



# **Master Plan Addendum 2010/11 to 2014/15**

**Valdosta State University**



# Executive Summary



# Executive Summary

- Valdosta State University is a premier residential university, characterized by outstanding instruction, a wide range of student life opportunities, and a close connection to the community.
- VSU is currently experiencing the largest two-year enrollment increase in nearly two decades. However, facilities have not increased proportionally to meet enrollment growth.





# Executive Summary

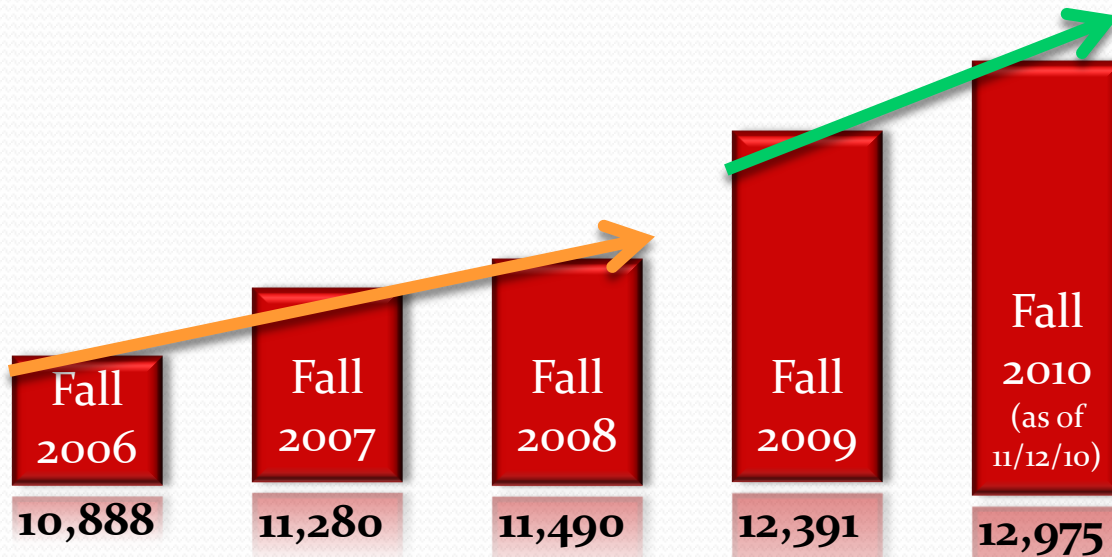
- In order to accommodate current and anticipated enrollment growth, VSU must expand academic and residential space consistent with existing campus aesthetics.
- Classrooms are efficiently utilized by multiple disciplines. Specialized instructional spaces (i.e., labs) require a unique configuration which cannot be utilized as a traditional classroom.





# Enrollment Growth

- The anticipated enrollment growth rate in the 2004 Master Plan was for increases of 2-3% per year.
- The average growth rate over the last two years has been 6%.
- Anticipated annual enrollment growth is 5% for the next 5 years.
- Enrollments are predicted based on an enrollment model.



# Impediments to the Growth of Campus

- Anticipated acquiring properties adjacent to the university, which has now been determined unfeasible.
- President Schloss and Vice President Crawford have met with all landholders who may have available land.
- When price was discussed, requests ranged from \$400,000 per acre and above, many times greater than the appraised value of the property. Cost of land for new development is not fiscally possible.
- Infrastructure challenges are minimized by replacing existing buildings with new construction to include additional stories or developing additions to existing buildings.







# Academic Program Planning



# About VSU Students

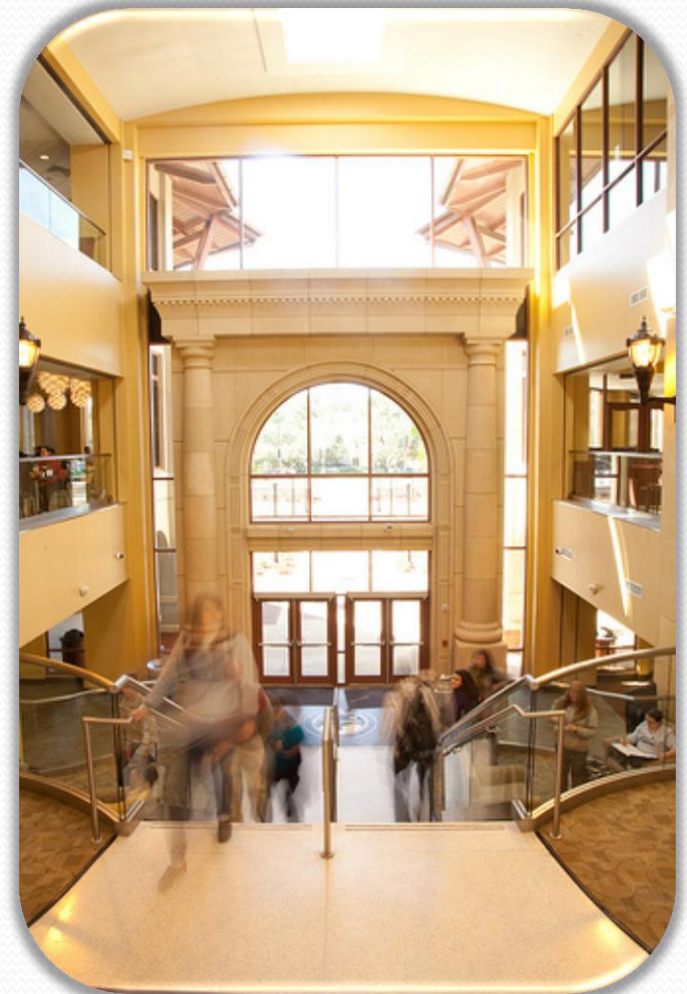
- Incoming freshmen expect full-services such as on-campus living and dining, etc.
- 50% of new students come from the Atlanta Metro area.
- These students seek on-campus accommodations and remain on campus during weekends.





# About VSU Students

- VSU experienced a 12% increase from Fall 2008 to Fall 2009 in the number of first-time, full-time students from the Atlanta Metro area.
- In Fall 2009, 19% of first-time, full-time students from Metro Atlanta (excluding undecided students) were Biology or Chemistry majors.



# Enrollment Policy and Economic Realities

- Two-year transfer opportunities are untapped potential for enrollment growth.
- VSU has initiated use of a liaison to focus on two-year colleges and articulation agreements and the development of a Weekend and Evening College.



# Enrollment Policy and Economic Realities

- To increase the number of students (i.e., freshmen, transfers, and graduate students) VSU has:
  - Reduced barriers for entry
  - Added a recruiter in the Atlanta region
  - Enhanced recruiting efforts of two-year transfer students
  - Increased funding for recruitment





# Accommodating Enrollment Growth

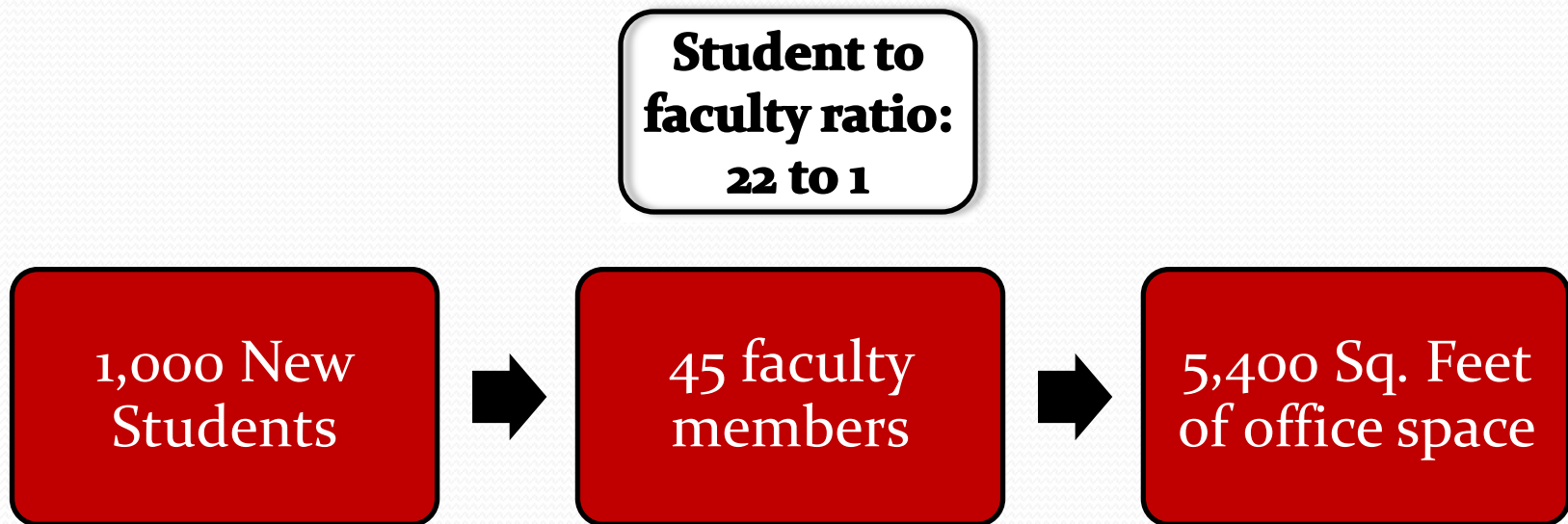
- Increasing student enrollment requires space
- VSU is committed to providing each student a quality schedule that will allow them to graduate in four years.
- Despite doubling bed space in six years, the proportion available has declined.
- Despite an increase in academic space, square footage per student has decreased by 18.2% over the last five years.





