

OFFICE OF THE UNIVERSITY ARCHITECTS FOR FACILITIES PLANNING

Summary of Major Accomplishments

Capital Projects

The facility demands of students, faculty and staff at a tier-one public university always provide challenges, and in Fiscal Year 2010 the Office of University Architects (OUA) continued to meet these demands with efficiency. Progress on student life and academically-centered projects marked the primary highlights for OUA in FY10. Construction finished on the new East Campus Residence Hall (Building 1516), which provides more than 180,000 square feet of new student resident space. This \$47 million project, financed through the UGA Real Estate Foundation (UGAREF), was built in compliance with several environmentally sustainable construction standards, and the new dorm is UGA's first LEED-certified residence hall. In addition to Building 1516, the University Architects also finished work on the College of Pharmacy addition. This facility was financed using state-appropriated funds, and it also was recognized as a LEED-certified building. The addition, finished in time to begin the 2009 fall semester, provides the college with over 93,000 square feet of state-of-the-art teaching and research space. Full construction funding was obtained in the FY 2008 budget, and with the expansion portion complete, OUA is now overseeing a full renovation of the original space. This past fiscal year also saw the completion of three additional projects funded through UGAREF. OUA managed the development of the Greek Park along River Road. This complex consists of four new fraternity houses, and its development allowed several fraternities the opportunity to relocate from their previous sites along Lumpkin Street. In addition, construction came to a close on both the Performing Arts Center Parking Deck and Intramural Parking Deck, initiated to meet the increased parking needs in the East Campus area. The East Campus precinct has grown dramatically in recent years and because surface parking lots were removed to support this growth, additional parking decks were necessary.

These noteworthy projects were only five of more than 50 in planning, design or construction managed by the Facilities Planning office this past fiscal year. The ongoing development of East Campus continued with the expansion of the Georgia Museum of Art. This \$20 million project will provide the state with world-class gallery space and an exhibition garden, and will provide newly renovated administrative offices for the staff. The Georgia Museum of Art is set to re-open at the beginning of calendar year 2011. Development in the Northwest Precinct kicked off during FY10 with a groundbreaking for the Richard B. Russell Building for the Special Collections Libraries. This \$44 million public/private-financed project will house the Hargrett Rare Book and Manuscript Library, the Richard B. Russell Library for Political Research and Studies, and the Walter J. Brown Media Archives and Peabody Awards Collection. Besides providing additional collection and exhibit space, the new facility also will feature state-of-the-art climate control and security upgrades.

OUA supervised several Athletic Association projects in accordance with the Comprehensive Athletic Physical Master Plan. The Athletic Master Plan was completed during Fiscal Year 2009, and execution began immediately with the renovation/expansion of the Butts-Mehre facility. This \$39.5 million project will add 53,000 square feet of new facility space along with 23,000 square feet of renovated space. Construction started in the Fall 2009 and will continue through the Spring 2011. FY10 also saw construction begin on both Stegeman Coliseum and Reed Plaza. The coliseum expansion will enhance fan amenities through the creation of 10,000 square feet of expanded lobby space. This is being accomplished by fitting a curved curtain wall to the prominent overhangs on the northeast and southwest sides of the building. The glass curtain will enclose the space and provide guests with more room to congregate. The renovation also will provide fans with 30,000 square feet of renovated concourses, restrooms and concessions. The Reed Plaza project is designed to upgrade the alleyway located on the north side of Sanford Stadium. The facelift offers two separate restroom buildings along with a new concessions building. In addition, there is a large plaza area that provides both a place to assemble and a convenient east-west campus passageway. This plaza will be made available to Student Affairs to utilize for programming throughout the year. In FY 2010 OUA also oversaw the resurfacing of Spec Towns Track and initiated design documents for seating upgrades at Foley Field.

Additional new construction projects for the campus included:

- Double Bridges Farm Livestock Facilities
- School of Art Phase II - Ceramics Building

Additional renovation projects included:

- Fine Arts Theater
- New College
- President's House (570 Prince Avenue)
- College of Pharmacy
- Journalism 4th Floor

Additional Athletic Association projects included:

- Liz Murphey Academic Awards Gallery
- Foley Field Seating Upgrades

Additional infrastructure improvements included:

- Northwest Precinct Infrastructure Corridor
- River Road Sanitary Sewer
- Performing Arts Center Fire Truck Access Improvements
- Life Sciences Complex Fire Truck Access Improvements
- Griffin Parking Lot and Roadway Improvements
- Rock Eagle Wastewater Treatment Improvements

A complete list of projects managed by OUA in Fiscal Year 2010 is available at the end of this report.

