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# Substantive Change Prospectus Section 8. Physical Resources- Final Narrative

Georgia Southern University

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## 8. PHYSICAL RESOURCES

Provide a description of physical facilities and equipment to support this initiative. Assess the impact that the proposed change will have on physical resources, facilities, and equipment.

### Impact of Consolidation on Physical Resources and Equipment

Due to the complementary nature of GaSou's and ASU's academic programs as well as their support services and their expected continuation as consolidated or independent programs and services, minimal changes are anticipated in the current physical configuration of campus locations, facilities, equipment and their operations after consolidation. The new Georgia Southern University will comprise all previously existing and new physical facilities and grounds in place or under construction prior to consolidation. Facilities staff and managers will be strategically located and operating from multiple campus locations to provide necessary support in maintaining safe, clean and comfortable buildings and grounds that are required for instructional, library, student life, administrative and recreational functions.

The new Georgia Southern will proactively manage its physical resources to support the expanded mission of the institution. In addition to maintaining accurate and up-to-date inventories, the institution will adhere to a combined master plan for all campuses and facilities that will be developed after formal consolidation is approved and becomes effective in 2018. Moreover, the institution will have a defined process for handling its deferred maintenance and a well-articulated routine and preventative maintenance process. The buildings and grounds at all campuses are well-maintained and safe facilities prior to consolidation. Compliance with SACSCOC standards in this regard was confirmed in recent reaffirmations of GaSou and ASU in 2015 and 2013 respectively.

The new Georgia Southern University will be comprised of three distinct campuses (Statesboro, Armstrong, and Liberty) and four special-purpose off-site facilities (City Campus, Coastal Georgia Center, Herty Advanced Materials Development Center and 760 King George Blvd), totaling 257 buildings and 7,100,212 gross square feet. The table below shows the break out of buildings and square footage at each site.

Site	Number of Buildings	Gross Square Footage
Statesboro Campus (Statesboro)	199	5,398,662
Armstrong Campus (Savannah)	47	1,410,741
Herty Advanced Materials Development Center (Savannah)	6	193,476
Coastal Georgia Center (Savannah)	1	52,433
Liberty Campus (Hinesville)	1	21,000
City Campus (leased, Statesboro)	2	14,300
760 King George Blvd (leased, Georgetown)	1	9,600

### Statesboro Campus

The Statesboro campus, which will be the main campus of the new GaSou, consists of 74 academic/administrative buildings; 22 student support and community buildings; 9 resident hall complexes (comprised of 58 buildings); 10 other types of buildings; 26 athletic department facilities; and 9 physical plant facilities. Statesboro Campus averages 285.07 gross square feet per student. At the time of this prospectus, the Interdisciplinary Academic Building totaling 110,000 square feet is being constructed on this campus. Construction is scheduled to be completed by June 2018. Additionally, the Governor and General Assembly approved planning and design funding for a new Engineering Research Facility. These new facilities are not incorporated in the figures above. No notable changes in facilities use on the Statesboro campus are expected as a function of consolidation.

### Armstrong Campus

The Armstrong Campus in Savannah, GA, which will become a large, fully-functioning, off-campus instructional site of the new GaSou by SACSCOC definition, consists of 14 academic/administrative buildings; 5 student support and community buildings; 4 resident hall complexes (comprised of 24 buildings); 1 other type of building (houses the physical plant facilities); and 3 athletic department facilities, plus 4 athletic fields and 1 outdoor tennis complex. Armstrong Campus averages 214.11 gross square feet per student. The Armstrong Campus was approved in May 2017 for \$22 million in construction funding towards a new 64,000 square foot Health Professions Building, and will renovate the existing Ashmore Hall as part of that funding. This additional square footage is not recognized in the numerical values above. Relatively minor changes in facilities use on the Armstrong campus are expected as a function of consolidation, and are related mainly to the reduction of duplicative key administrative officers in the new GaSou organizational structure. Although a president and various vice presidents will no longer have offices on the Armstrong campus, key administrative offices for oversight of the Armstrong campus will continue to exist on that campus as a function of the consolidated administrative structure of the new university and its coordination of all GaSou campuses and sites.

