\$1,908,088	\$1,965,330	\$2,024,290
Repairs and Maintenance											
Telecommunications	\$1,354,967	\$1,395,616	\$1,437,484	\$1,480,609	\$1,525,027	\$1,570,778	\$1,617,901	\$1,666,439	\$1,716,432	\$1,767,925	\$1,820,962
Travel	\$41,250	\$42,488	\$43,762	\$45,075	\$46,427	\$47,820	\$49,255	\$50,732	\$52,254	\$53,822	\$55,437
Contracted Services *											
Indirect Operating Expenses											
Auxiliary Services Administration	\$2,185,798	\$2,251,372	\$2,318,913	\$2,388,480	\$2,460,135	\$2,533,939	\$2,609,957	\$2,688,256	\$2,768,904	\$2,851,971	\$2,937,530
Operations and Maintenance of Facilities	\$7,408,597	\$7,630,855	\$7,859,781	\$8,095,574	\$8,338,441	\$8,588,594	\$8,846,252	\$9,111,640	\$9,384,989	\$9,666,539	\$9,956,535
Other Expenses and Transfers											
Scholarships (Athletics Only)											
Debt Service											
Renewal and Repl. Reserve (5% of Revenue)	\$843,846	\$869,161	\$895,236	\$922,093	\$949,756	\$978,249	\$1,007,596	\$1,037,824	\$1,068,959	\$1,101,028	\$1,134,058
Other (Student Affairs Administration Fee)	\$337,538	\$347,664	\$358,094	\$368,837	\$379,902	\$391,299	\$403,038	\$415,129	\$427,583	\$440,411	\$453,623
TOTAL EXPENDITURES	\$16,086,159	\$16,568,744	\$17,065,806	\$17,577,780	\$18,105,114	\$18,648,267	\$19,207,718	\$19,783,947	\$20,377,465	\$20,988,789	\$21,618,453
NET OPERATING GAIN (LOSS)	\$790,755	\$874,458	\$1,045,364	\$1,228,077	\$1,423,217	\$1,631,437	\$1,853,417	\$2,089,871	\$2,341,546	\$2,609,222	\$2,893,719

*Contracted Services - Accounting system does not separately account for contracted services. A partial list of contracted services would include pest control, engineering services, private security, trash chute maintenance, apartment cleaning and fire alarm system maintenance.

Financial Considerations for New Construction (Schedule C-1, C-2). Two sets of financial projections are presented for new construction.

- New construction projection C-1 is based on traditional pay-back bond financing with 20 year bonds at 4.5% interest and state managed design-build-bid project delivery with base costs of \$40,000 per bed in 1999 indexed at 4% for inflation.
- New construction projection C-2 is based on alternative tax-exempt bond financing through a 501(c)(3) corporation with 20 year bonds at 5% interest and private developer for fee project delivery with base costs of \$28,000 per bed in 1999 indexed at 4% for inflation.
- Both projections estimate operating costs based on an average of UGA residence hall per bed costs and GSU apartment per bed costs indexed for inflation at 3%.
- Occupancy rates are computed at 100% during the academic year in both scenarios, but with no summer income.
- Rents are calculated as the minimum necessary to cover debt service, operating expenses, and mandatory reserves (5% of revenue).

The building program presented in these projections totals 2,000 new beds constructed according to the following schedule:

FY2001	200 Apartment-style beds constructed adjacent to Oglethorpe House
FY2003	600 Apartment-style beds constructed
FY2005	600 Apartment-style beds constructed
FY2008	600 Apartment-style beds constructed

The replacement of Boggs, Church, Hill, Lipscomb, and Mell Halls is not included in this schedule but is represented in Schedule A, the Cash Flow Schedule for Renovation and Redevelopment Program.

UNIVERSITY OF GEORGIA
DEPARTMENT OF UNIVERSITY HOUSING
DIVISION OF STUDENT AFFAIRS

Schedule C-1

TRADITIONAL "PAYBACK" BOND FINANCING, 25 YEARS @ 4.5%
DESIGN/BID/BUILD PROJECT DELIVERY METHOD

	FY 2001 PROPOSED BUDGET	FY 2002 PROPOSED BUDGET	FY 2003 PROPOSED BUDGET	FY 2004 PROPOSED BUDGET	FY 2005 PROPOSED BUDGET	FY 2006 PROPOSED BUDGET	FY 2007 PROPOSED BUDGET	FY 2008 PROPOSED BUDGET	FY 2009 PROPOSED BUDGET	FY 2010 PROPOSED BUDGET
Fee Revenue	\$1,062,810	\$1,076,512	\$4,510,266	\$4,568,404	\$8,296,778	\$8,404,708	\$8,515,872	\$12,707,738	\$12,876,208	\$13,049,740
TOTAL REVENUE	\$1,062,810	\$1,076,512	\$4,510,266	\$4,568,404	\$8,296,778	\$8,404,708	\$8,515,872	\$12,707,738	\$12,876,208	\$13,049,740
Expenditures:										
Debt Service	\$577,200	\$577,200	\$2,449,800	\$2,449,800	\$4,475,400	\$4,475,400	\$4,475,400	\$6,754,200	\$6,754,200	\$6,754,200
Operating Costs	\$435,000	\$448,050	\$1,845,692	\$1,901,062	\$3,426,296	\$3,529,082	\$3,634,954	\$5,348,406	\$5,508,856	\$5,674,122
Renewal and Repl. Reserve	\$50,610	\$51,262	\$214,774	\$217,542	\$395,082	\$400,226	\$405,518	\$605,132	\$613,152	\$621,418
TOTAL EXPENDITURES	\$1,062,810	\$1,076,512	\$4,510,266	\$4,568,404	\$8,296,778	\$8,404,708	\$8,515,872	\$12,707,738	\$12,876,208	\$13,049,740

NET OPERATING GAIN (LOSS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Capacity	200 \$5,314	200 \$5,383	800 \$5,638	800 \$5,711	1,400 \$5,926	1,400 \$6,003	1,400 \$6,083	2,000 \$6,354	2,000 \$6,438	2,000 \$6,525

Assumptions and Indexing: These are preliminary estimates based on single occupancy bedroom apartment construction using state construction standards, \$40,000 per bed project cost in 1999 indexed at 4% for inflation
Operating costs are estimates based on UGA residence hall actual costs per bed averaged with GSU actual apartment costs per bed then indexed for inflation at 3%. Rents were computed to balance revenues with estimated expenditures at 100% occupancy.