The Master Plan

The Office of University Architects provides a range of planning and development services as the University community continues to expand in both complexity and quality. OUA constantly refines the Physical Master Plan as programmatic needs, strategic initiatives and external issues dictate. Improvements to this framework for future development assist the administration in evaluating and addressing academic, research, housing, transportation, parking, infrastructure and other development needs.

In order to effectively implement the Physical Master Plan, OUA continues to refine and develop it in greater detail to ensure the principles upon which the plan was developed are reflected in every individual project. The primary way in which OUA has accomplished this is through the use of individual precinct plans. In 2010, modifications were required to prepare for construction of the Special Collections Libraries Building and Central Utility Plant in the Northwest Precinct, to accommodate the multiple projects progressing in the East Campus Precinct, and to plan for expansion in the Northeast Precinct.

The Northwest Precinct is located directly adjacent to North Campus, the symbolic heart of UGA. The plan for expansion of this precinct contains potential sites for the new Terry College of Business, School of Public and International Affairs, College of Family and Consumer Sciences, Graduate School and Office of the Vice President for Research, and an expanded Hull Street Parking Deck. In addition, several projects are currently in design to improve pedestrian access to other parts of campus and to the downtown business district. Planning in this precinct has taken on heightened importance with the recent move of five Lumpkin Street fraternities and preliminary construction of the Special Collections Libraries Building.

The East Campus Precinct Plan has been instrumental in providing site locations for the Georgia Museum of Art expansion and the Greek Park. This precinct has successfully coupled these projects with the recently completed East Campus Residence Hall (Building 1516), the Performing Arts Center Parking Deck and the Ceramics Building (currently under construction). As development in this precinct progresses, designs are being generated to improve pedestrian safety and circulation to and from East Campus. This gateway enhancement project will improve visual aesthetics, the pedestrian sense of wayfinding, and the structural integrity of the pedestrian bridge in order to create a central student pedestrian portal to East Campus.

The Northeast Precinct Plan provides potential redevelopment options for use of recently acquired property. The precinct contains potential building sites for adaptive reuse as well as new academic, administrative, housing and support facilities.

Recent plans to acquire the U.S. Navy Supply Corps School campus once it ceases operations have produced exciting opportunities for master planning and signify a major advancement of the University of Georgia in Athens. The property, to be acquired in Spring 2011, will provide grounds for a health sciences campus, allowing UGA to expand academics and research in the fields of public health. The Physical Master Plan

for the Navy Supply Corps School property, directed by OUA's architectural designer Scott Simpson, received a campus planning award from the American Society of Landscape Architects. Another major opportunity for expansion is the recent purchase of the Hardin Property. This large tract of land, located across the Oconee River from East Campus, presents a virtually unmatched planning opportunity because of its proximity to the main campus and its nearly undeveloped state. During FY 2006, OUA and the College of Environment and Design gathered information and developed an innovative design concept for the property. The College of Environment and Design held a two-semester graduate studio class that performed important pre-work for an environmentally-driven master plan for the property. OUA continues to assist senior administrators with preliminary planning activities for Hardin and adjacent properties, as well as advises them on coordinating the expansion of the North Oconee River Greenway on UGA property.

In addition, OUA worked on several master and implementation plans for specific departments, including the Athletic Association, the Odum School of Ecology, the Georgia Center for Continuing Education, University Housing and the UGA School of Law. OUA also provided in-house programming and preliminary planning support for the proposed Science Learning Center, as well as facilities to house the School of Public and International Affairs, UGA Graduate School, Family and Consumer Sciences, Veterinary Medical Learning Center, College of Environment and Design, International Education and the Terry College of Business. These efforts helped the particular departments develop long-term strategic policies and development plans.