### Liberty Campus

Located in Hinesville, GA, the Liberty Campus is a SACSCOC-approved off-campus instructional site of ASU that consists of a single 21,000 gross square foot 2-story structure located at 175 E. Memorial Drive. The building provides a site for instructional programs with related student support services to military service personnel, their families, and students in Liberty County and surrounding areas. The Liberty Campus averages a student enrollment of 400, with 52.50 gross square feet per student. No immediate changes are expected in the utilization of the Liberty campus facilities as a function of consolidation.

### Coastal Georgia Center

The Coastal Georgia Center, located in Savannah, GA is a SACSCOC-approved off-campus instructional site operated by Georgia Southern University in partnership with Savannah State University. It provides meeting space, continuing education classes, graduate classes in GaSou's MBA program, distance learning, and professional development classes. The two-story facility includes a 370 seat auditorium, a multipurpose room reconfigurable from one to three rooms, 11 meeting rooms, three computer labs with 18 to 30 stations each, two executive style

conference rooms, and a leasable office suite which includes three offices and a Video Conferencing/Distance Learning Room. No immediate changes are expected in the utilization of the Coastal Georgia Center facilities as a function of consolidation.

#### 760 King George Boulevard

760 King George Boulevard is leased space providing warehousing capabilities for the Armstrong Campus. This is not an off-campus instructional site, and no immediate changes in its use are expected as a function of consolidation.

#### City Campus

City Campus is a joint City and University facility in downtown Statesboro, and houses the University's Bureau of Business Research and Economic Development and an E-Zone. E-Zone is a part of the University's Center for Entrepreneurial Leading and Leadership and consists of classrooms, meeting space, and temporary start-up space for small businesses. Since this off-campus site supports special-purpose public services and non-credit programs, it is not an off-campus instructional site by SACSCOC definition. No immediate changes in its use are expected as a function of consolidation.

#### Herty Advanced Materials Development Center

In 2012, the Governor of Georgia signed legislation transferring management of Herty to Georgia Southern University. This transfer blends the large scale development and manufacturing capabilities of Herty with the scientific expertise of Georgia Southern faculty and students and provides global research opportunities to the University. The Center is located in the Georgia Ports Authority complex on 10 acres of land owned by the Port Authority. The Center is comprised of 86,600 square feet of office and laboratories; 10,420 square feet of large warehouse/laboratory space; and 5,000 square feet of warehouse space. This is basically a research facility and not an off-campus instructional site as defined by SACSCOC. No immediate changes in its use are expected as a function of consolidation.

#### **Facilities Leadership and Organization**

Leadership and administrative oversight of the consolidated University's physical resources reside with the Associate Vice President of Facilities within the Division of Facilities Services reporting directly to the Vice President of Finance and Operations (Chief Financial Officer). All GaSou and ASU administrative and support service departments related to facilities management will be merged and reconfigured into a single administrative and support service division as a function of consolidation. The home bases for all of these consolidated departments are not yet determined and are contingent on space utilization studies that will be conducted by the Facilities Operations Working Group during the spring of 2018. In cases where delivery of support services is expected on both campuses for the convenience of students and faculty, a consolidated department will have some of its staff and supervisory personnel assigned to offices on multiple campuses. Funding for this new administrative and support service division will be allocated and administered by the Associate Vice President of Facilities in consultation with the Vice President of Business and Finance, with an emphasis on alignment with the institutional mission.

## **Capital Planning**

It is anticipated that the consolidated institution will incorporate the current capital planning process used at Georgia Southern University prior to consolidation. Every year in response to the notification from the Board of Regents, the university prepares and submits a Five-Year Capital plan, and Annual Major Repair and Renovation (MRR) Funding request. All capital requests are prepared using BOR guidelines and in conjunction with the Campus Master Plan and are reviewed and approved by the President's Cabinet prior to submission to the BOR. Annually the University allocates funding for minor capital projects less than \$5 million as a part of end of year spending plans. This process will incorporate the needs of all campuses and recommendations are reviewed and approved by the President's Cabinet.

## **Information Technology**

Both institutions currently employ a variety of industry-leading information technologies and services to ensure reliable and secure access to academic, administrative, and operational resources. Technology, support, and service at GASOU and ASU are extended to faculty, staff, enrolled students, alumni, and invited guests. The impact of consolidation will have a positive impact by gaining operational efficiencies in technical resources as well as staffing across all three campuses. Leadership and oversight for the information technology infrastructure, support, and services will be as shown in an updated organizational chart to be released later as well as functional area responsibility matrices.