ALTERNATIVE FINANCING WITH 20 YEAR 5% TAX EXEMPT BONDS THROUGH 501 (C)(3) CORPORATION
AND PROJECT DELIVERY METHOD BY PRIVATE DEVELOPERS ON A FEE BASIS

Schedule C-2

	FY 2001 PROPOSED BUDGET	FY 2002 PROPOSED BUDGET	FY 2003 PROPOSED BUDGET	FY 2004 PROPOSED BUDGET	FY 2005 PROPOSED BUDGET	FY 2006 PROPOSED BUDGET	FY 2007 PROPOSED BUDGET	FY 2008 PROPOSED BUDGET	FY 2009 PROPOSED BUDGET	FY 2010 PROPOSED BUDGET
Fee Revenue	\$960,330	\$974,032	\$4,075,776	\$4,133,914	\$7,503,188	\$7,611,118	\$7,722,282	\$11,509,688	\$11,678,158	\$11,851,690
TOTAL REVENUE	\$960,330	\$974,032	\$4,075,776	\$4,133,914	\$7,503,188	\$7,611,118	\$7,722,282	\$11,509,688	\$11,678,158	\$11,851,690
Expenditures:										
Debt Service	\$479,600	\$479,600	\$2,036,000	\$2,036,000	\$3,719,600	\$3,719,600	\$3,719,600	\$5,613,200	\$5,613,200	\$5,613,200
Operating Costs	\$435,000	\$448,050	\$1,845,692	\$1,901,062	\$3,426,296	\$3,529,082	\$3,634,954	\$5,348,406	\$5,508,856	\$5,674,122
Renewal and Repl. Reserve	\$45,730	\$46,382	\$194,084	\$196,852	\$357,292	\$362,436	\$367,728	\$548,082	\$556,102	\$564,368
TOTAL EXPENDITURES	\$960,330	\$974,032	\$4,075,776	\$4,133,914	\$7,503,188	\$7,611,118	\$7,722,282	\$11,509,688	\$11,678,158	\$11,851,690

NET OPERATING GAIN (LOSS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Capacity	200 \$4,802	200 \$4,870	800 \$5,095	800 \$5,167	1,400 \$5,359	1,400 \$5,437	1,400 \$5,516	2,000 \$5,755	2,000 \$5,839	2,000 \$5,926

Assumptions and Indexing: These are preliminary estimates based on single occupancy bedroom apartment construction using state construction standards, \$28,000 per bed project cost in 1999 indexed at 4% for inflation
Operating costs are estimates based on UGA residence hall actual costs per bed averaged with GSU actual apartment costs per bed then indexed for inflation at 3%. Rents were computed to balance revenues with estimated expenditures at 100% occupancy.

Facility Evaluation

Residence Hall Inventory and Condition Assessment. The attached residence halls data sheet provides inventory information about the seventeen UGA residence halls. The average age of the seventeen residence halls, adjusted for major renovations, is over 34 years. There is a large backlog of deferred maintenance, refurbishing, and modernization projects in addition to the fact that many major building systems have outlived their usefulness. The redevelopment plan brochure more fully explains the situation.

THE UNIVERSITY OF GEORGIA
STUDENT AFFAIRS DIVISION
DEPARTMENT OF UNIVERSITY HOUSING

RESIDENCE HALLS DATA

HALL	DATE OF INITIAL OCCUPANCY	GROSS SQUARE FOOTAGE	CAPACITY	INSURED VALUE
Boggs	1961	32,638	161	3,590,000
Brumby	1966	207,162	966	24,859,000
Church	1961	32,913	160	3,620,000
Creswell	1963	188,149	998	22,578,000
Hill	1961	33,155	165	3,647,000
Lipscomb	1961	32,913	160	3,620,000
Mary Lyndon	1937	36,590	121	4,025,000
McWhorter	1967	69,620*	229	7,658,000
Mell	1961	32,913	161	3,620,000
Morris	1957	29,152	146	3,207,000
Myers	1953	101,559	476	11,171,000
Oglethorpe	1979**	93,431	498	11,212,000
Payne	1939	42,406	198	4,665,000
Reed	1953***	95,555	296	11,944,000
Russell	1967	221,606	972	26,593,000
Rutherford	1938	35,040	157	3,854,000
Soule	1920****	30,555	95	3,361,000
TOTAL		1,315,357	5,959	\$153,224,000

*Housing GSF. Total GSF 81,910

**Purchased by UGA in 1979. Operated as private residence 1965 - 78.

***Major Renovation Completed 1998

****Major Renovation Completed 1990

insured.tbl

11/18/98

Family and Graduate Housing Apartment Inventory and Condition Assessment. The 579 apartments consist of three developments, University Village, Rogers Road, and Brandon Oaks apartments. The majority of the older apartments are one bedroom units, not the preferred accommodation for families. While the buildings themselves are in very good structural condition, finishes and fixtures are outdated and worn out. The Brandon Oaks units are two bedroom, two bath units comparable with contemporary private housing stock in the community.

THE UNIVERSITY OF GEORGIA
STUDENT AFFAIRS DIVISION
DEPARTMENT OF UNIVERSITY HOUSING

FAMILY and GRADUATE HOUSING DATA

BUILDING	DATE OCCUPIED	GROSS SQUARE FOOTAGE	#1 BEDROOM	#2 BEDROOM	INSURED VALUE
Univ. Village A	1964	23,757	28		2,613,000
B	1964	20,741	24		2,282,000
C	1964	25,966		24	2,856,000
D	1964	32,971		29	3,627,000
E	1966	23,719	28		2,609,000
F	1966	20,768	24		2,284,000
G	1966	29,362		24	3,230,000
H	1966	25,874		24	2,846,000
J	1966	30,910	36		3,400,000
K	1966	30,910	34		3,400,000
L	1966	25,243	30		2,777,000
Office & Shop	1966	11,904			1,309,000
Rogers Road M	1973	39,501		36	4,345,000
N	1973	39,501		36	4,345,000
P	1973	36,007	42		3,961,000
Q	1973	36,007	42		3,961,000
R	1973	36,007	42		3,961,000
S	1973	36,007	42		3,961,000
Brandon Oaks T	1994	13,200	0	12	1,467,000
U	1994	13,200	0	12	1,467,000
V	1994	11,000	0	10	1,225,000
TOTAL		562,555	372	207	61,926,000

Fraternity and Sorority House Inventory and Condition Assessment. Two of the eleven fraternity houses (both under long term ground leases) are closed and will require costly renovations before opening again. The remaining fraternity houses are in various conditions, but most are in poor shape and need extensive renovation and upgrades. The three sorority houses are in good to excellent condition.

THE UNIVERSITY OF GEORGIA
STUDENT AFFAIRS DIVISION
DEPARTMENT OF UNIVERSITY HOUSING

UNIVERSITY-OWNED FRATERNITY AND SORORITY HOUSES

ORGANIZATION	GROSS SQUARE FOOTAGE	CAPACITY	FALL '98 OCCUPANCY	INSURED VALUE
SORORITIES				
Alpha Chi Omega	21,542	66	60	2,370,000
Delta Phi Epsilon	12,586	50	30	1,384,000
Sigma Delta Tau	10,056	40	35	1,106,000
SUBTOTAL	44,184	156	125	4,860,000
FRATERNITIES				
Alpha Epsilon Pi	9,988	25	23	1,099,000
Alpha Tau Omega	12,715	30	15	1,399,000
Chi Phi	13,810	18	3	1,519,000
Chi Psi	10,911	20	20	1,200,000
Kappa Alpha	15,688	30	13	1,726,000
Kappa Sigma	14,392	52	35	1,583,000
Phi Delta Theta	12,045	20	19	1,325,000
Pi Kappa Alpha	18,863	34	27	2,075,000
Sigma Chi	12,252	21	Closed	1,348,000
Sigma Nu	N/A	20	Closed	N/A
Tau Epsilon Phi	8,664	30	19	953,000
SUBTOTAL	129,328	300	174	14,227,000
TOTAL	173,512	456	299	19,087,000

Capacity of Off-Campus Sororities 864; Fraternities 362

fratsor.tbl
11/18/98

Market Needs Assessment

A great majority of new freshmen traditionally choose to live on campus at UGA each year. Continuing and transfer students have been more likely to live off campus to satisfy their desires for more bathroom and bedroom privacy, greater independence from regulation of social behavior, and more convenient parking.