# Historical Ratios of Faculty and Space

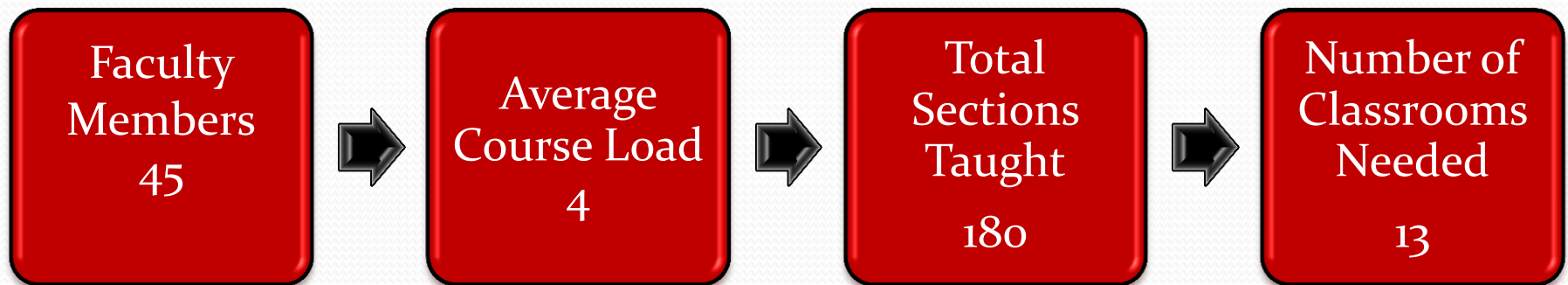
- With a student to faculty ratio of 22 to 1, 1,000 new students equates to 45 faculty. Each faculty member has a 10x12 office space.





# Historical Ratios of Faculty and Space

- Currently, 14 scheduling opportunities per day exist.
- 13 classrooms are needed for 45 faculty.

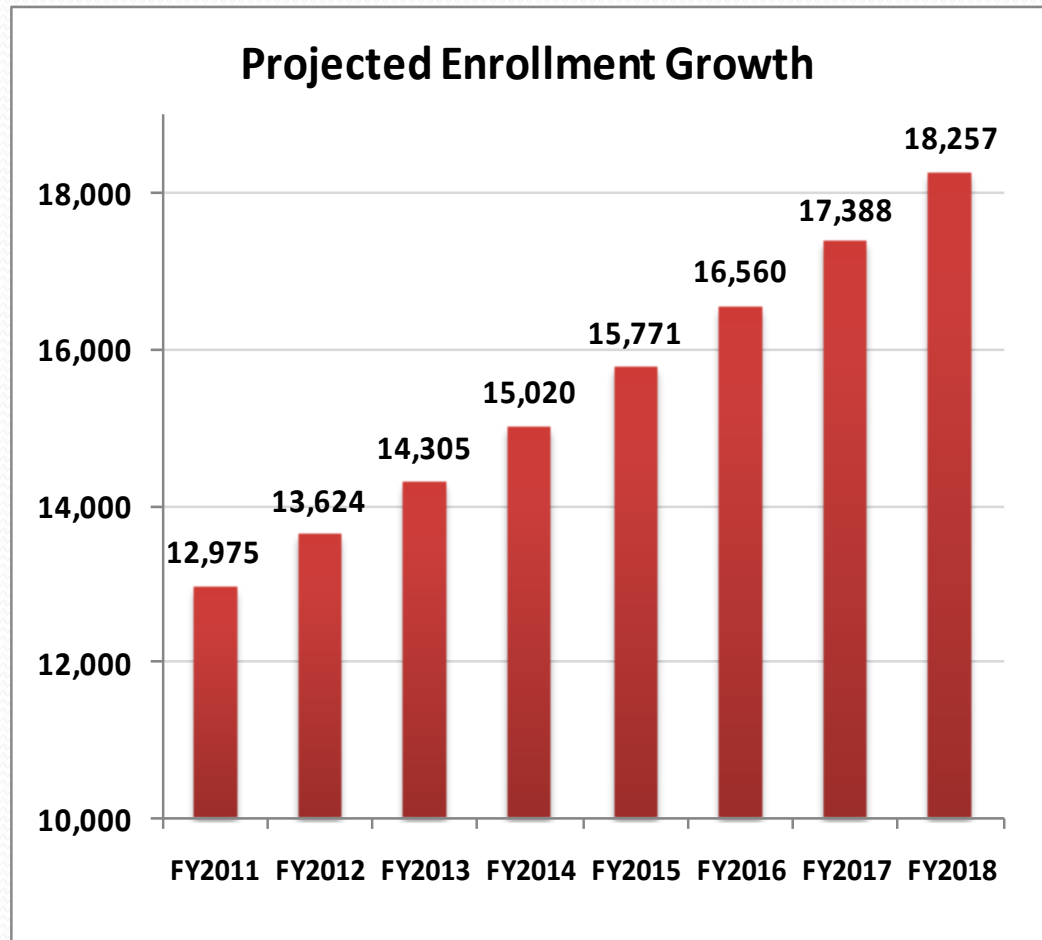






# Projected Campus Capacity

- The proposed Master Plan Addendum will provide 216 new offices.
- At a student to faculty ratio of 22 to 1, 216 new faculty members will accommodate enrollment growth of an additional 4,752 students.
- With the additional space and assuming a 5% annual growth rate, VSU can accommodate 18,092 students.



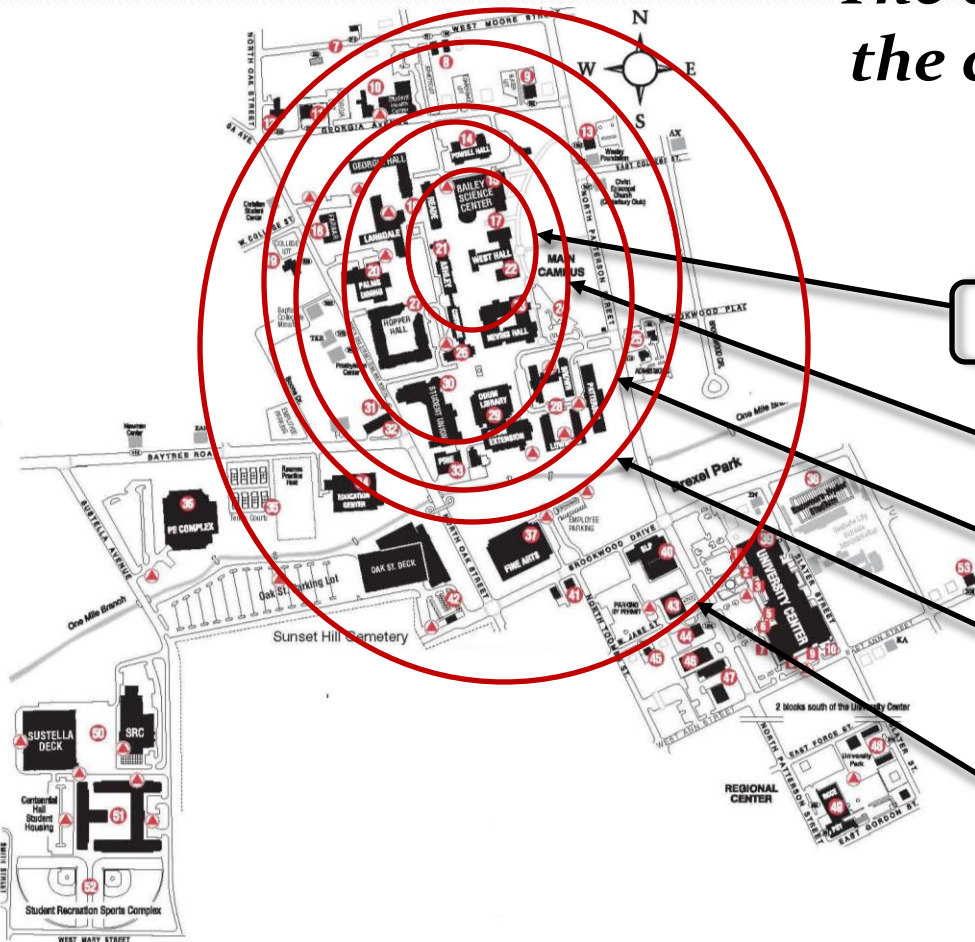


# Guiding Principles and Projects for the Master Plan Addendum



# Guiding Principles

*The closer to the mission,  
the closer to the heart of  
campus.*



**General Education**

**Student Life**

**Residence Halls**

**Student Services**

**Other Campus  
Services and  
Upper Division  
Courses**

North Campus and Athletic Field House not shown.