## **Educational Technology and Support**

GaSou and Armstrong offer multiple levels of technology for use in face-to-face/classroom, hybrid, and online/distance education offerings. The consolidated university leadership will assess its technology resources and staffing to ensure that no degradation of support and services occurs during the consolidation process that would impact a projected fall 2018 start. The consolidated IT organizations will work to ensure faculty, academic support staff, and student support staff have the necessary educational technologies and equipment in full operational order following consolidation. Alignment of technology standards between campuses has already begun (**Appendix 8.1**) and will be incorporated into the new construction projects underway as well as all future renovation or construction efforts.

## **Consolidated IT Support and Service**

GaSou and Armstrong each have established IT departments that provide support and assistance to their respective campus constituents. A single point of contact service desk will be brought online for Spring 2018 to support all faculty, staff and students.

## **Network and Wireless**

GaSou and Armstrong each possess a physical network infrastructure built on redundant architecture. Both institutions have a wireless local area network (WLAN) infrastructure in all buildings and some exterior facilities as a supplement to the production wired network, providing coverage and capacity for mobile computing. Additionally, the infrastructure is supported by uninterruptible power supplies that ensure reliability to users. Key data centers are equipped with generators that ensure seamless network service in the event of an extended power outage. Access to data centers and network/telephone closets is on an as needed basis and through secure key control or electronic swipe card locks.

Once consolidated, the new university will offer over 52,000 wired connections and a wireless network infrastructure that averages over 380,000 unique connections monthly. ASU student housing is outsourced through Apogee as negotiated by the USG P3 housing initiative. GaSou student housing is entirely supported by IT Services on the Statesboro campus. There is currently no student housing at the Liberty Center campus.

### **Facilities and Equipment – Recent and Future Planning**

The Armstrong Campus recently completed a Campus Master Plan (**Appendix 8.2**) in January 2017 that indicated adequate space for their institutional mission, and highlighted only minor building interventions. The major focus of the plan was on improving pedestrian and vehicular traffic flow. The Statesboro Campus's *Campus Historic Preservation Plan* (**Appendix 8.3**) was approved in June 2008. Internal updates to that Master Plan are undertaken by the Division of Facilities Services in conjunction with the Four-Year Capital Improvement Plan submitted to the Board of Regents.

At the time this prospectus was completed, specific details of office space use and assignment impacted by consolidation had not been fully determined. A new Facilities Master Plan will be initiated to meet the academic, strategic and research mission of the consolidated university once the consolidation is granted final approval by SACSCOC and the Board of Regents, effective in January 2018. The Physical Plant Operations Working Group has begun a space and facilities assessment of all campuses. This assessment will continue into the spring of 2018.

It is anticipated that the consolidated institution will use a Space Allocation and Modification Committee approach to review requests for changing the use or modifying space across all campuses. This committee has membership from the Provost's Office, Institutional Research, Business and Finance and Facilities areas.

As an institution reporting to and governed by the Board of Regents, Georgia Southern University is required to have an approved campus master plan that documents its physical facilities and grounds, and guides the long-term physical growth of each university according to its approved mission. The master plan details utility and infrastructure, desired building and functional adjacencies, appropriate locations for additional buildings, and opportunities for possible land acquisitions. The existing master plans will be reviewed by the appropriate Operational Working Group during the spring of 2018. Additionally, it is anticipated that the Facilities Division will engage a consultant working in conjunction with Georgia Southern faculty, staff and students to prepare a single comprehensive future-state master plan. The new plan will detail current and proposed buildings, athletic sports fields, parking, intramural recreational fields, and infrastructure necessary to support facilities and equipment.

Operationally, the new Georgia Southern University will manage day-to-day operations through established policies and standard operating procedures consistent with the governing board's policies and procedures. The Facilities Operational Working Group is reviewing these policies and standard operating procedures to ensure proper symmetry where possible. It is expected that there will be variances in how services are delivered, based on the locations of the campuses and available staffing pools (for example, outsourcing of custodial services at one campus while in-sourcing at another).

Deferred maintenance lists at both institutions will also be reviewed by the Facilities Operational Working Groups, and will serve as the basis for future funding requests through Major Repair and Rehabilitation funds.

## **Appendices**

- 8.1 IT Timeline
- 8.2 Armstrong Campus Master Plan
- 8.3 GaSou Campus Historic Preservation Plan