The local apartment rental market is presently in a slightly over built condition, resulting from a tremendous building boom when 6,397 apartment and condominium bedrooms were added in Clarke County between 1990 and October, 1997. The apartment complexes which cater specifically to students with upscale facilities and bedroom leases have maintained full or nearly full occupancies. The older and more remote complexes appear to have higher vacancy rates.

UGA enrollment has grown moderately during the time that apartment construction boomed, with fewer than 2,000 additional students. While census data are not available at this writing, the popular press has recently reported that Athens-Clarke County leads the state in job growth and low unemployment. Enrollment projections call for growth through the next decade to 35,000.

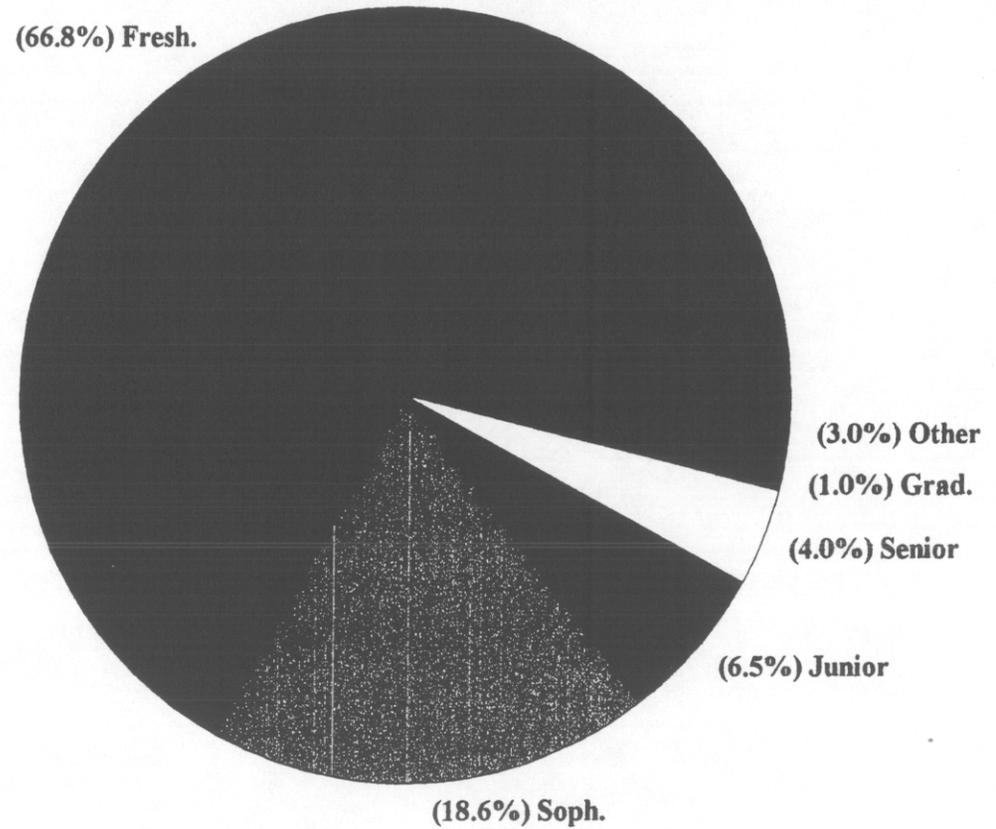
It is believed that there is an opportunity to successfully expand campus housing stock with apartment style accommodations which offer the space, privacy, and amenities desired by continuing students and which have a direct connection to the campus intellectual and cultural life supportive of the institutional mission. The prospect of high quality campus housing which meets expressed desires for additional space, single occupancy bedrooms, bathroom privacy, computer connectivity, and other amenities is popular with these returning students. A good number of them will evidently accept the tradeoff of high quality housing on campus for less convenient parking.

The notion of gradually increasing the capacity of campus housing and thereby decreasing the number of off campus students commuting to class each day is supported by the local government and is compatible with ongoing planning in the community.

UNIVERSITY OF GEORGIA
DEPARTMENT OF UNIVERSITY HOUSING
CLASSIFICATION REPORT
SUMMARY- FALL SEMESTER 1998 (09/15/98)

ALL RESIDENCE HALLS

Fresh.	3765	66.8%
Soph.	1050	18.6%
Junior	368	6.5%
Senior	227	4.0%
Grad.	57	1.0%
Other	167	3.0%
Total	5634	



University of Georgia
Division of Student Affairs
DEPARTMENT OF UNIVERSITY HOUSING
Occupancy as Percentage of Enrollment

Year	Total Enrollment	Res Halls		Apts.		On-Campus Frat/Sor		% of Total Enrollment	Off-Campus Frat/Sor	
		Occ.	%	Occ.	%	Occ.	%		Occ.	%
Fall 1998	30,009	5,671	18.9	682	.022	299	.0099	18.9	1065	.035
Fall 1997*	29,692	5,383	18.1	705	.023	293	.0098	18.1	1095	.036
Fall 1996*	29,404	5,329	18.1	713	.024	344	.0116	18.1	1134	.038
Fall 1995	30,149	5,986	19.8	718	.023	356	.0118	19.8	1134	.038
Fall 1994	29,469	6,233	21.1	700**	.023	411	.0139	21.1	1185	.040
Fall 1993	28,753	5,912	20.5	700**	.024	400**	.0139	20.5	1200**	.041
Fall 1992	28,493	5,915	20.7	700**	.024	405	.0142	20.7	1228	.043
Fall 1991	28,691	5,904	20.5	700**	.024	409	.0142	20.5	1234	.043
Fall 1990	28,395	6,045	21.2	700**	.024	430	.0151	21.2	1235	.043
Fall 1989	27,448	5,849	21.3	700**	.025	427	.0155	21.3	1228	.044
Fall 1988	27,176	5,977	21.9	700**	.025	427	.0157	21.9	1228	.045
Fall 1987	26,547	6,132	23.0	700**	.026	427	.0160	23.0	1228	.046
Fall 1986	25,698	6,235	24.2	700**	.027	483	.0187	24.2	1211	.047
Fall 1985	25,408	6,362	25.0	700**	.027	466	.0183	25.0	1241	.048
Fall 1984	25,230	6,406	25.3	700**	.027	450**	.0178	25.3	1200**	.047
Fall 1983	25,052	6,397	25.5	700**	.027	450**	.0179	25.5	1200**	.047
Fall 1982	25,909	6,333	24.4	700**	.027	450**	.0173	24.4	1200**	.046
Fall 1981	25,641	6,341	24.7	700**	.027	450**	.0175	24.7	1200**	.046
Fall 1980	23,470	6,401	27.2	700**	.029	450**	.0191	27.2	1200**	.051
Fall 1979	23,359	6,322	27.0	700**	.029	450**	.0192	27.0	1200**	.051
Fall 1978	23,286	5,858	25.1	700**	.030	450**	.0193	25.1	1200**	.051
Fall 1977	23,285	5,874	25.2	700**	.030	450**	.0193	25.2	1200**	.051

*Reed Hall closed for renovation.