Campus Sustainability and Development

Through OUA's efforts, UGA will soon add two new LEED projects to its portfolio, the new East Campus Residence Hall (Building 1516) and the Georgia Museum of Art expansion. The museum is tracking LEED silver, while the East Campus Residence Hall will be the first certified LEED gold building on campus. These two projects support sustainability goals of the master plan by creating a denser campus that includes overlapping and varied services as well as more student housing on campus. The new dorm, which opened this fall, adds 555 beds, which creates 555 more opportunities for students to walk or bus to their classes, the dining halls, the gym, or to take part in one of the University's cultural events in the Performing and Visual Arts Corridor. The new residence hall also features a gray water collection system, which captures shower and lavatory water and reuses it for toilet flushing.

Construction began on what will be UGA's fifth LEED building, the Richard B. Russell Building for the Special Collections Libraries. This new 110,000 square-foot building is located on the site of a former surface parking lot between Florida Avenue and Hull Street. The registered LEED project will include a large cistern that will provide irrigation for future greenspaces in the Northwest Precinct as well as water for the future Central Utilities Plant. This project furthers the master plan goals by removing surface parking to establish new campus greenspace and by creating more student services within walking distance of campus and downtown. Permission also was secured from the Athens-Clarke County Board of Commissioners to close Florida Avenue and realign Hull

Street to the west of the future Special Collections Library. Once complete, this realignment will create a safer environment for students by removing cut-through traffic from the Northwest Precinct. The transformation also will provide additional greenspace opportunities and allow for the future development of the Terry College of Business.

Currently, OUA is expanding the award-winning landscape improvements of the Lamar Dodd School of Art to the north and to the west in what will finalize construction in the area known as the Performing Arts Corridor. The project is centered on improving fire safety and pedestrian access to the precinct and making environmental best practices for stormwater attractive and visible to the public. The project includes a large central plaza for the arts, the installation of hundreds of trees and native plantings, and a large bioretention garden that will treat run-off from the precinct before it flows into Lily Branch. Work also continued in FY10 to restore the Lily Branch Floodplain, adjacent to the new Art School landscape. In addition to the monitoring and removal of invasive exotic species, OUA has worked with the Riverbasin Center and the Office of Sustainability to submit an EPA 319 grant proposal to continue restoration activities and enhance this campus amenity. Construction documents are also being drawn to improve the access and quality of the greenspace area adjacent to the newly renovated Journalism Building in the central part of campus. Once completed, this garden will serve as a complement to the Memorial Garden just outside the Miller Learning Center, providing a quiet space for students to study and congregate.

Planning efforts continued in partnership with Athens-Clarke County for future greenway expansion. Efforts focused on how the greenway might augment commuting to the University and provide connectivity as well as offer recreational opportunities. Plans also focused on how the Greenway could work with conservation efforts along the Oconee rivers.

Other projects that will improve pedestrian connectivity include the Reed Plaza, which provides an attractive east-west link through the campus's Central Precinct. With eventual improvements to Tate Plaza, as well as the completion of the ACC Greenway through the Oconee Hills Cemetery, pedestrians soon will have a clear and safe route of travel from the freshman dormitories on Baxter Street all the way to Athens' east side. OUA also is working with the Athletic Association and the Physical Plant Grounds Department to improve pedestrian safety along Smith and Rutherford streets. These projects, currently in the design phase, will provide improved sidewalks for pedestrians, attractive screening for Athletics, and street trees to enhance beauty and shade, while also reducing stormwater flows.

OUA is committed to advancing the creation, research and use of renewable energies on campus and has designed systems for solar power, solar hot water heating and biogas to support capital improvement projects. As part of the Pharmacy South expansion project, a photovoltaic solar power system was designed to produce in excess of 50,000 kilowatt hours of electricity—enough to power 56 computers or 584 T-8 fluorescent lights for 8 hours a day, 365 days a year. The system would eliminate nearly 80,000 pounds of carbon dioxide emissions annually and almost 2.4 million pounds over its lifetime. OUA

oversaw the design of solar hot water heating systems for the new East Campus Residence Hall and Double Bridges Farm. MRR requests have been submitted in the past to support these solar systems, but to date remain unfunded. Finally, the Double Bridges Farm project includes a waste management system that produces biogas from swine manure that is, in turn, re-used to treat the wastes and mitigate odors.