# Guiding Principles

- Prioritize Locations: The higher priority functions need to be placed closer to the center of campus.
- Priorities are:
  1. General Education
  2. Upper Division Education
  3. Student Life/Dining/Leisure
  4. Residence Halls
  5. Research/Student Services (used occasionally)
  6. Other Campus Services (i.e., Human Resources, Physical Plant, warehouse, storage, long-term parking)

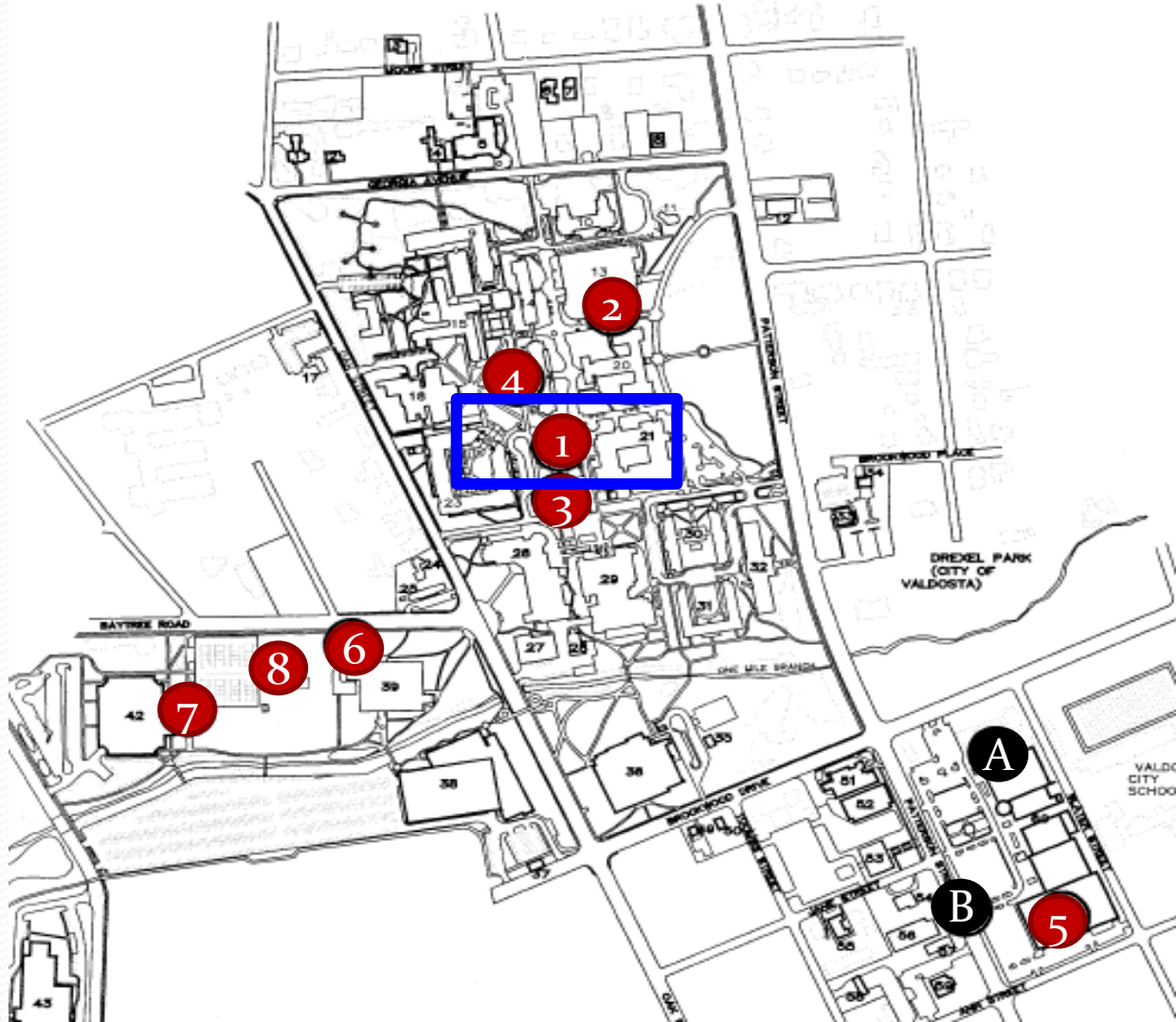


# Guiding Principles

- Where possible, take advantage of replacing worn-out and dated buildings with modern multi-story buildings.
- Utilize existing space when possible.



# Converse Hall North





# Converse Hall North



## Currently:

- Residence Hall (40 beds)

## Proposed:

- Demolition and conversion to academic space for the Psychology Department, the Graduate School, and the Office of Sponsored Programs and Research Administration
- 3 classrooms, 1 lecture hall, 1 dissection lab, 1 computer lab, 40 offices, Psychology clinic

## Benefits:

- Core curriculum courses closer to main campus

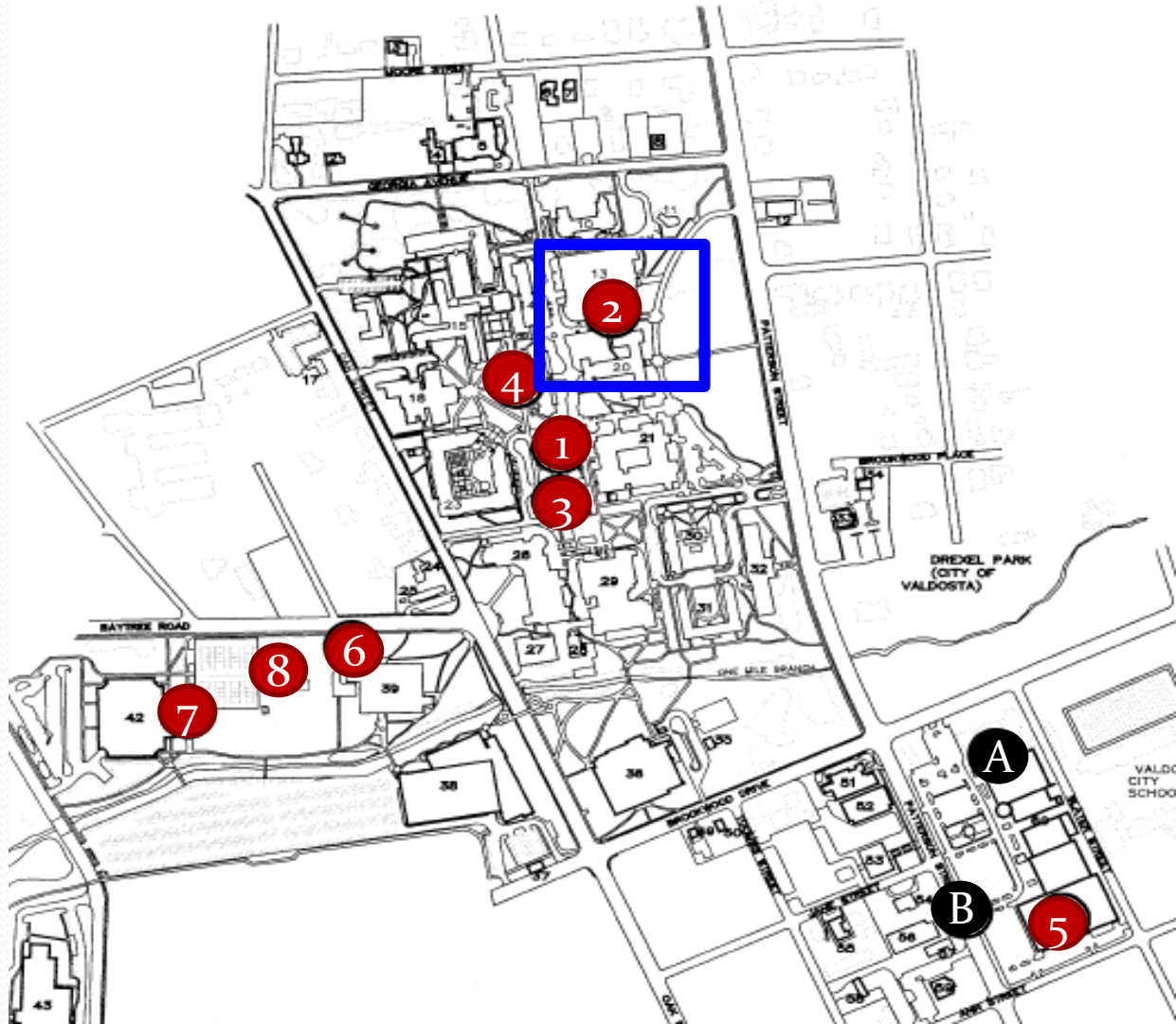
## Opportunity Costs:

- Core curriculum courses remain removed from main campus
- Student transportation cost to current course location

## Construction Cost (Est.):

- \$4,750,000

# Bailey Science Center



# Bailey Science Center

## Currently:

- Houses Biology and Chemistry Departments

## Proposed:

- Addition of 2 classrooms
- Addition of 1 75-seat lab
- Addition of 16 faculty offices

## Benefits:

- Additional academic space to accommodate enrollment growth
- Ability to offer larger lab sections with fewer faculty

## Opportunity Cost:

- Unable to offer additional large courses to accommodate increased enrollment, increasing time to degree

