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.
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.

1,000 New Students → 45 faculty members → 5,400 Sq. Feet of office space
Historical Ratios of Faculty and Space

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

- **Faculty Members**: 45
- **Average Course Load**: 4
- **Total Sections Taught**: 180
- **Number of Classrooms Needed**: 13
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

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

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)

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

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

<table>
<thead>
<tr>
<th>Jun-10</th>
<th>Jun-11</th>
<th>Jun-12</th>
<th>Jun-13</th>
<th>Jun-14</th>
<th>Jun-15</th>
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<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
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<tr>
<td>A</td>
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</tr>
<tr>
<td>9</td>
<td></td>
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**Academic and Student Service Buildings**
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

**Student Residence Halls**
A - Brookwood Hall (UC North)
B - Blazer Hall (Patterson St.)
Addendums
Master Plan Expansion Map
<table>
<thead>
<tr>
<th>Building</th>
<th>Location</th>
<th>Constructed</th>
<th>Renovated</th>
<th>Acres</th>
<th>Current GSF</th>
<th>Proposed GSF</th>
<th>Gain/Loss</th>
<th>Description</th>
<th>Classrooms, Lecture Halls, Labs</th>
<th>Beds</th>
<th>Offices</th>
<th>Cost</th>
<th>Funding Source</th>
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<tbody>
<tr>
<td>1 Converse Hall North</td>
<td>1500 N. Patterson St.</td>
<td>1981</td>
<td>1999</td>
<td>16,691</td>
<td>33,000</td>
<td>16,309</td>
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<td>Demolition and conversion to academic space for the Psychology Department, the Graduate School, and the Office of Sponsored Programs and Research Administration</td>
<td></td>
<td>6</td>
<td>40</td>
<td>$4,750,000</td>
<td>VSU Budget</td>
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<td>2 Bailey Hall</td>
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<td>-</td>
<td>148,165</td>
<td>163,165</td>
<td>15,000</td>
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<td>Addition of classrooms, labs, and faculty offices</td>
<td></td>
<td>3</td>
<td>16</td>
<td>$3,200,000</td>
<td>VSU Budget</td>
</tr>
<tr>
<td>3 Converse Hall South</td>
<td>1500 N. Patterson St.</td>
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<td>1999</td>
<td>25,749</td>
<td>45,000</td>
<td>19,251</td>
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<td>80</td>
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<td>4 Ashley Hall</td>
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<td>1921</td>
<td>1972-1995</td>
<td>25,985</td>
<td>25,985</td>
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<td>Renovation to reallocate space for offices, the OASIS Department, and the South Georgia College Early Program</td>
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<td>80</td>
<td>$5,000,000</td>
<td>USG Capital List (bond)</td>
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<td>5 University Center South</td>
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<td>1960</td>
<td>1995</td>
<td>53,614</td>
<td>53,614</td>
<td>-</td>
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<td>Renovation and conversion to one-stop student service center</td>
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<td>TBD</td>
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<td>VSU Budget</td>
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<td>6 College of Education</td>
<td>303 Baytree Rd.</td>
<td>1972</td>
<td>-</td>
<td>73,620</td>
<td>20,000</td>
<td>93,620</td>
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<td>Addition of classrooms and faculty offices</td>
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<td>4</td>
<td>20</td>
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<td>7 P.E. Complex</td>
<td>407 Baytree Rd.</td>
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<td>Renovation of existing space for classrooms, faculty offices, and an expanded concession area</td>
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<td>2</td>
<td>10</td>
<td>$2,750,000</td>
<td>VSU Budget</td>
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<tr>
<td>8 General Academic Building</td>
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<td>120,000</td>
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<td>Addition of a general academic building</td>
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<td>9 Health Sciences and</td>
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<td>0</td>
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<td>Addition of an academic building for College of Nursing and College of Business programs</td>
<td>22</td>
<td>141</td>
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<td>USG Capital List (bond)</td>
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<tr>
<td>Business Admin. Building</td>
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<td>140,000</td>
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<tr>
<td>A Brookwood Hall (University Center North)</td>
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<td>1995</td>
<td>45,695</td>
<td>250,000</td>
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<td>Demolition and renovation to include residential space, meeting rooms, and food service</td>
<td>700</td>
<td>700</td>
<td>700</td>
<td>$35,000,000</td>
<td>PPV</td>
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<tr>
<td>B Blazer Hall (University Bursary)</td>
<td>1200 N. Patterson St.</td>
<td>1975</td>
<td>-</td>
<td>1.5</td>
<td>3,651</td>
<td></td>
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<td>500</td>
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<td>B Blazer Hall (One Card Services)</td>
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Total: 512,956, 995,764, 841,938

53 | 1,200 | 447 | $150,700,000