Perhaps the most sustainable action the University undertakes is the preservation and restoration of its historic resources. The restoration of historic New College and the Fine Arts Theater were completed this year, as well as work on the historic President's House on Prince Avenue. Preservation and adaptive reuse of historic structures not only preserves the character and architectural legacy of the institution, but also preserves the embodied energy of the structures, minimizes the impact of harvesting and producing new building materials, and reduces waste that might otherwise end up in local landfills.

This year renovations also began on the Journalism and Pharmacy buildings. The Journalism project will provide contemporary upgrades and supply the 4th and 5th floors with daylight harvesting capabilities that were previously unavailable. The Pharmacy renovation started immediately following the completion of Pharmacy South. These modernization efforts will allow the original space to continue serving the College of Pharmacy at a level that is on par with the new structure.

UGA Extended Campus Efforts

The Office of University Architects continues to play a key role in the expansion of UGA beyond the Athens campus, and in FY 2010 these efforts were rewarded with the completion of several initiatives.

In Putnam County, work continued on the Rock Eagle 4H Complex. Georgia 4H is a program of the University of Georgia's College of Agricultural and Environmental Sciences' Cooperative Extension System, and the Rock Eagle location is the largest of the state's 4H centers. This past year saw the construction of two new cabins (cabins #31 and #32) and the renovation of the Hastings Building. OUA also oversaw conversion of the Sutton Building from a dining hall to a modernized, multi-purpose facility with a new gift shop and classroom spaces. In the continued pursuit of sustainable practices, the waste water oxidation pond treatment system was updated to comply with new EPD regulations and a central quad area was designed to provide further green space. OUA continues to oversee several smaller-scale projects as well, including an upgraded utility infrastructure with 8" water mains.

In Spalding County, OUA finished construction on the new Griffin Student Learning Center. This project required a \$10.7 million budget which was made available by Spalding County taxpayers through a Special Purpose Local Option Sales Tax (SPLOST). The facility is located in the heart of the Griffin Campus and has quickly become a central hub for both students and faculty. The learning center was designed to provide Griffin with the necessary facility space to support enrollment increases over the next several years. To further prepare for this growth, OUA also completed construction of a new 200-car parking lot, new entranceways onto the property and improved

roadways within the campus. Work was completed on the Cowart Street bioretention garden as well as on two additional gardens for the new parking lot. These bioretention cells are an efficient, aesthetically appealing way to handle stormwater loads resulting from current and future development. These improvements are all in accordance with the recently developed Griffin Physical Master Plan, which provides a blueprint for development of facilities to support the campus' expanded instruction mission.

Additional off-campus projects included work at the Camp Wahsega 4H Center in Dahlonega. This location had fire code and life safety upgrades completed on all 17 cabins, the dining hall and the recreation hall. On Sapelo Island, renovation work continued on the powerhouse, and construction documents were completed to begin a renovation of the existing dormitory facility. The Marine Institute on Sapelo also launched several smaller-scale projects as a part of its energy conservation program.

Geographic Information Systems

OUA's Web site, <http://www.architects.uga.edu>, continues to evolve as a positive tool to educate the University community about the depth, breadth and quality of services provided by OUA. The site receives an average of nearly 10,000 visits per month, with peaks hitting 7,500 hits in a single day. The most highly accessed pages are the interactive campus map and current campus map pages, which provide user-friendly access to campus maps and information about buildings. An updated version of the interactive campus map was launched this fall.

The OUA Web site continued its focus on OUA's involvement in sustainability and planning on campus. Plans are being made to further expand the sustainability section of the Web site, which is growing in popularity.

UGA GIS continued working with the UGA Police Department throughout FY10 to provide officers with maps used for patrol and training of new recruits. Many of these new maps replaced hand-drawn versions the officers were using for patrol and law enforcement at peripheral sites in the county. Another important public safety-related project was the continued collaborative effort involving the UGA Police, Athens-Clarke County Police, UGA GIS, ACC GIS and the ACC Fire Department. A new plan was negotiated and developed with the support of a software consultant, and all parties succeeded in achieving the common goal of effortlessly updating maps for ease of use by dispatchers and fire safety personnel.