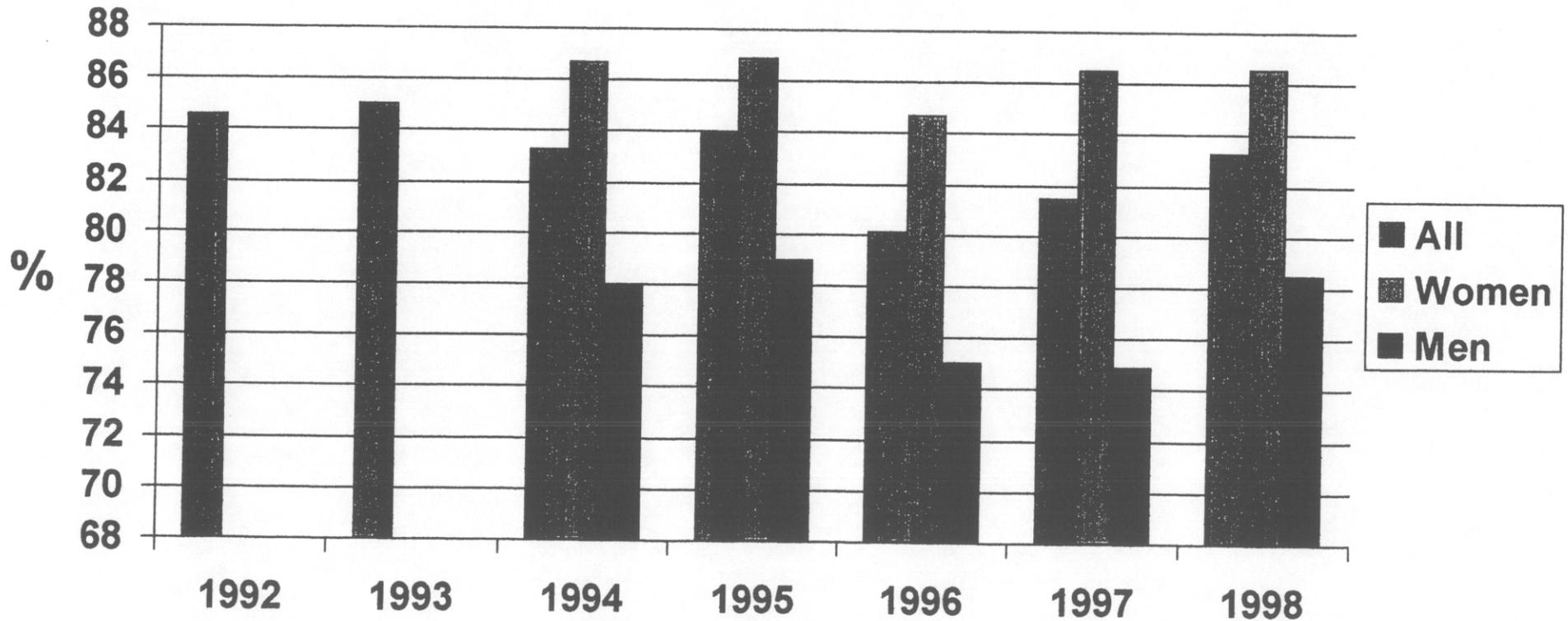
**estimated occupancies

w:\director\myk\wp\enroll%2.tbl

1/4/99

New Freshmen Living in UGA Residence Halls

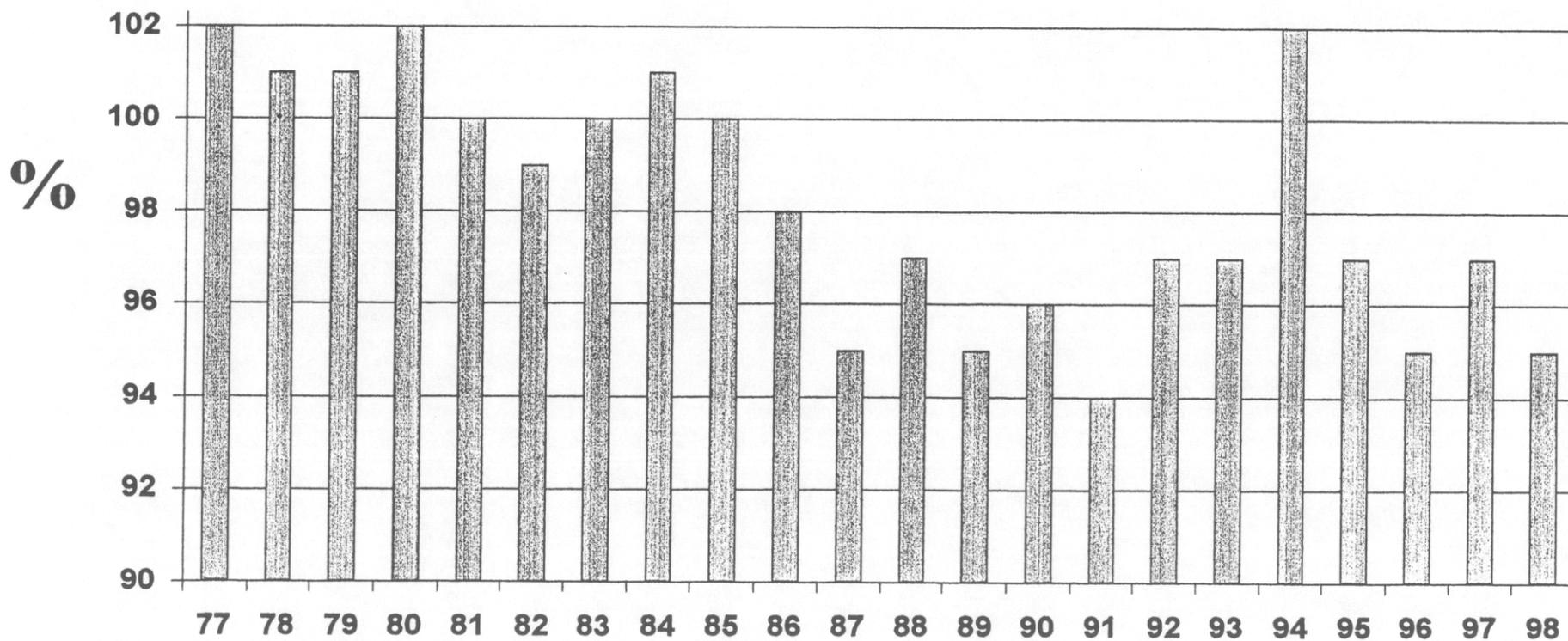
Fall Term



New Freshmen are those who first enroll at UGA in Fall Term

UGA RESIDENCE HALLS

Fall Occupancy History As Percentage of Capacity



ATHENS-CLARKE COUNTY
 APARTMENT AND CONDOMINIUM BEDROOMS ADDED
 VS.
 UNIVERSITY ENROLLMENT CHANGE
 1990-97

Year	#Bedrooms Added	Univ. Enrollment	Enrollment Change
1990	14	28,395	
1991	1,280	28,691	+296
1992	262	28,493	-191
1993	192	28,753	+260
1994	598	29,469	+716
1995	1,171	30,149	+680
1996	2,501	29,404	-745
1997 (Jan-Oct)	379	29,693	+289
TOTALS	6,397		+1,298

Note: Above figures do not include duplexes, only apartments and condominiums.