## Construction Cost (Est.):

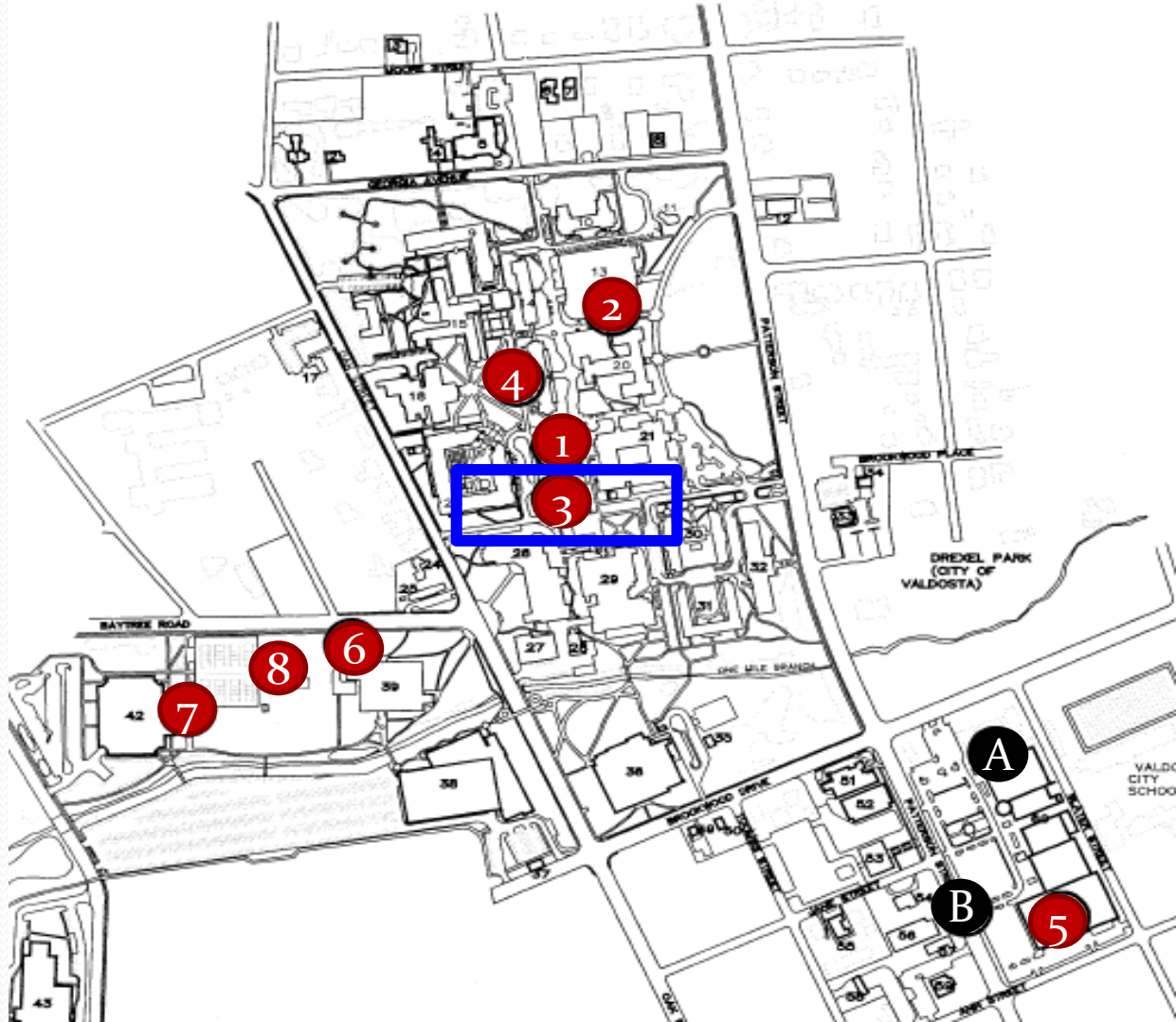
- \$3,200,000

**Offering one 75 seat section results in savings of \$1.1 million per year**





# Converse Hall South





# Converse Hall South

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## Currently:

- Residence Hall (110 beds)

## Proposed:

- Demolition and conversion to academic space for Sociology, Anthropology, and Criminal Justice Department
- 6 classrooms, 80 offices

## Benefits:

- Core curriculum courses closer to main campus
- Vacated space renovated into a student one-stop service area

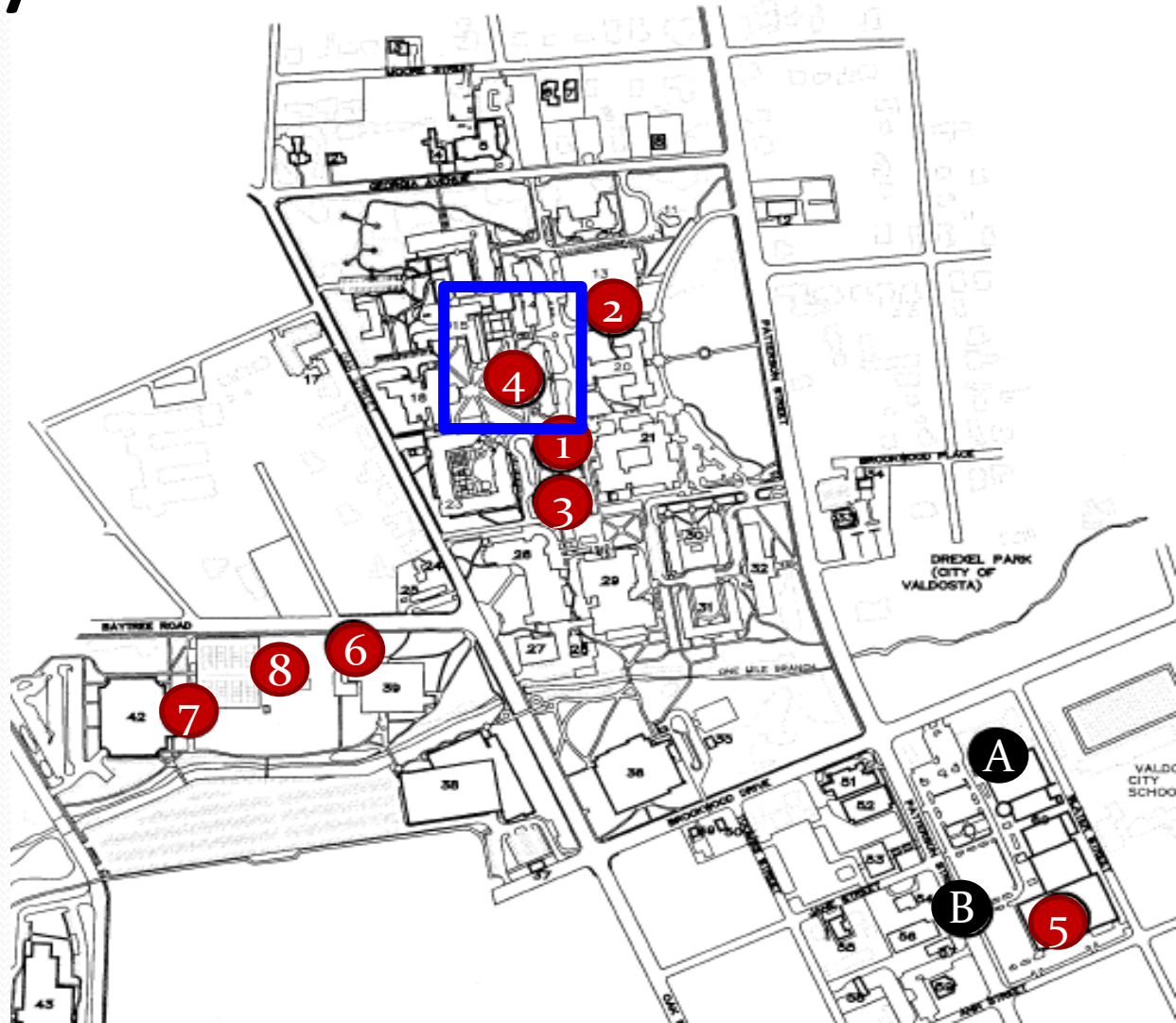
## Opportunity Costs:

- Core curriculum courses remain removed from main campus
- Unable to create a student one-stop service area

## Construction Cost (Est.):

- \$7,000,000

# Ashley Hall



# Ashley Hall

## Currently:

- Houses faculty offices for History and Philosophy and Religious Studies Departments, and permanent faculty without contiguous offices.

## Proposed:

- Renovation for 80 faculty offices and 2 classrooms
- Academic space for the OASIS Department, and the South Georgia College Early Program

## Benefits:

- Modernizes existing space
- Addresses roofing, flooring and other maintenance concerns

## Opportunity Cost:

- Unable to accommodate additional faculty

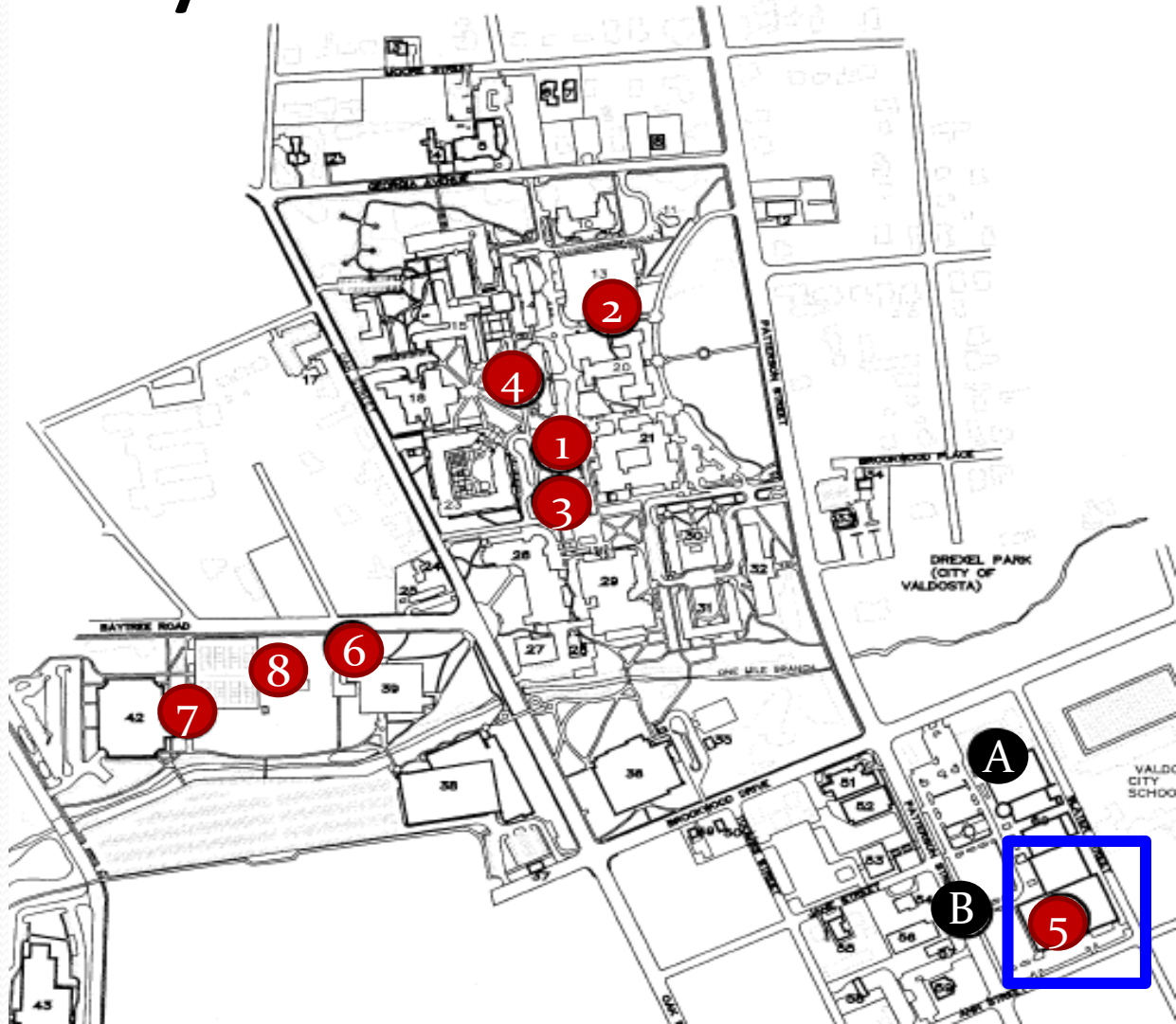
## Construction Cost (Est.):