In FY2010 the GIS department continued its focus on an enterprise system of cooperation with other campus departments. The OUA GIS worked with the Physical Plant Grounds Department to complete the data collection and updating of the campus arboretum data. Using GPS field work and in-house editing, arboretum data now adhere to national standards. The ultimate goal of this project will be the development of a campus-wide arboretum database and the creation of maps used for campus visits. Parking Services also was involved in the GIS effort this year, editing data associated with the various lots around campus. A new layer was created for parking spaces, allowing the different types

of spaces on campus to be accurately displayed in a map so Parking Services can perform quick counts.

The process of updating off-campus properties has continued, using the method of integrating building floor plans with the UGA GIS database. OUA continued to work closely with the PPD staff to develop a methodology for gathering and entering data with both accuracy and ease. Results have continued to be very helpful in identifying insured buildings, eliminating demolished buildings and associating building numbers with proper locations.

The Double Bridges Farm came online in late summer 2010, and a new relationship has developed for OUA with the College of Agricultural and Environmental Sciences. UGA GIS is now working with CAES to help parcel out pasture land on two different farms and calculate fencing needs. This method will replace hand-drawn maps used in the past.

FY 2010 saw continued progress made on both the OUA Web site and the GIS database projects, and even loftier goals were established for FY 2011. Campus infrastructure mapping updates will continue, as will further improvements to the OUA Web site. A new plan has been developed to modernize the OUA website, allowing for ease of updates and facilitating a more interactive environment for users. Work also will continue on UGA's satellite campuses to improve the detail of information on their sites. Extensive work is planned with the Environmental Safety Division to assist in preparations for an approaching safety audit. Finally, continued development of the ArcGIS Server Web application sites will continue to provide state-of-the-art, Web-accessible GIS information to various users throughout the University System.

Continued Quality of Service to All Campus Departments

OUA continues to maintain the exceptional quality of service that it has provided in the past, even with a sustained high volume of projects, especially those in the construction phase. Working closely with University administrators, University Housing, the UGA Real Estate Foundation, Physical Plant Division, campus academic departments, Auxiliary Services, the UGA Athletic Association, Parking Services and numerous other campus organizations, OUA continues to meet the objective of providing superior facilities planning and project management. The Office of University Architects remains committed to providing successful and sustainable development services that meet the increasingly complex facility needs of the University of Georgia.

COMPLETED PROJECTS - FY 2009-2010

No.	Project	Estimated Project Cost	Funding Source
1.	East Campus Residence Hall	47,000,000	UGA Real Estate Foundation
2.	College of Pharmacy Facility	43,000,000	State Appropriation
3.	Student Learning Center - Griffin	10,750,000	Spalding County SPLOST Funds
4.	Performing Arts Center Parking Deck	9,000,000	UGA Real Estate Foundation
5.	Intramural Parking Deck	9,000,000	UGA Real Estate Foundation
6.	Greek Park - River Road	8,485,000	UGA Real Estate Foundation
7.	Fine Arts Theater Renovation	5,200,000	2007/08/09 MRR Funds
8.	New College Renovation	4,200,000	2007/08/09 MRR Funds
9.	Spec Towns Track Improvements	3,000,000	Athletic Association
10.	Ramsey Center Renovation	2,700,000	1,200,000 Auxiliary Funds 400,000 Athletic Association 1,100,000 FY08 MRR
11.	College of Journalism - 1st Floor (WNEG)	925,000	UGARF Media Holdings
12.	Botanical Garden Visitors Center	820,000	Arch Foundation
13.	Sapelo Island Powerhouse Renovation	419,000	2006 MRR Funds
14.	Ramsey Center Swimming Pool Renovation	375,000	Athletic Association
15.	Rock Eagle Swimming Pool Renovation	354,000	2008/09 MRR Funds
16.	Rock Eagle Gas Building	225,000	2008/09 MRR Funds
	Total	<u>\$145,453,000</u>	