REGENTS-MANDATED ENROLLMENT TARGETS FOR FUTURE YEARS

Year	Target	Allowable Range	Projected Change
1998	30,388	29,780 - 30,996	+695
1999	30,838	30,221 - 31,455	+450
2000	31,288	30,662 - 31,914	+450
2001	31,838	31,201 - 32,475	+550
2002	32,500	31,850 - 33,150	+662

Total Projected enrollment growth 1990 - 2002 = 4,105

Total apartment bedrooms built 1990 - 1997 = 6,397

Occupancy Information and Market Conditions

- 1998 Occupancy Situation
Residence hall occupancy at opening was **95%** of operating capacity.
- Residence Hall Return Rates
30.5% of Spring Quarter, 1998 residents returned to the halls for the current year (the return rate for 1997 was 31%).
- New Freshmen in Residence Halls
83.7% of new freshmen elected to live on-campus beginning Fall Quarter, 1998 (typical yields have been 81-85% in recent years).
- Explosive Growth of Private Housing Stock

Nearly **6,400** new apartment bedrooms have been added to the local community housing stock from 1990-1997, a number greater than the total number of campus residence hall beds. More than 2,800 were added in 1996-97. The great majority of these new developments have been targeted at student renters.

Vacancies now exist in the private housing stock where they have historically been low.

Popularity of off-campus apartments is related primarily to bathroom/bedroom privacy and size. Parking close to the apartment and absence of regulations (“freedom from rules”) are also mentioned as benefits of off-campus living. The newer units with master suites for each resident and fewer residents per apartment are the most popular. Price does not seem to be a major concern, with most students committing to 12 month leases and paying around \$300 per month plus \$50 or so for utilities (compared to \$265 per month over 9 months for residence hall accommodations including all utilities).

- Residence Hall Pricing

UGA rates are in the upper third of comparable regional institutions.

Freshmen are not price sensitive, and demand for higher priced accommodations appears unrestrained among new and returning students. Demand for single accommodations is very high, yet some students still prefer a roommate. Ninety-two percent of Spring Quarter, 1998, residents reported that they did not share a bedroom in high school.

Campus residents give evidence that they are not well informed about comparable costs and services for on and off campus housing.

Contrast of Residence Hall and Apartment Life Features

✓	Residence Hall	Off Campus Apt.
Amenities	<ul style="list-style-type: none"> ✓ Fully furnished ✓ Custodial care of bathrooms and kitchens ✓ All-in-one bill includes all utilities ✓ Cable TV included ✓ Movie channel included ✓ Phone w/upgrades included ✓ In-hall or nearby computer labs ✓ Study rooms ✓ Convenience to campus resources and activities: <ul style="list-style-type: none"> classes bus system libraries student activities cultural and entertainment events athletic events recreational facilities dining halls ✓ In-hall services: mail delivery, laundries, two convenience stores, one ATM, seven copy machines, two fitness centers, meeting rooms 	<ul style="list-style-type: none"> ✓ Private or semi-private bath ✓ Single occupancy bedrooms ✓ Temperature control by occupant ✓ Parking near living unit, often reserved <ul style="list-style-type: none"> ✓ Some are furnished ✓ Living room ✓ Kitchen with appliances ✓ Most have laundry facilities in apartment ✓ Clubhouse, swimming pool and recreational/sports/fitness features <ul style="list-style-type: none"> ✓ Copy/fax service ✓ Typewriters and/or word processors ✓ Few rules on behavior ✓ Relatively new
Staffing	<ul style="list-style-type: none"> ✓ Seven live-in professional educator/managers ✓ Nine on-site offices ✓ Graduate Resident per 250 residents ✓ Resident Assistant per 40 residents ✓ CLASS Advocate per 400 residents <ul style="list-style-type: none"> ✓ Seven 24 hour desks ✓ Duty staff nights and weekends <ul style="list-style-type: none"> ✓ Security staff at night ✓ Maintenance and custodial staff 	<ul style="list-style-type: none"> ✓ On-site office with management and office staff <ul style="list-style-type: none"> ✓ Maintenance service ✓ Some have live-in staff

<p>Security</p>	<ul style="list-style-type: none"> ✓ Access control system in 16 halls <ul style="list-style-type: none"> ✓ Seven 24 hour desks ✓ Uniformed security staff at night <ul style="list-style-type: none"> ✓ Two way radios for desk and security staff ✓ Fire alarms connected to UGA Police 	<ul style="list-style-type: none"> ✓ Some form of security, may include guards on site or on tour, gated access to property or groups of apartments, security systems in apartments
<p>Educational Features</p>	<ul style="list-style-type: none"> ✓ Preferred transition living arrangement for first year college experience ✓ Staffing patterns and training based on knowledge of students' developmental needs and practical aspects of academic and campus life ✓ Activities and programs by staff, focused on academic success and personal growth needs of residents ✓ Typically higher GPA attainment than off campus residents <ul style="list-style-type: none"> ✓ Connected to campus communications and learning technology ✓ Entryway to involvement in leadership development programs ✓ Limitless opportunities for involvement in self governance, community service, and campus activities ✓ Structured and informal contact with "peer superiors" - students who have made a successful adjustment to college life ✓ Individualized attention by well trained and dedicated staff ✓ Significant experience with a diverse peer group ✓ Employment opportunities in a supportive organization - associated with retention, academic success and satisfaction 	<ul style="list-style-type: none"> ✓ Living with other students

<p>Costs</p>	<p><u>Academic year contract:</u> \$2310 - 2416 for double occupancy with community bath \$2716 for double occupancy with semi-private bath add \$300 for design single* add \$825 for double as private*</p> <p><u>10 Month Continuous Occupancy:</u> \$2536-2566 for double occupancy with community bath \$3070 - 3280 for semi-private or private bath</p> <p><u>All rents include:</u> Custodial service for common areas and bathrooms All utilities Enhanced telephone service Cable TV with movie channel</p> <p>*limited availability</p>	<p><i>Information based on four apartment complexes popular with UGA students</i></p> <p><u>12 Mo. Lease (typically required)</u> \$3720 - 4620 for single bedroom with private bath \$3120 - 4020 for single bedroom with semi-private bath</p> <p><u>Rent does NOT include</u> Telephone deposit and monthly fee Electricity deposit and monthly fee Cable TV basic service* Premium channel</p> <p>*with one exception</p> <p>Add-ons estimated to average \$50 per month - \$600 per year</p> <p><i>Students sharing homes near campus typically pay \$320+ per month including utilities - \$3840+ per year</i></p>
---------------------	--	--

Housing Facilities Component of Physical Master Plan

Map of Current Housing Stock and Potential Expansion Sites. The current housing stock is indicated on the map of the campus Physical Master Plan plan in blue highlight with potential housing constructions sites in yellow.

Lindsay A. Desrochers
Senior Vice Chancellor
for Capital Resources

1999 SEP 15
Phone (404) 656-2231
Fax (404) 657-7433

MEMORANDUM

October 20, 1997

cc: Barry &

To: Presidents
University System of Georgia

From: Lindsay A. Desrochers
Senior Vice Chancellor for Capital Resources

Subject: **Housing Policy**



On behalf of the Board of Regents, I want to call your attention to a new policy concerning campus housing adopted at the October Board meeting. (See attached)

This policy grows out of a Student Housing Task Force report presented to the Board last May 13th. Simply put, the purposes of this new policy are two-fold:

The Task Force was composed of Mr. William Gerspacher, Vice President for Business & Finance, North Georgia College & State University; Mr. James M. Brignati, Vice President for Business & Finance, Valdosta State University; Mr. Joseph A. Buck, Vice President for Student Affairs, Armstrong Atlantic State University; Dr. James F. Day, Housing Director, The University of Georgia; Dr. Barry A. Fullerton, Vice Chancellor for Student Services, Board of Regents; Mr. Thomas F. Godbee, Comptroller, Dalton College; Ms. Ebony Hall, Student Resident Advisor, The University of Georgia; Dr. Michael L. Hanes, President, Georgia Southwestern State University; Dr. Paul K. Jahr, Director, Residence Life Office, Georgia College & State University; Ms. Rosalind Meyers, Associate Vice President for Auxiliary Services, Georgia Institute of Technology; Mr. Ervin Ogden, Director of Plant Operations, Savannah State University; Mr. Donald Silvels, Hall Director, Abraham Baldwin Agricultural College; Ms. Gita Hendessi, Office of Facilities, Board of Regents; Mr. Levy G. Youmans, Assistant Vice Chancellor - Management & Audit Advisory Services, Board of Regents; and Mr. Patrick Wamsley, Vice President for Fiscal Affairs, Middle Georgia College. The Report, previously sent, was entitled "Student Housing Task Force Report, April 1997".