- \$5,000,000





# University Center South





# University Center South

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## Currently:

- Houses Anthropology, Sociology, and Criminal Justice Department, the OASIS Department, and the South Georgia College Early Program

## Proposed:

- Renovation and conversion to one-stop student service center

## Benefits:

- Allows existing space to be redefined
- Ability to create one-stop service center housing Financial Aid, Registrar, One Card, Bursary, etc.

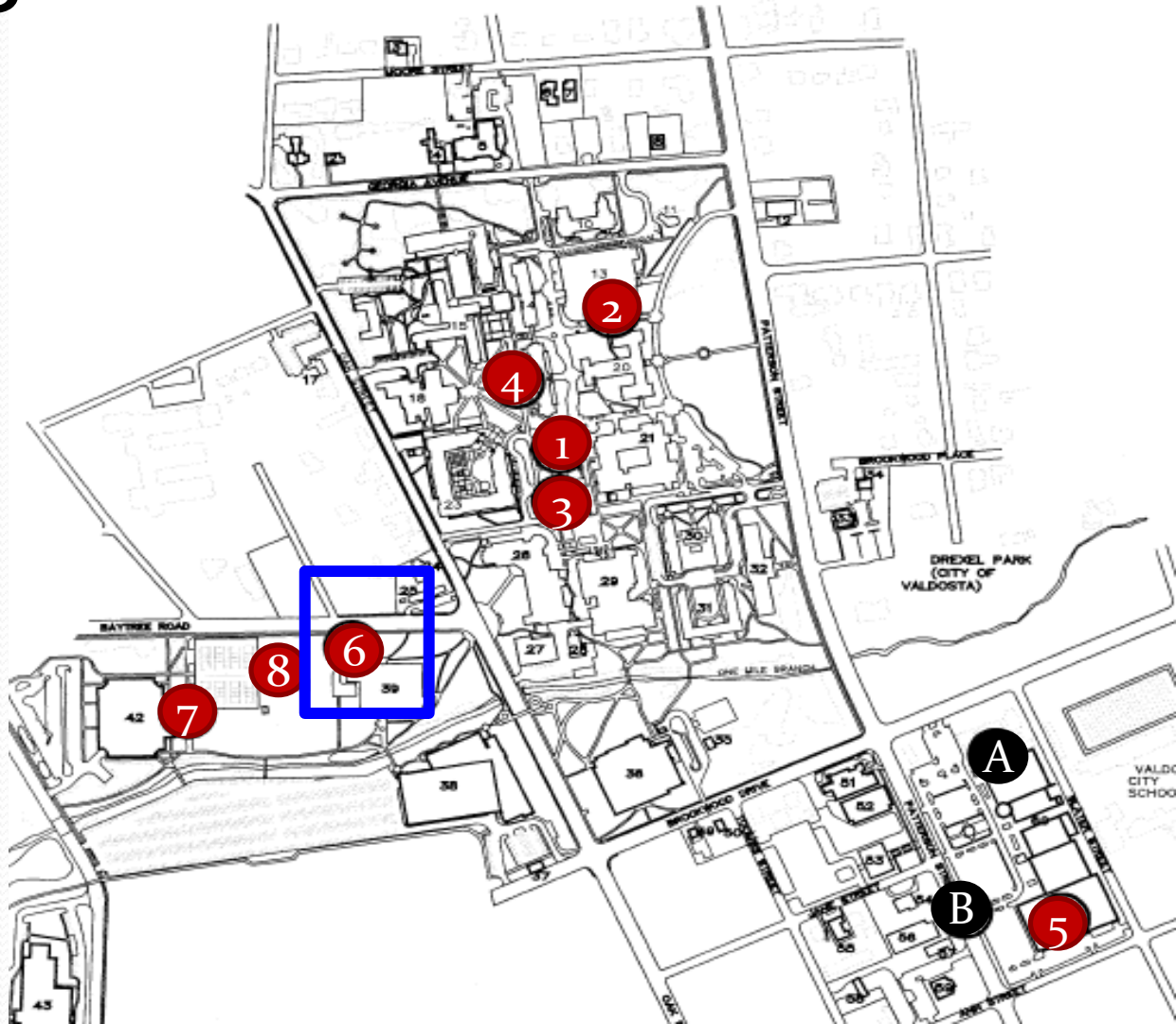
## Opportunity Cost:

- Unable to create a student one-stop service area

## Construction Cost (Est.):

- \$3,000,000

# College of Education



# College of Education

## (Companion to Jennett Hall)

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### Currently:

- Houses College of Education programs and campus lecture halls in the adjoining Jennett Hall

### Proposed:

- Addition of 4 classrooms
- Addition of 20 faculty offices

### Benefits:

- Additional academic space to accommodate enrollment growth
- Ability to offer larger class sections with fewer faculty

### Opportunity Cost:

- Unable to offer additional courses to accommodate increased enrollment

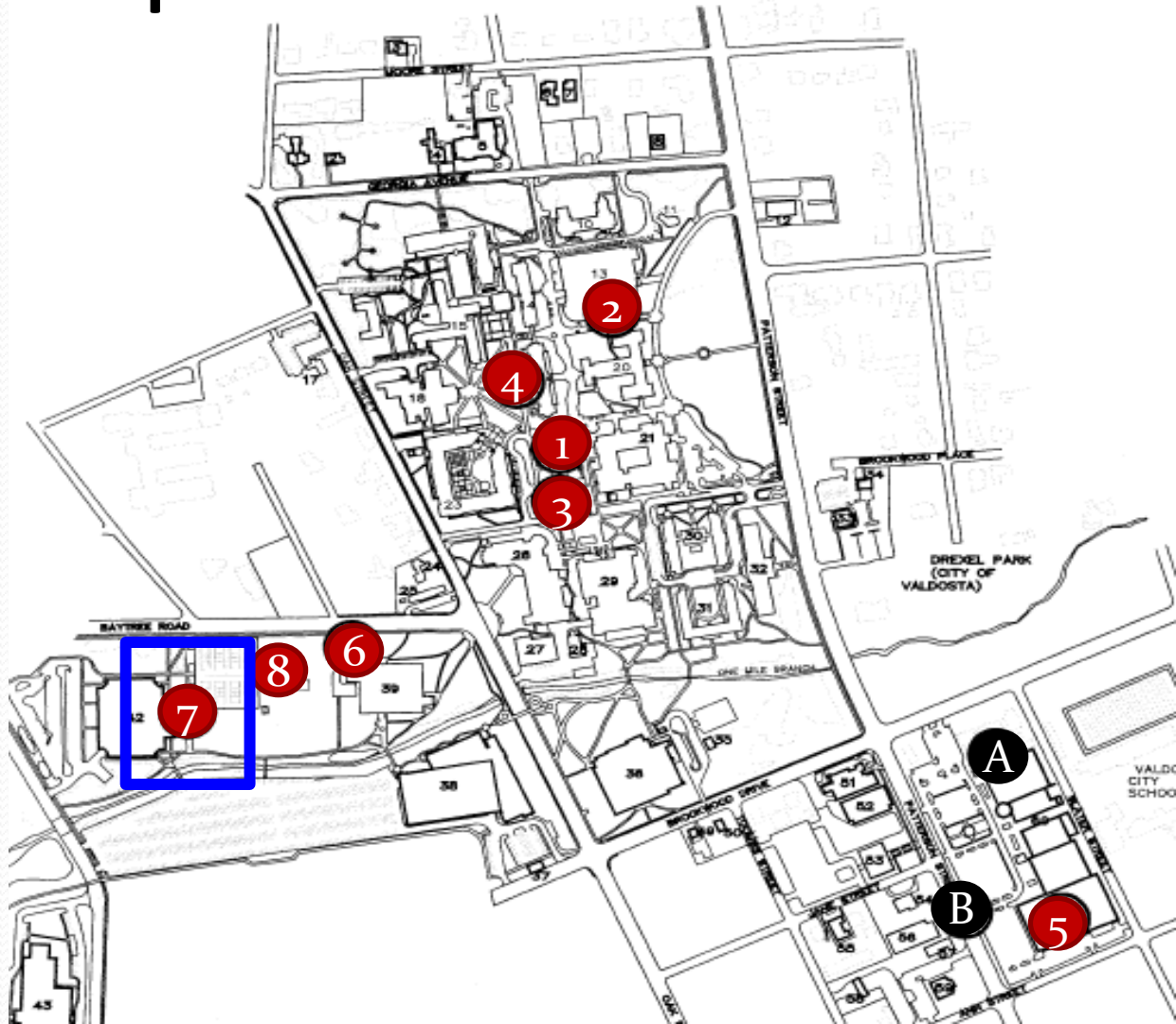
### Construction Cost (Est.):