PROJECTS UNDER CONSTRUCTION - FY 2009-2010

No.	Project	Estimated Project Budget	Funding Source
1.	Russell Building for the Special Collections Libraries	44,100,000	31,390,000 State Appropriation 12,710,000 Private Gifts
2.	Butts-Mehre Expansion (Phase I)	39,500,000	23,500,000 Athletic Association 16,000,000 Private Funding
3.	Georgia Museum of Art Addition	20,000,000	992,000 HUD Grant 135,000 NEH Grant 9,158,000 UGA Foundation 9,100,000 Arch Foundation
4.	Stegeman Coliseum Renovation	14,500,000	Athletic Association
5.	Reed Plaza	8,800,000	Athletic Association
6.	Double Bridges Farm Livestock Facilities	5,000,000	State Appropriation
7.	College of Pharmacy Renovation	4,500,000	State Appropriation
8.	School of Art Phase II - Ceramics Building	2,300,000	State Appropriation
9.	College of Journalism - 4th Floor Renovation	1,956,000	2009 MRR Funds
10.	Griffin - Parking Lot/Road Improvements	1,400,000	600,000 Institutional Funds 800,000 2008/09/10 MRR Funds
11.	570 Prince Avenue Renovations	950,000	Arch Foundation
12.	Rock Eagle Water Infrastructure (Phase II)	900,000	2007/08/09 MRR Funds
13.	Rock Eagle - Sutton Hall Renovation	626,000	200,000 4H Capital Funds 426,000 2009/10/11 MRR Funds
14.	Griffin - Redding Labs Renovation	390,000	200,000 Institutional Funds 190,000 2010 MRR Funds
15.	Boyd Sprinkler System (Final Phase)	300,000	2008/09 MRR Funds
16.	Rock Eagle - Hastings & Talmadge Renovations	275,000	2010 MRR Funds
17.	River Road Sanitary Sewer Renovation	260,000	2010 MRR Funds
18.	Life Sciences Complex Fire Truck Access	225,000	2009/10 MRR Funds
19.	Ramsey Center Rock Climbing Wall	200,000	Auxiliary Funds
	Total	<u>\$146,182,000</u>	