1. First, to assure that each campus with residential housing has a comprehensive plan in place which assures that campus housing goals are clear and related to mission; that appropriate financial projections are made; that housing facilities are properly maintained; that all alternatives, including privatization are considered in the development of housing facilities; and
2. Second, to aid the Board of Regents and its staff in assessing facility needs; facility proposals; and annual housing fee requests from campuses.

General Information

It is the intention of the Board of Regents that comprehensive housing plans be submitted to the Office of Capital Resources and updated on an annual basis. I request that all campuses which currently have student residential housing begin developing these plans and submit them by May 15, 1998, if possible. In some cases campuses are developing physical master plans which may need completion prior to finalizing comprehensive campus housing plans. Please notify the Office of Capital Resources of the specific situation on your campus and likely time line, via a letter to this office. Many campuses have major elements of the planning requirements already available; some campuses have reasonably complete plans now. For general assistance, please contact Associate Vice Chancellor William R. Bowes regarding financial aspects of the plan or Vice Chancellor William Chatham on facilities aspects.

Financial Statements

One element of the comprehensive housing plan is financial projections which show both revenues and expenditures. While financial projections will become a part of the comprehensive housing plan submitted annually in February, this year we will need financial projections submitted by February 15, 1998, by all campuses with residential housing, in order to properly assess housing fee proposals. Should you have any questions on this matter please contact Associate Vice Chancellor William Bowes.

Campuses With New Housing Programs

There are a few campuses which do not now operate housing programs but which have proposed some housing capacity for their campus. A comprehensive housing plan must be submitted prior to any action item to the Board of Regents for a facility proposal. It is our intention to report these housing plans as information items to the Committees on Finance & Business / Real Estate & Facilities prior to taking any action items to the Board. Again, the overall goal of the Board of Regents in passing this new policy is to assure that campuses are appropriately planning for housing needs and that the Board of Regents has better information available to assess facility needs and make fee determinations.

Attachment

cc: Chancellor Stephen R. Portch
Dr. James Muyskens
Mr. William K. Chatham
Mr. William R. Bowes
Chief Business Officers
Vice Presidents - Student Affairs

LAD/rh

Student Housing Comprehensive Plans

Each campus which provides, or plans to provide, a residential student program shall develop a student housing comprehensive plan that addresses all facets of the creation, expansion, and operation of the student housing facilities. The student housing plan will address academic mission, the specific role or purpose of student housing within that mission including student life programs, access to the campus or other needs, enrollment projections in relation to housing goals; geographic, economic and demographic factors on the campus and in the local community, and financial considerations, including an evaluation of the desirability and practicality of achieving these student housing objectives through private sector partnerships on campus lands or lands proximate to the campus. The student housing plan will include the following:

- A business plan that explains the role of the student housing program in the context of the institution's academic mission, includes concrete goals and objectives, defines an operating strategy including marketing plans, programs and services, fees, assignment of indirect costs and use of reserves for repair and maintenance, major renovation and, if planned, expansion of capacity. The plan should also contain a financial pro forma which projects future revenues and expenditures consistent with stated goals and objectives and includes plans for capitalization, maintenance and operations and facilities renewal.
- A facility evaluation assessing the appropriateness of rehabilitation versus demolition and new construction;
- A market needs assessment, including justification for additional student housing capacity where appropriate; and
- The housing facilities component of the institution's physical master plan (site, circumstance and impact on other campus functions);

Student Housing Financial Statements

To support requests for changes in housing fees, each institution shall submit in accordance with procedures established by the Senior Vice Chancellor for Capital Resources a financial statement which projects revenues and expenditures based on estimated housing enrollments, salary adjustments, inflationary expense and other relevant factors.



The University of Georgia

Office of the Senior Vice President
for Finance and Administration



September 21, 1998

Dr. Dwight Douglas
Vice President for Student Affairs
Academic Building

Dear Dwight:

I am enclosing a copy of a memorandum dated September 10, 1998, addressed to President Adams from Regents staff regarding a plan to house all freshmen and sophomores on campus at UGA. As you can see, an updated housing plan should be submitted to the Regents staff as soon as possible because of its requirement associated with the University's facilities master plan scheduled for completion no later than the end of November 1998.

Please contact Messrs. Danny Sniff or Adam Gross if there are any questions.

Sincerely,

Allan W. Barber
Senior Vice President for
Finance and Administration

CC: President Michael F. Adams
Dr. Karen Holbrook
Ms. Jackie Kohler
Mr. Danny Sniff
Mr. Adam Gross ✓

To	LUANNE GREEN	Date	11/6/98	# of pages	1
From	PAUL NESBIT	Co./Dept.		Phone #	
Co./Dept.		Phone #		Fax #	

UNIVERSITY SYSTEM OF GEORGIA
 ton Street, S.W.
 la 30334-90070
 er 10, 1998

(404) 858-2246
 FAX 857-7433

Dr. Michael F. Adams
 President
 The University of Georgia
 Lustrat House
 Athens, Georgia 30602

RE: Physical Master Plan Progress Meeting

Dear President Adams:

On behalf of Dr. Desrochers, I would like to Thank you for taking time out of your undoubtedly busy schedule to meet with us last week and for your leadership and personal involvement in this important project. The meeting was productive from several viewpoints. Dr. Lindsay Desrochers and Bill Chatham were brought up to speed on the status of your master plan. This was also an effective way to view the general direction of your plan and to discuss some issues associated with your master plan concept.

As discussed and as required by the Physical Master Plan Template, your plan must address the other land holdings in Clarke County (including existing and proposed agricultural lands disposition or acquisition concepts), the Botanical Gardens, the Experiment Stations, Extension locations, forestry lands, etc. The template also requires documentation of areas with environmental issues (such as land fills or wet lands) as well as all leased facilities. These items will enhance and provide the appropriate context for your plan. I know that the master planning team has visited Griffin and Tifton and I suspect that you have already addressed most of these items.

On the issue of student housing, as discussed, the plan to house all freshmen and sophomores on campus is a change to the UGA housing mission as it was last presented to the Board. An update to your campus housing plan should be submitted to Dr. Desrochers as required by a housing policy adopted by the Board of Regents in October of 1997. (I have attached a copy of this policy for your easy reference.) Typically, the master plan shows future building sites, not specifically designated as proposed housing, until after your housing plan is approved.

The next step, after the above issues have been addressed, will be to convene the second Cross Team meeting at your campus. The purpose of this meeting as required by the Template, will be to review your planning goals and underlying assumptions along with your preliminary master plan alternatives. I look forward to working with your staff to schedule and attend the Cross Team meeting at your campus as soon as the campus and the consultants are prepared to proceed. Please let me know if you have any questions or if can provide any assistance.