- \$3,000,000





# P.E. Complex





# P.E. Complex

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## Currently:

- Houses Kinesiology and Physical Education Department and Athletic Departments

## Proposed:

- Additional space to create 2 classrooms, 10 faculty offices, and an expanded concession area

## Benefits:

- Allows existing space to be redefined
- Ability to accommodate additional faculty

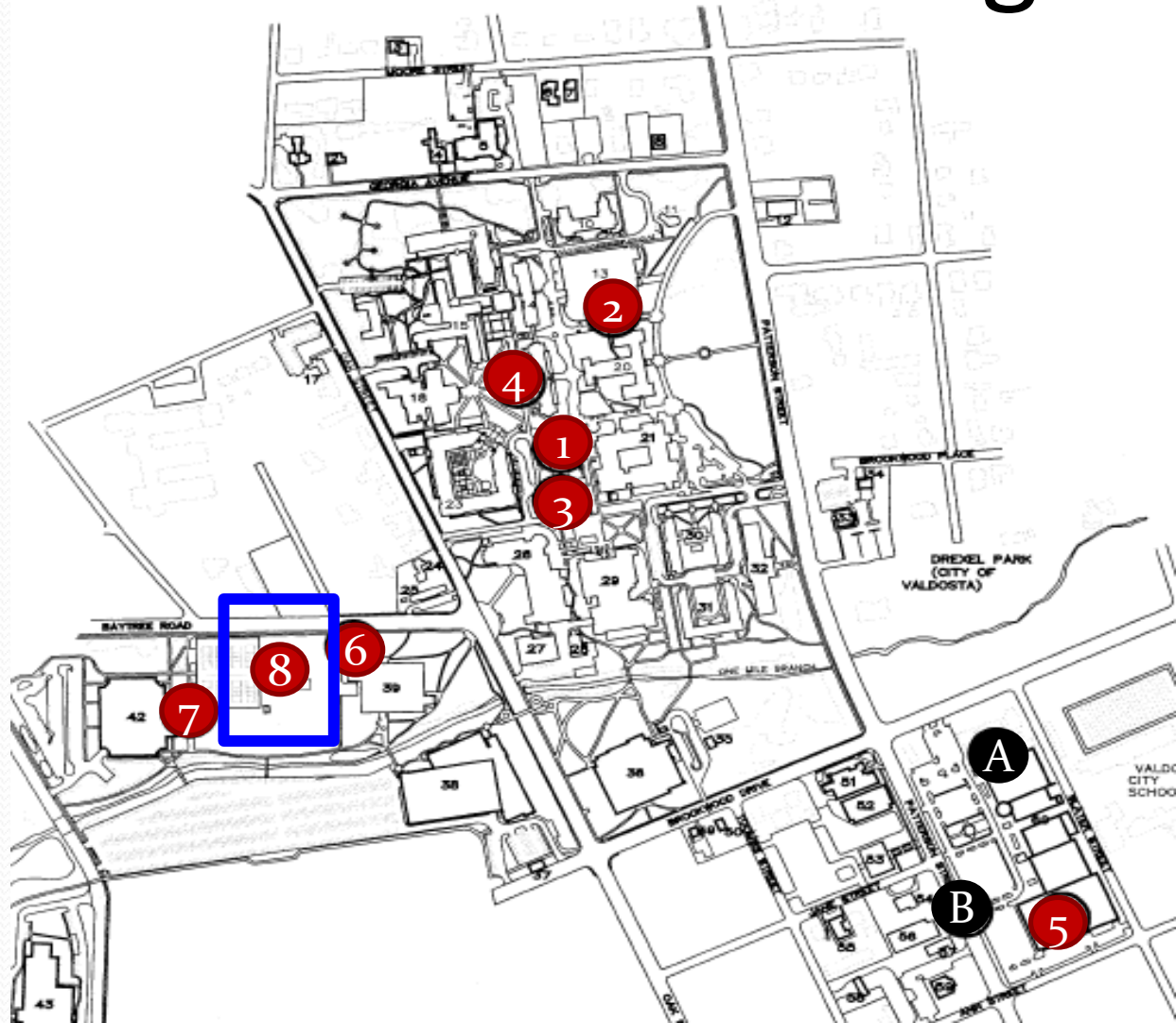
## Opportunity Cost:

- Unable to accommodate additional faculty

## Construction Cost (Est.):

- \$2,750,000

# General Academic Building



# General Academic Building

## Currently:

- Practice field adjacent to tennis courts

## Proposed:

- Addition of 6 classrooms, 2 lecture halls, and 60 faculty offices

## Benefits:

- Additional academic space to accommodate enrollment growth
- Ability to offer larger class sections with fewer faculty

## Opportunity Cost:

- Unable to offer additional courses to accommodate increased enrollment

## Construction Cost (Est.):

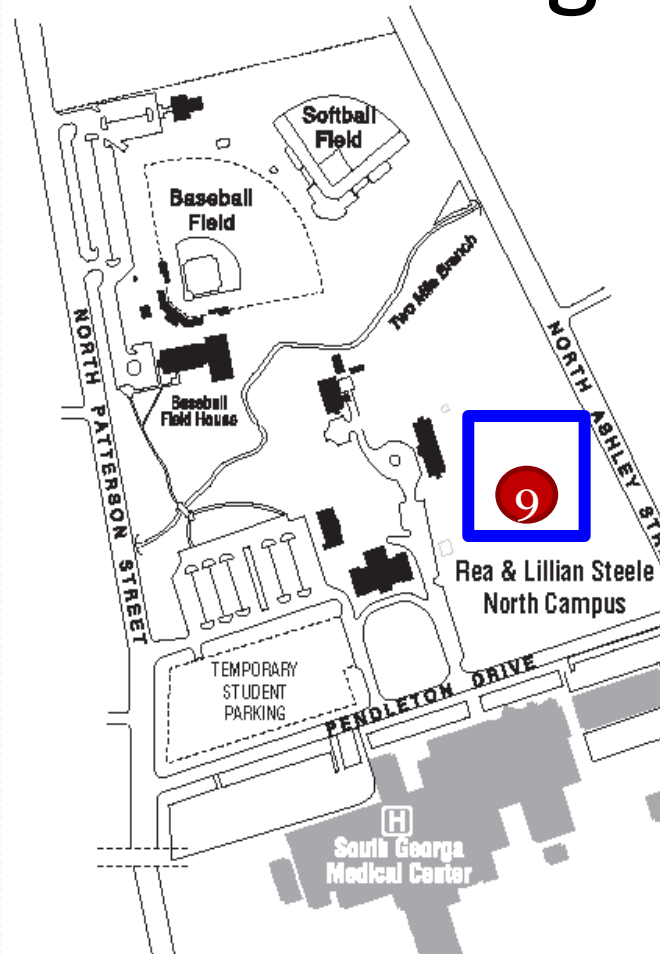
- \$30,000,000





# Health Sciences and Business Administration Building

North Campus





# Health Sciences and Business Administration Building



## **Currently:**

- Field adjacent to Pound Hall

## **Proposed:**

- Addition of academic space for the College of Nursing and the College of Business
- 22 classrooms and 141 offices

## **Benefits:**

- Additional academic space to accommodate enrollment growth
- Ability to offer larger class sections with fewer faculty