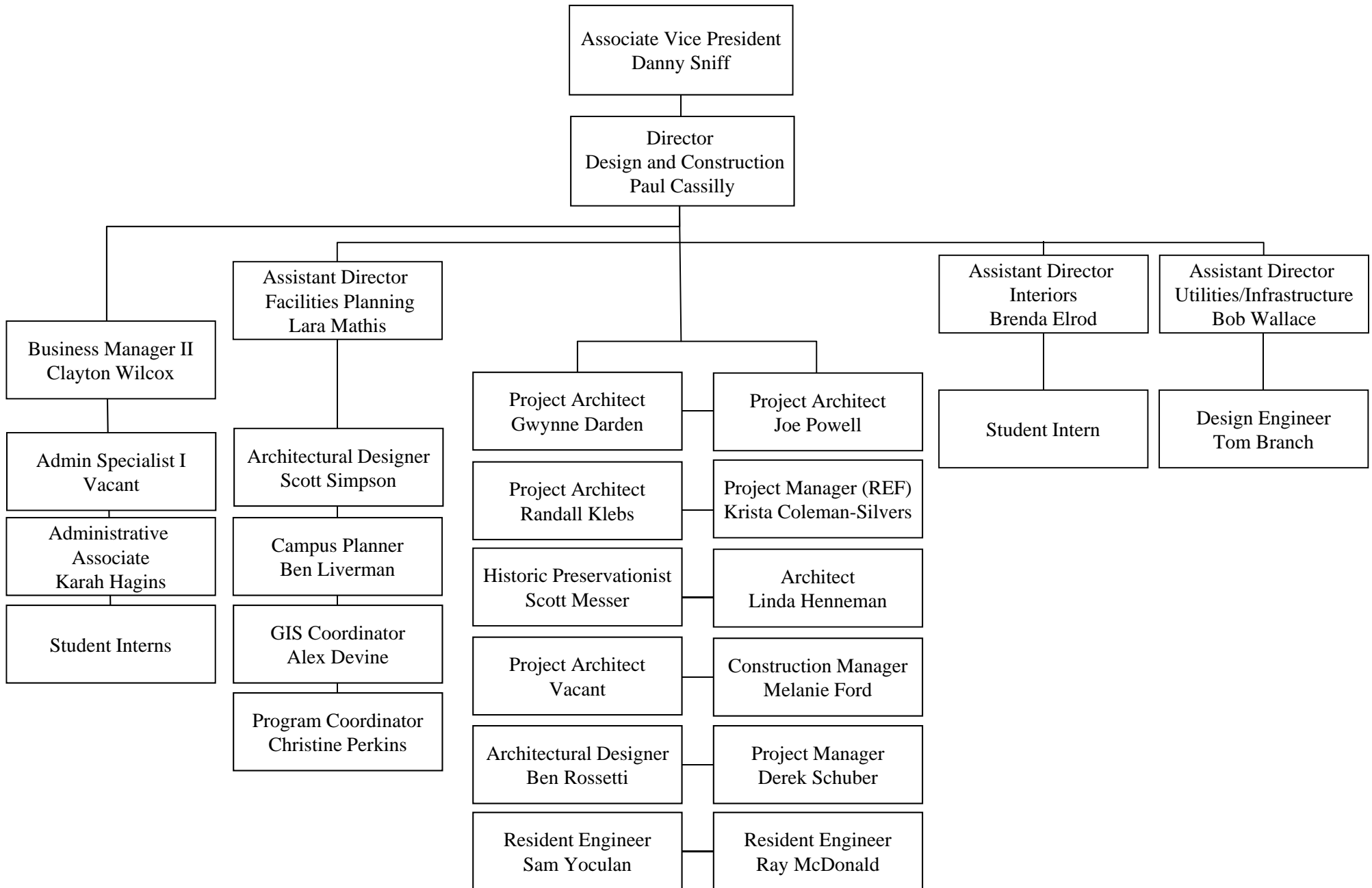
MAJOR PROJECTS IN DESIGN PHASE - FY 2009-2010

No.	Project	Estimated Project Cost	Funding Source
1.	College of Veterinary Medicine	110,000,000	State Appropriation
2.	OVPR/Graduate Facility	TBD	TBD
3.	Visual Arts Renovation	10,000,000	TBD
4.	Law School Renovations	3,800,000	1,900,000 Departmental Funds 1,900,000 State Appropriation
5.	Mary Lyndon Hall Renovation	3,000,000	Auxiliary Funds
6.	Memorial Hall Renovation	2,500,000	TBD
7.	Pharmacy 4th Floor Build-Out	1,800,000	State Appropriation
8.	International Education	1,500,000	TBD
9.	D.W. Brooks Mall - Phase IV	1,200,000	MRR Funds
10.	Journalism/Psychology Fire Sprinklers	1,100,000	2010/11 MRR Funds
11.	Payne Hall Mechanical Upgrades	1,000,000	Auxiliary Funds
12.	Performing Arts Center Truck Access Improvements	750,000	2010 MRR Funds
13.	Foley Field Seating Upgrades	725,000	Athletic Association
14.	Park Hall - Ground Floor Renovation	503,000	2011 MRR Funds
15.	Liz Murphey Academic Awards Gallery	500,000	Athletic Association
16.	Fine Arts Theater – Audio/Visual Upgrade	300,000	2009/10 MRR Funds
17.	Rock Eagle Quad	100,000	MRR Funds
	Total	<u>\$138,778,000</u>	

MAJOR PROJECTS IN PLANNING PHASE - FY 2009-2010

No.	Project	Estimated Project Cost
1.	Coliseum Master Plan	80,000,000
2.	Sanford Stadium West End Expansion and Renovations	75,000,000
3.	Family and Consumer Sciences Facility	65,000,000
4.	Alumni Center	60,000,000
5.	Biological Sciences Building Renovation	58,000,000
6.	Science Learning Center	55,000,000
7.	Housing High Rise Renovations	50,000,000
8.	Northeast Precinct Phase I Development	44,000,000
9.	School of Public and International Affairs	42,000,000
10.	Terry College of Business Relocation - Phase I	35,000,000
11.	Journalism Master Plan Study	25,000,000
13.	International Programs Facility	11,000,000
14.	Golf Course - Club House Renovations	6,000,000
15.	Redcoat Marching Band - Press Box and Conductor's Tower	2,200,000
16.	Rutherford Hall Renovation	2,000,000
17.	Sanford Drive - Pedestrian Promenade	1,000,000
	Total	<u>\$611,200,000</u>

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