Sincerely,



Gita Hendessi
 Director of Planning

cc: Dr. Lindsay Desrochers
 Mr. William K. Chatham
 Dr. Allan W. Barber
 Mr. Daniel E. Sniff

Mr. J. Dorsey

UGA Master Plan File



The University of Georgia

Department of
University Housing

Student Affairs
October 8, 1998

Russell Hall
Athens, Georgia 30602-5575
(706) 542-1421

MEMORANDUM

RECEIVED

OCT 13 1998

CAMPUS PLANNING

TO: Bob Bugbee
Associate Vice President for Business and Finance

FROM: Jim Day
Director, University Housing

RE: Project Proposals for Capital Funding

In response to Ryan Nesbitt's request, I am forwarding herewith three proposals for campus housing construction which could be funded by "payback" bonds. I understand that these proposals will be included among those to be considered in developing the campus capital fund budget request for the fiscal years 2001-2005.

Included with brief project descriptions are preliminary project cost estimates. These estimates are based on the cost of similar projects in the region. Projected debt service requirements, recommended reserve contributions, and operating cost estimates based on recent experience then indexed for expected inflation are also provided. The inflation factor for operating expenses is 5% and for construction project cost is 4%. If these projects are funded, it will be vitally important to structure a new reserve contributions formula that is tailored to the long term refurbishment, renovation, and repair needs of housing facilities. The current formula, 5% of revenues, while perhaps satisfactory for book stores, food services and other similar operations is grossly inadequate for campus housing operations where facilities and furnishing needs are greater.

The high total cost of construction and associated fees for state projects indicates that this will be a very expensive approach. Our current highest academic year residence hall rent is \$3,280 (for a single occupancy room with shared bath in Reed Hall). Assuming similar operating costs, the lowest break-even academic year rent for a single occupancy room with shared bath in an apartment type accommodation constructed this year and financed by 30 year payback bonds at 5% interest would be no less than \$4,646 (with the 5% of revenue provision for reserves). I recommend that alternative ways of project delivery and financing be explored in addition to the "payback" bond program if these projects are to move forward.

I would be remiss if I did not emphasize that these are preliminary estimates and should not be used in anything but a preliminary planning context. As you may recall, our preliminary estimate for the Reed renovation was converted into a project budget without study or revision, resulting in considerable difficulty for all concerned.

c Dr. Douglas
Dr. Porter
✓ Ryan Nesbitt

caplan.4

Post-It® Fax Note	7871	Date	# of pages ▶ 2
To	Suzanne Hudson	From	Jim Day
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

University of Georgia
DIVISION OF STUDENT AFFAIRS
Department of University Housing

FY 2001-2005 Campus Housing Construction Projects

FY 2001 Project

Apartment style accommodations for 200 residents adjacent to Oglethorpe House. Estimated 70,000 gsf and project cost \$8,655,000 financed by 30 year bonds at 5% interest. Minimum estimated academic year rent \$5,066 per resident.

FY 2003 Project

Apartment style accommodations for 600 residents on east campus near the Ramsey Center. Estimated 210,000 gsf and project cost \$28,076,400 financed by 30 year bonds at 5% interest. Minimum estimated academic year rent \$5,524.

FY 2005 Project

Apartment style accommodations for 600 residents on or near the current graduate parking lots on Hull Street. Estimated 210,000 gsf and project cost \$30,367,800 financed by 30 year bonds at 5% interest. Minimum estimated academic year rent \$6,024.

Assumptions and indexing: These are preliminary estimates based on single occupancy bedroom apartment construction using state construction standards, 350 gsf per resident, \$40,000 per bed project cost in 1998 indexed at 4% for inflation. Estimated rents were computed by adding 5% to the sum of estimated debt service and operating expenses (actual FY98 indexed for inflation at 5%).

Caplan.4
10/8/98



The University of Georgia

Office of the Senior Vice President
for Finance and Administration



September 21, 1998

Dr. Dwight Douglas
Vice President for Student Affairs
Academic Building

Dear Dwight:

I am enclosing a copy of a memorandum dated September 10, 1998, addressed to President Adams from Regents staff regarding a plan to house all freshmen and sophomores on campus at UGA. As you can see, an updated housing plan should be submitted to the Regents staff as soon as possible because of its requirement associated with the University's facilities master plan scheduled for completion no later than the end of November 1998.

Please contact Messrs. Danny Sniff or Adam Gross if there are any questions.

Sincerely,

Allan W. Barber
Senior Vice President for
Finance and Administration

CC: President Michael F. Adams
Dr. Karen Holbrook
Ms. Jackie Kohler
Mr. Danny Sniff
Mr. Adam Gross ✓

Lindsay A. Desrochers
Senior Vice Chancellor
for Capital Resources

1998 SEP 15
Phone (404) 656-2231
Fax: (404) 657-7433

MEMORANDUM

October 20, 1997

cc: Barry &

To: Presidents
University System of Georgia

From: Lindsay A. Desrochers
Senior Vice Chancellor for Capital Resources

Subject: **Housing Policy**



On behalf of the Board of Regents, I want to call your attention to a new policy concerning campus housing adopted at the October Board meeting. (See attached)

This policy grows out of a Student Housing Task Force report presented to the Board last May 13th. Simply put, the purposes of this new policy are two-fold:

The Task Force was composed of Mr. William Gerspacher, Vice President for Business & Finance, North Georgia College & State University; Mr. James M. Brignati, Vice President for Business & Finance, Valdosta State University; Mr. Joseph A. Buck, Vice President for Student Affairs, Armstrong Atlantic State University; Dr. James F. Day, Housing Director, The University of Georgia; Dr. Barry A. Fullerton, Vice Chancellor for Student Services, Board of Regents; Mr. Thomas F. Godbee, Comptroller, Dalton College; Ms. Ebony Hall, Student Resident Advisor, The University of Georgia; Dr. Michael L. Hanes, President, Georgia Southwestern State University; Dr. Paul K. Jahr, Director, Residence Life Office, Georgia College & State University; Ms. Rosalind Meyers, Associate Vice President for Auxiliary Services, Georgia Institute of Technology; Mr. Ervin Ogden, Director of Plant Operations, Savannah State University; Mr. Donald Silvels, Hall Director, Abraham Baldwin Agricultural College; Ms. Gita Hendessi, Office of Facilities, Board of Regents; Mr. Levy G. Youmans, Assistant Vice Chancellor - Management & Audit Advisory Services, Board of Regents; and Mr. Patrick Wamsley, Vice President for Fiscal Affairs, Middle Georgia College. The Report, previously sent, was entitled "Student Housing Task Force Report, April 1997".

1. First, to assure that each campus with residential housing has a comprehensive plan in place which assures that campus housing goals are clear and related to mission; that appropriate financial projections are made; that housing facilities are properly maintained; that all alternatives, including privatization are considered in the development of housing facilities; and
2. Second, to aid the Board of Regents and its staff in assessing facility needs; facility proposals; and annual housing fee requests from campuses.

General Information

It is the intention of the Board of Regents that comprehensive housing plans be submitted to the Office of Capital Resources and updated on an annual basis. I request that all campuses which currently have student residential housing begin developing these plans and submit them by May 15, 1998, if possible. In some cases campuses are developing physical master plans which may need completion prior to finalizing comprehensive campus housing plans. Please notify the Office of Capital Resources of the specific situation on your campus and likely time line, via a letter to this office. Many campuses have major elements of the planning requirements already available; some campuses have reasonably complete plans now. For general assistance, please contact Associate Vice Chancellor William R. Bowes regarding financial aspects of the plan or Vice Chancellor William Chatham on facilities aspects.

