Dalton State College
Physical Facilities Plan

(Revised January, 2012)

Dalton State College (DSC) operates and maintains physical facilities that serve the needs of the institution's educational programs, support services, and other mission-related activities. Compliance in this area is achieved through an administrative structure of qualified staff charged with the responsibilities of planning, constructing, renovating, and maintaining the College's physical facilities. Goals and objectives for the physical campus are developed through a master planning process that encompasses a fifteen-year span with budgeting for active and future construction projects in excess of $50 million. In addition, the College has dedicated itself to identifying resources for the purpose of accomplishing the above goals and enhancing its physical facilities to fulfill its mission.

Physical Facilities

The Office of Plant Operations is responsible for the construction, operation and maintenance of all of the College's facilities. Dalton State College is situated on 144 acres in the City of Dalton. The campus consists of 13 major (non-leased) buildings totaling 438,268 gross square feet. Spring 2012 full-time enrollment was 2,783 students. Residence hall capacity is approximately 236 beds.

Staff number approximately 34 full- and part-time employees. Most of the buildings are located on the main campus on College Drive while Dalton State East is approximately seven miles east located at the Whitfield Career Academy, and the Ellijay Center is located in downtown Ellijay approximately forty five miles east of Dalton. Detailed information regarding the type of facilities and how they support the College's needs follows in Table 1:

Table 1 – Physical Resources & Instructional Facilities as of Fall 2012

Acreage	144
Number of Buildings	13
Number of Buildings Leased (Wood Valley Apartment Complex and Ellijay Center)	11
Building Space Sq. Ft. Use	533,708
Classrooms & Lecture Halls	64
Offices	252
Microcomputer Laboratories	29
Technical Laboratories	15
Science & Math Laboratories	6
Parking Spaces	2,484

Table 2 – Building Square Footage

Building Name	Res. Inst. Sq. Ft. Use	Aux Ent. Sq. Ft. Use	Total % Use	Total Sq. Ft. Use
Bandy Gymnasium	29,411	0	100	29,411
Dalton State East	18,350	0	100	18,350
Ellijay Center	10,100	0	100	10,100
Gignilliat Memorial Hall	30,191	0	100	30,191
James Brown Building	28,000	0	100	28,000
Lorberbaum Liberal Arts	41,132	0	100	41,132
Maintenance	15,005	0	100	15,005
Maintenance Warehouse	2,400	0	100	2,400
Pope Student Center	38,038	5,684	100	43,722
Roberts Library + Addition	87,323	0	100	87,323
Sequoya Hall	48,937	0	100	48,937
Technical	62,664	0	100	62,664
Westcott Hall	21,133	0	100	21,133
Institutional Totals	***422,584***	***5,684***		***438,368***

Buildings and classrooms are equipped with technology including wireless access; computer labs; overhead LCD projectors, instructor workstations, and interactive whiteboards in several labs and classrooms. The College also continues to assess and expand the information technology needs of the campus.

Campus Master Plan and Capital Improvements

In 2010, the College began developing its current Master Plan. The plan evolved from documentation of existing conditions to a proactive and multi-faceted document encompassing long-anticipated plans as well as new ideas that were only recently made possible. A broad and diverse cross-section of faculty, staff, and students, as well as members of the outside community, participated in the development of these plans.

The plan charts a fifteen year course for Dalton State College. It focuses on improving the College's overall aesthetics while honoring the institution's tradition and history. The Master Plan encompasses the physical characteristics of the College, its dynamics with the surrounding neighborhood and its relationship with the City of Dalton. Major capital projects underway or in the planning stages are reflected in Table 3.

Table 3 – Current and Proposed Capital Projects

Project Description	Est. Square Footage	Estimated Cost
Science/Classroom Building	61,000	$14.6 Million
Expansion/Renovation of Pope Student Center	50,000	$15 Million
Expansion/Renovation of Bandy Gymnasium	50,000	$15 Million
New Housing	400 Beds	$17 Million
Renovation of vacated Automotive / Technology Bldg.		$3.5 million
Renovation of vacated Welding Lab / Technology Bldg.		$450,000

As part of its facilities planning program, the Vice President for Fiscal Affairs and the Director of Plant Operations maintains a report listing active, and proposed projects. Project priorities are based on the severity of the issue and designated funding. Recent capital improvements and renovation projects completed or currently underway are presented in Table 4.

Table 4 – Capital Improvements and Renovations

Project	Description	Estimated Cost
Roofing	Plant Building	$125,000
Emergency Generator	Memorial Hall / Public Safety	$225,000
Elevator	Pope Student Center	$225,000
Pedestrian Bridge	Technical Building	$100,000
HVAC upgrades	Misc. Buildings	$100,000
Complete interior renovations	Westcott Building	$700,000
Electrical infrastructure upgrade	Entire Campus	$700,000

Space Planning and Utilization

The attached Table 5 demonstrates that the College has adequate classroom and academic space to support its educational programs. However, the College is deficit in both recreation and general student space as noted in the Master Plan

All aspects of the learning environment are considered to make spaces flexible enough to accommodate student learning styles and various instructional strategies. Similarly, all campus buildings comply with the guidelines and

regulations of the Americans with Disabilities Act (ADA).

Table 5 – Master Plan Program

Hegis Code / Existing Use	Existing GSF	Total GSF Need at 8,000 HC
100.200.300: Academic (Classrooms, Lab, Office)	201,592	232,117
400: Library	68,440	94,540
500: Indoor Recreation	35,386	145,471
600: General/Student Center	94,954	236,314
700: Plant Operations	19,512	35,322
800: Health Services	-	4,4716

Maintenance of Facilities

The mission of the Physical Plant is to provide a clean, safe, and attractive environment for all members of the College community. To that end, physical facilities are maintained, inspected, and evaluated regularly by in-house employees, contract services, and professional consultants.

These activities are coordinated and executed by in-house personnel for the following types of regular operations: administration and administrative support, carpentry, electrical, plumbing, keys and locks. Various chiller and boilers provides the HVAC (heating, ventilation, and air conditioning) System. Custodial and grounds services are in house. Pest control, waste removal activities, specialized landscaping, larger scale painting, carpet installation, and major renovations are contracted out. Consultants are also regularly utilized for architectural, engineering, and construction-related matters. All of these activities are administered directly by the Physical Plant.

Routine maintenance is scheduled through general observation. Preventative maintenance is monitored to extend the life expectancy of the College's infrastructure. Scheduled work entails several categories including work orders based on hours of use, mileage, or periodicity; emergency or service work orders due to malfunctioning elements; and specific assigned work ranging from minor renovations to support services. This type of work is completed by a combination of outside contractors including the in-house workforce.

Plant Operations tracks deferred maintenance items and discusses these items with the Vice President of Fiscal Affairs. Additionally, the Office maintains a database of Deferred Maintenance projects, and in conjunction with the Office of Fiscal Affairs, identifies resources to fund deferred projects prioritized according to status and availability of funds. Below is table of some of the affected deferred maintenance items.

Table 6 – Deferred Maintenance

Project Description	**Estimated Cost**
Roof – Technology Building	$900,000
Roof – Student Center	$475,000
Roof – Library	$150,000
HVAC – Campus Wide Controls	$500,000
Chiller – Student Center	$200,000
Air Handlers – Westcott	$150,000
Boiler – Technical Education	$50,000
Boiler – Student Center	$50,000
Natural Gas Line Replacement	$300,000