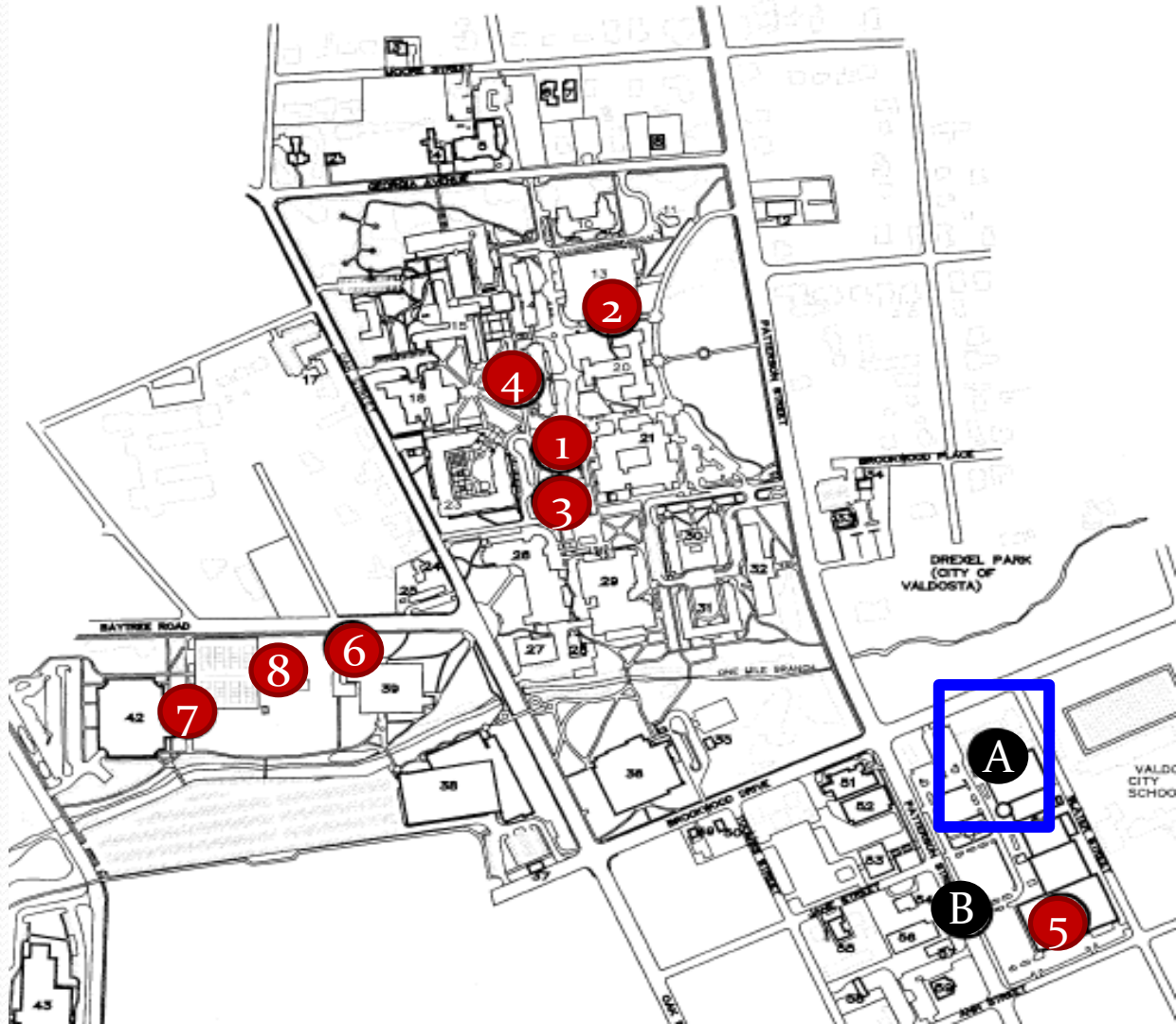
## **Opportunity Cost:**

- Unable to offer additional courses to accommodate increased enrollment

## **Construction Cost (Est.):**

- \$32,000,000

# Brookwood Hall



# Brookwood Hall



## **Currently:**

- University Center North - Houses campus meeting facilities and Employee & Organizational Development

## **Proposed:**

- Demolition and renovation to include residential space (700 beds), meeting rooms, and food service
- Relocation of Employee & Organizational Development to Continuing Education Building.

## **Benefits:**

- Ability to house more students without acquiring additional space

## **Opportunity Cost:**

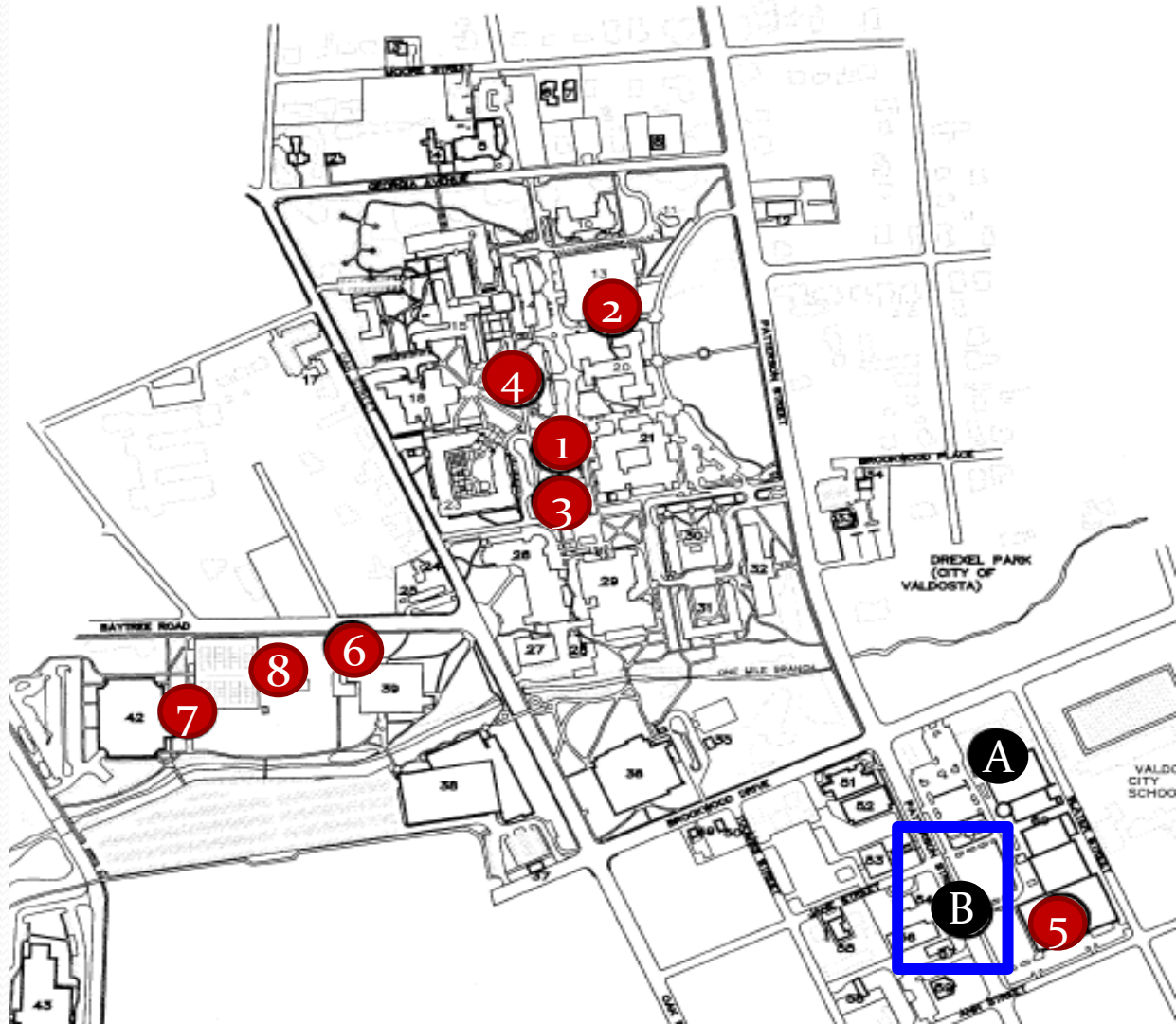
- Unable to accommodate the increasing number of students seeking on-campus housing

## **Construction Cost (Est.):**

- \$35,000,000



# Blazer Hall





# Blazer Hall



## Currently:

- Print Shop, Bursary, and One Card - Provide student and campus services

## Proposed:

- Demolition of 3 structures and construction of one 500 bed residence hall
- Relocation of Bursary and One Card to one-stop student service center and the Print Shop to the Continuing Education Building

## Benefits:

- Allows existing space to be redefined
- Ability to house more students without acquiring additional land

## Opportunity Cost:

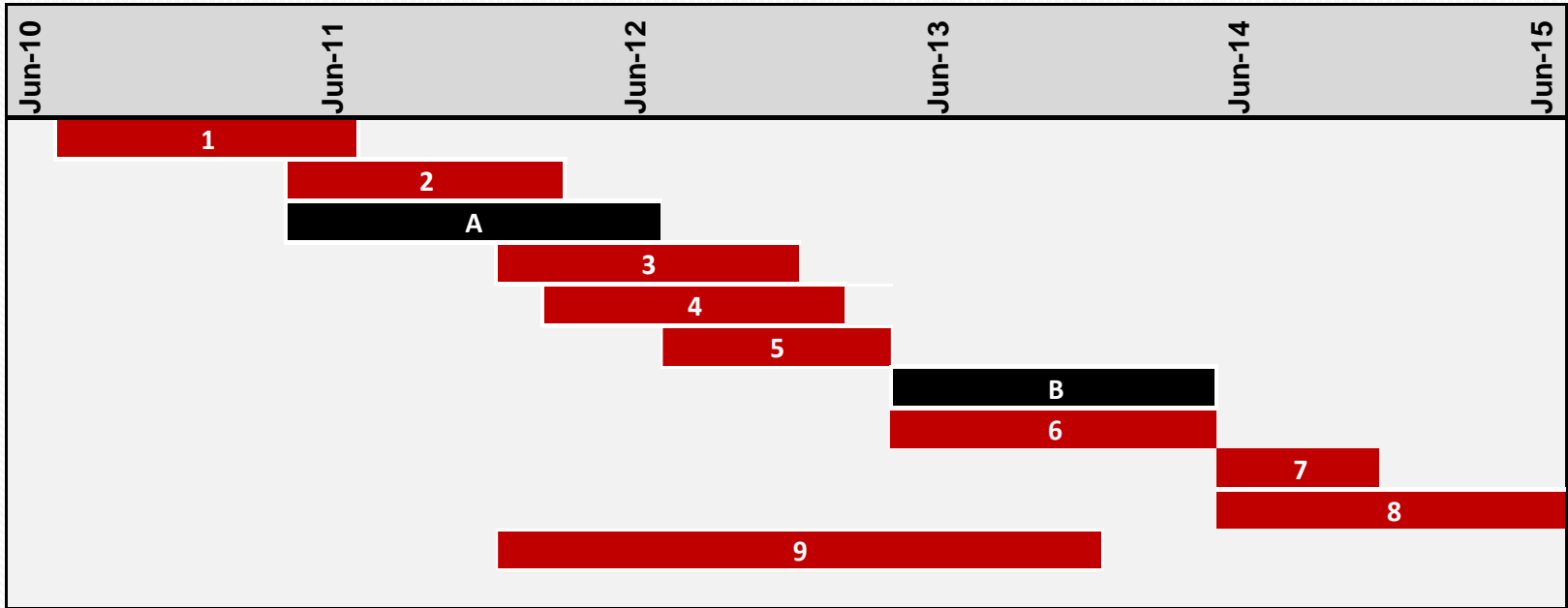
- Unable to accommodate the increasing number of students seeking on-campus housing