Financial Statements

One element of the comprehensive housing plan is financial projections which show both revenues and expenditures. While financial projections will become a part of the comprehensive housing plan submitted annually in February, this year we will need financial projections submitted by February 15, 1998, by all campuses with residential housing, in order to properly assess housing fee proposals. Should you have any questions on this matter please contact Associate Vice Chancellor William Bowes.

Campuses With New Housing Programs

There are a few campuses which do not now operate housing programs but which have proposed some housing capacity for their campus. A comprehensive housing plan must be submitted prior to any action item to the Board of Regents for a facility proposal. It is our intention to report these housing plans as information items to the Committees on Finance & Business / Real Estate & Facilities prior to taking any action items to the Board. Again, the overall goal of the Board of Regents in passing this new policy is to assure that campuses are appropriately planning for housing needs and that the Board of Regents has better information available to assess facility needs and make fee determinations.

Attachment

cc: Chancellor Stephen R. Portch
Dr. James Muyskens
Mr. William K. Chatham
Mr. William R. Bowes
Chief Business Officers
Vice Presidents - Student Affairs

LAD/rh

Student Housing Comprehensive Plans

Each campus which provides, or plans to provide, a residential student program shall develop a student housing comprehensive plan that addresses all facets of the creation, expansion, and operation of the student housing facilities. The student housing plan will address academic mission, the specific role or purpose of student housing within that mission including student life programs, access to the campus or other needs, enrollment projections in relation to housing goals; geographic, economic and demographic factors on the campus and in the local community, and financial considerations, including an evaluation of the desirability and practicality of achieving these student housing objectives through private sector partnerships on campus lands or lands proximate to the campus. The student housing plan will include the following:

- A business plan that explains the role of the student housing program in the context of the institution's academic mission, includes concrete goals and objectives, defines an operating strategy including marketing plans, programs and services, fees, assignment of indirect costs and use of reserves for repair and maintenance, major renovation and, if planned, expansion of capacity. The plan should also contain a financial pro forma which projects future revenues and expenditures consistent with stated goals and objectives and includes plans for capitalization, maintenance and operations and facilities renewal.
- A facility evaluation assessing the appropriateness of rehabilitation versus demolition and new construction;
- A market needs assessment, including justification for additional student housing capacity where appropriate; and
- The housing facilities component of the institution's physical master plan (site, circumstance and impact on other campus functions);

Student Housing Financial Statements

To support requests for changes in housing fees, each institution shall submit in accordance with procedures established by the Senior Vice Chancellor for Capital Resources a financial statement which projects revenues and expenditures based on estimated housing enrollments, salary adjustments, inflationary expense and other relevant factors.



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

Date 2/23/98
Project University of Georgia Physical Master Plan
Subject Appendix Information
From Ayers / Saint / Gross
To University of Georgia

UGA Athletic Association Capital Projects

Architects and Campus Planners

Ayers/Saint/Gross

222 Saint Paul Place
Baltimore, MD 21202
410/347-8500
Fax 410/347-8519

Architecture and Engineering

Heery International

999 Peachtree Street, NE
Atlanta, GA 30367
404/881-9880
Fax 404/875-1283

Landscape Architecture

Hughes, Good, O'Leary & Ryan

1708 Peachtree Street, Suite 444
Atlanta, GA 30309
404/876-7726
Fax 404/876-6858

Traffic Engineering

LRE Engineering

1475 Peachtree Street, Suite 220
Atlanta, GA 30309
404/888-8800
Fax 404/876-7797

Academic Programming

Paulien & Associates

899 Logan Street, Suite 508
Denver, CO 80203-3156
303/832-3272
Fax 303/832-3380

Project Title	Budget	Remarks
Sanford Stadium		
Media Interview Room East End	\$60,000	Pre-engineered structure Need funding
Add Skysuites, Sky Club, & new Concessions	\$12,000,000	Design Development
Miscellaneous improvements (signs, lighting, misc. repairs)	\$15,000	Completed
New Skysuite Wallcovering	\$50,000	Included in Skysuite project
Retrofit Skysuite Window Blinds	\$9500	
Skysuite window repairs	\$10,000	
TV Truck Parking	????	
Letterman's Club entrance	\$2000	Awaiting granite marker
Replace toilet partitions	\$50,000	Completed
Concession improvements	\$250,000	Funded by Global/FY99
Waterproof So. Upper Deck	\$350,000	Funded
Coliseum		
Retrofit entrance / stair tower	\$100,000 budget \$10,000 for design	Construction 50% complete
Cheerleaders Dressing Area	\$40,000	Fund raising
Men's Track Locker Room	\$12,000	Completed
Replace wooden arena seats	\$400,000	Need funding
New Basketball Floor	\$125,000	Installed and in use.
Press Room/Weight Room & Men's Track Locker room	\$162,000 budget \$15,000 design	Completed
Olympic Annex Fire Sprinklers	\$100,000	On Hold
Office Renovation (3 floors)	\$586,000 (UGA funds)	Under construction
Upgrade officials and visitors Dressing rooms	\$5,000	Need funding
Butts-Mehre		
Replace carpet (2 nd , 3 rd , and 4 th floors)	\$130,000	Completed
#rd & 4 th Floor renovations (finishes)	\$9,000	Underway
New All Sports Kiosk	\$50,000	Ordered but not yet installed
Refinish dome framing	\$5,000	Need funds
New ACT ceiling Rm.101	\$12,000	Need funds
Re-landscape front of bldg.	\$88,000	Underway
Replace broken granite at front	\$5,500	Soliciting proposal

entrance		
Tennis Complex		
New Men's Pavilion, Stands and Game Courts	\$2,000,000	Pavilion Drawings completed Fund raising underway
"Luxury" Boxes Ventilation	\$13,000	Soliciting proposals
Replace ceiling @ indoor courts	\$50,000	\$13,763.97 available funds need additional funds
Replace skylights @ indoor	\$12,000	Need funding
Reconstruct Storm Drainage	\$20,000 PPD funds	Completed by PPD
New Women's Pavilion	\$600,000	Fund raising
Track Facility		
Resurfacing Spec Townes running track	\$225,000	Completed and in use.
New Lumpkin St. Bleachers	????	Need program & estimate
Golf Team Clubhouse	\$600,000	Completed
Athletic Academic Achievement Center	Includes new training room for women's sports. No budget yet.	Need funding Location adjacent to Annex
30,000 sp.ft.		
Indoor Athletic Facility	\$10,000,000	Includes practice football field, running track, field events and other sports
100,000 Sp, Ft.		
Women's Athletic Fields		
Phase I	\$333,679.00	Completed (PPD funds)
Phase II	\$900,000.00	Completed
Phase III (Maintenance facility, deceleration lane entrance sign and gate)	\$150,000	Construction 95% complete
Phase IIIa (lighting for game fields and parking areas)	\$400,000	In design. Install by Fall 1999
Phase IV (1 st phase of building, paving, sewage disposal system)	\$600,000+ 10% for Architect fees, survey, etc.	Need funding
Phase V (plaza, ticket booths fences, concessions)	\$250,000	Need funding
Phase VI (2 nd phase of building)	\$500,000	Need funding
Phase VII (Paving, fencing landscaping, signage)	\$250,000	Need Funding