## Construction Cost (Est.):

- \$25,000,000



# Proposed Construction Timeline



## Academic and Student Service Buildings

## Student Residence Halls

- 1 - North Converse Construction
- 2 - Bailey Science Center Addition
- 3 - South Converse Construction
- 4 - Ashley Hall Renovation - Pending State Funding
- 5 - UC South Renovation
- 6 - College of Education Addition
- 7 - P.E. Complex Renovation
- 8 - General Academic Building
- 9 - Health Sciences and Business Administration Building

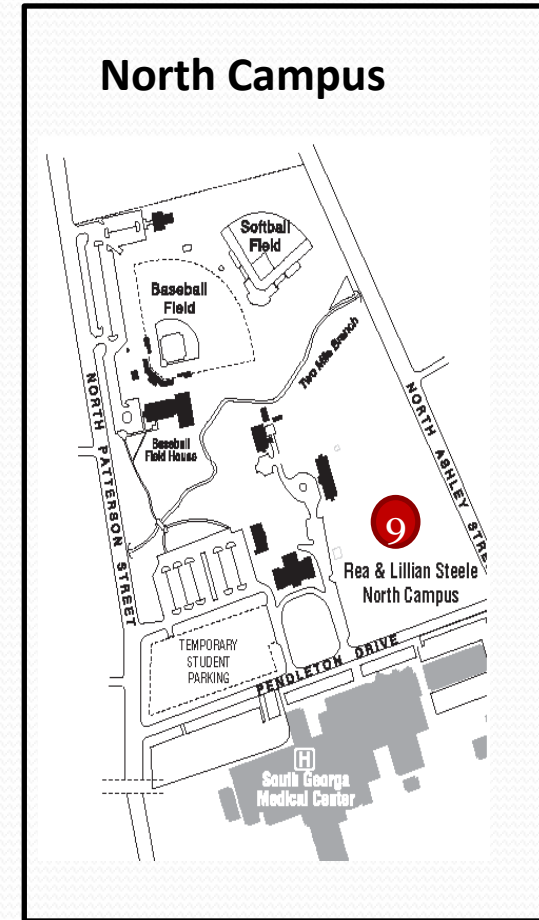
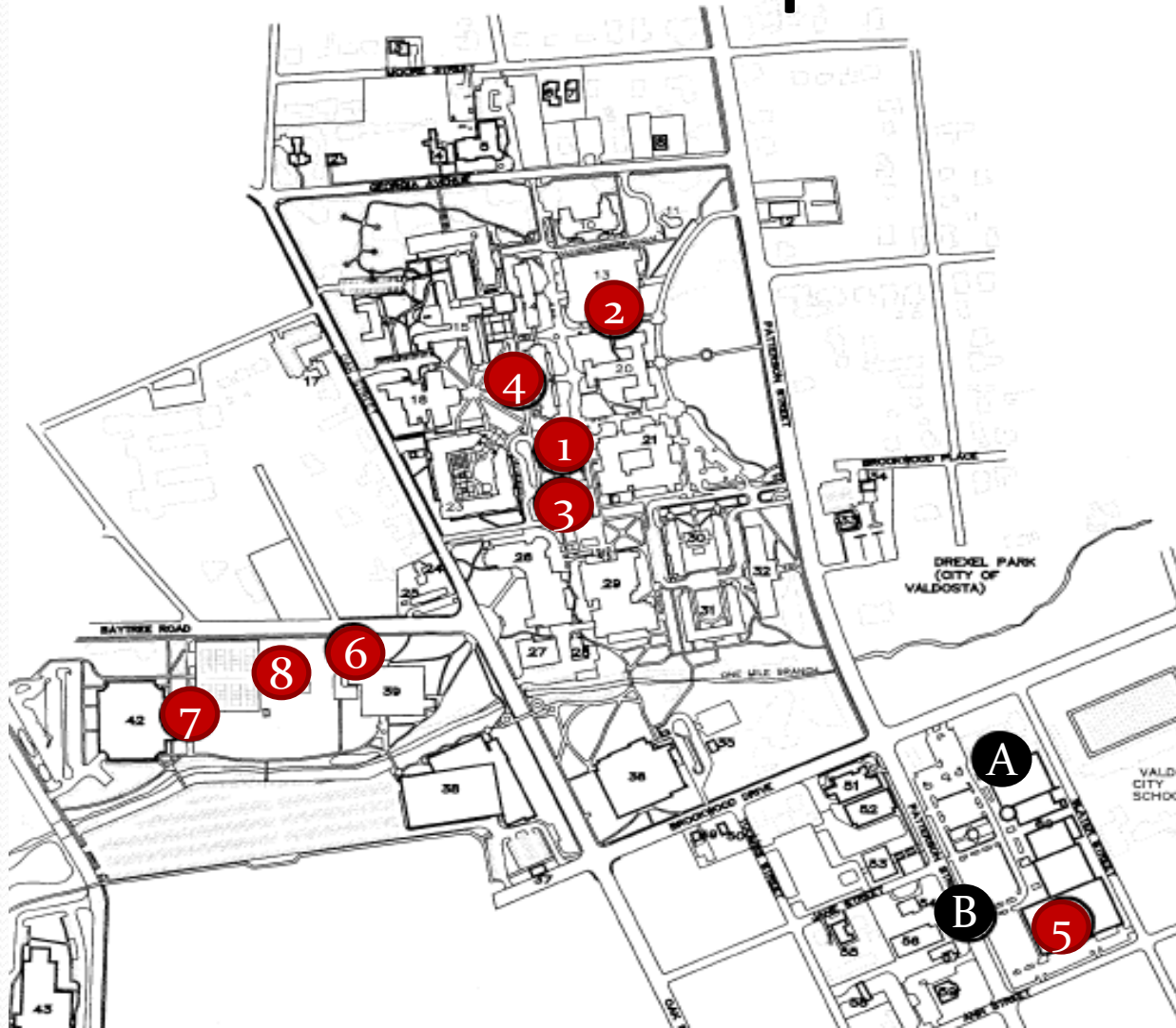
- A - Brookwood Hall (UC North)
- B - Blazer Hall (Patterson St.)



# Addendums



# Master Plan Expansion Map







Master Plan Addendum  
Technical Specifications



Building	Location	Constructed	Renovated	Acres	Current GSF	Proposed GSF	Gain/Loss	Description	Classrooms, Lecture Halls, Labs	Beds	Offices	Cost	Funding Source	
1	Converse Hall North	1500 N. Patterson St.	1981	1999		16,691	33,000	16,309	Demolition and conversion to academic space for the Psychology Department, the Graduate School, and the Office of Sponsored Programs and Research Administration	6	40	\$ 4,750,000	VSU Budget	
2	Bailey Hall	1500 N. Patterson St.	2000	-		148,165	163,165	15,000	Addition of classrooms, labs, and faculty offices	3	16	\$ 3,200,000	VSU Budget	
3	Converse Hall South	1500 N. Patterson St.	1981	1999		25,749	45,000	19,251	Demolition and conversion to academic space for Sociology, Anthropology, and Criminal Justice Department	6	80	\$ 7,000,000	VSU Budget	
4	Ashley Hall	1500 N. Patterson St.	1921	1972 1995		25,985	25,985	-	Renovation to reallocate space for offices, the OASIS Department, and the South Georgia College Early Program	2	80	\$ 5,000,000	USG Capital List (bond)	
5	University Center South	1203 N. Patterson St.	1960	1995		53,614	53,614	-	Renovation and conversion to one-stop student service center		TBD	\$ 3,000,000	VSU Budget	
6	College of Education	303 Baytree Rd.	1972	-		73,620	20,000	93,620	Addition of classrooms and faculty offices	4	20	\$ 3,000,000	VSU Budget	
7	P.E. Complex	407 Baytree Rd.	1982	-		105,945	5,000	110,945	Renovation of existing space for classrooms, faculty offices, and an expanded concession area	2	10	\$ 2,750,000	VSU Budget	
8	General Academic Building	307 Baytree Rd.	-	-		0	120,000	120,000	Addition of a general academic building	8	60	\$ 30,000,000	To be determined	
9	Health Sciences and Business Admin. Building		-	-		0	140,000	140,000	Addition of an academic building for College of Nursing and College of Business programs	22	141	\$ 32,000,000	USG Capital List (bond)	
A	Brookwood Hall (University Center North)	1203 N. Patterson St.	1960	1995		45,695	250,000	204,305	Demolition and renovation to include residential space, meeting rooms, and food service		700	\$ 35,000,000	PPV	
B	Blazer Hall (University Bursary)	1200 N. Patterson St.	1975	-	1.5	3,651								
B	Blazer Hall (One Card Services)	1204 N. Patterson St.	1965	-	0.28	4,915	140,000	122,508	Demolition and construction of residence hall. Relocation of existing services.		500	\$ 25,000,000	PPV	
B	Blazer Hall (Printing Services)	1206 N. Patterson St.	1960	-	0.58	8,926								
<b>Total</b>						<b>512,956</b>	<b>995,764</b>	<b>841,938</b>		<b>53</b>	<b>1,200</b>	<b>447</b>	<b>\$ 150,700,000</b>	